

HILLTOP PLAZA

Richmond, CA 94803

PRIMESTOR **CBRE**

ANCHOR, SHOPS AND DRIVE-THRU OPPORTUNITIES



*FUTURE PROPOSED RENDERINGS

PROPERTY HIGHLIGHTS



Strategic Location & Visibility: Positioned at the key intersection of Blume Dr & Klose Way with frontage along I-80 (188,389 VPD)



High Footfall & Customer Reach: Attracts approximately 3.7M annual visits from 444,000 unique visitors (Source: Placer.AI)



Prime Demographics: Within a 5 mile radius, +/-245,000 residents and over 80,000 households

Average household income of over \$130,000 within a 5 mile radius, with a Median household income within 5 miles of over \$102,000



Tenant Mix & Community Appeal: Anchored by Cinemark, City Sports Club, Ross, DD's Discounts, and Dollar Tree



Proximity to adjacent Hilltop Mall redevelopment site: future mixed-use transformation into housing, parks, retail, and transit hub which could drive traffic and density to Hilltop Plaza



Ample Parking: 1,517 Surface Spaces with Parking Ratio of 6.16/1,000 SF



25,000 - 40,000 SF - Potential Grocer Opportunity



Future 0.25 Acre Drive-Thru Pad Opportunity

Spaces Now Available:

- Future 0.25 Acre Drive-Thru Pad
- 25,246 SF Anchor Opportunity



SITE PLAN

UNIT	TENANT	SQ. FT.
3200	Century Theatres	51,840
3300A	Travis Credit Union	3,928
3300C	Mattress Firm	4,074
3350	McDonald's (GL)	3,723
3401	IHOP (GL)	3,964
3500A	Reserved	12,000
3500B	Hibbett Sports	5,329
3600	Dollar Tree	22,956
3700	dd's Discounts	26,527
3800A	Available	3,092
3800B	Taqueria Maria	1,580
3800C	I Brow Bar	920
3800D	Rose Le Nails	925
3800E	Gamestop	1,220
3800G	BG Haircuts	915
3800H	Me-N-Ed's Pizzeria	2,505
3800J	Comcast	2,984
3900	Ross Dress for Less	27,577
4000	Available	25,246
4100	City Sports Club	39,218
4200A	Available	1,453
4200B	Chipotle	2,715

■ AVAILABLE □ LEASED



HILLTOP PLAZA, 3190 – 4251 KLOSE WAY



CLOSE AERIAL

PINOLE VISTA CROSSING
Target, Foodmaxx, TJMaxx, HomeGoods,
Burlington, Petsmart, Toys R Us, Ulta

HILLTOP PLAZA
City Sports Club, Cinemark, Ross,
DD's Discounts, Hibbett Sports

HILLTOP MALL
Walmart, 24 Hour Fitness

178,787 VPD

I-80

Hilltop Dr

36,362 VPD

Richmond Pkwy



RICHMOND TRADE AREA AERIAL



HILLTOP PLAZA,
3190 - 4251 KLOSE WAY

HIBBETT SPORTS
CITY SPORTS CLUB
ROSS DRESS FOR LESS
CINEMARK
dds DISCOUNTS

HILLTOP MALL
Walmart
24 hr

PINOLE VISTA CROSSING
Target
TJ-MAX
PETSMART
HomeGoods
Rack
Durlington

PINOLE GATEWAY SC
SPROUTS FARMERS MARKET
A.M.C.F.

PINOLE VALLEY SC
TRADER JOE'S
Walgreens

PINOLE VISTA SC
Save Mart
ACE
GROCERY OUTLET
Janet Fitness
Michaels
BEST BUY

COLLEGE CENTER
San Pablo Supermarket
AutoZone
Walgreens

Contra Costa College
Students: 7,000

SAN PABLO TOWN CENTER
ROSS DRESS FOR LESS
savers
DOLLAR TREE

Janet Fitness

Traffic Counts

- I-80 @ Richmond Pkwy N - 188,389 VPD
- Blume Dr @ Richmond Pkwy NE - 9,113 VPD
- Eastshore Freeway - 171,569 VPD
- I-80 - 184,925 VPD
- Richmond Pkwy @ Blume Dr - 40,514 VPD

DEMOGRAPHICS



HILLTOP PLAZA,
3190 - 4251 KLOSE WAY

POPULATION

1 MILE	5 MILES	10 MILES
16,699	127,343	245,365

DAYTIME POPULATION

1 MILE	5 MILES	10 MILES
15,653	92,862	189,664

AVERAGE HH INCOME

1 MILE	5 MILES	10 MILES
\$120,463	\$128,830	\$132,186

MEDIAN HH INCOME

1 MILE	5 MILES	10 MILES
\$97,663	\$101,944	\$102,081

[VIEW COMPREHENSIVE DEMOGRAPHICS](#)



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KATIE SINGER
First Vice President

+1 650 494 5135
Katie.Singer@cbre.com
Lic. 01745709

MEAGHAN POST
Vice President

+1 925 286 3003
Meaghan.Post@cbre.com
Lic. 01889217



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