

HILLTOP PLAZA

Richmond, CA 94803

CBRE

PRIMESTOR



FRESHLY REMODELED COMMUNITY-ANCHORED NEIGHBORHOOD CENTER

PROPERTY HIGHLIGHTS



Freshly Remodeled Shopping Center:

Updated building facades and enhanced exterior



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 Ross, Club Studio (LA Fitness), Cinemark, IHOP, and Chipotle



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

Spaces Now Available:

- 1,453 SF retail / restaurant opportunity; and ±5,200 SF retail opportunity
- 12,000 SF Jr. 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	Available	12,000
3500B	Hibbett Sports	5,329
3600	Dollar Tree	22,956
3700	dd's Discounts	26,527
3800A	KidStrong	3,092
3800B	Taqueria Maria	1,580
3800C	I Brow Bar	920
3800D	Rose Le Nails	925
3800E	Gamestop	1,220
3800F	Subway	1,230
3800G	BG Haircuts	915
3800H	Me-N-Ed's Pizzeria	2,505
3800J	Comcast	2,984
3900	Ross Dress for Less	27,577
4000	National Tenant at Lease	25,246
4100	City Sports Club	39,218
4200A	Available	1,453
4200B	Chipotle	2,715



HILLTOP PLAZA, 3190 – 4251 KLOSE WAY

- AVAILABLE
- NATIONAL TENANT AT LEASE



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



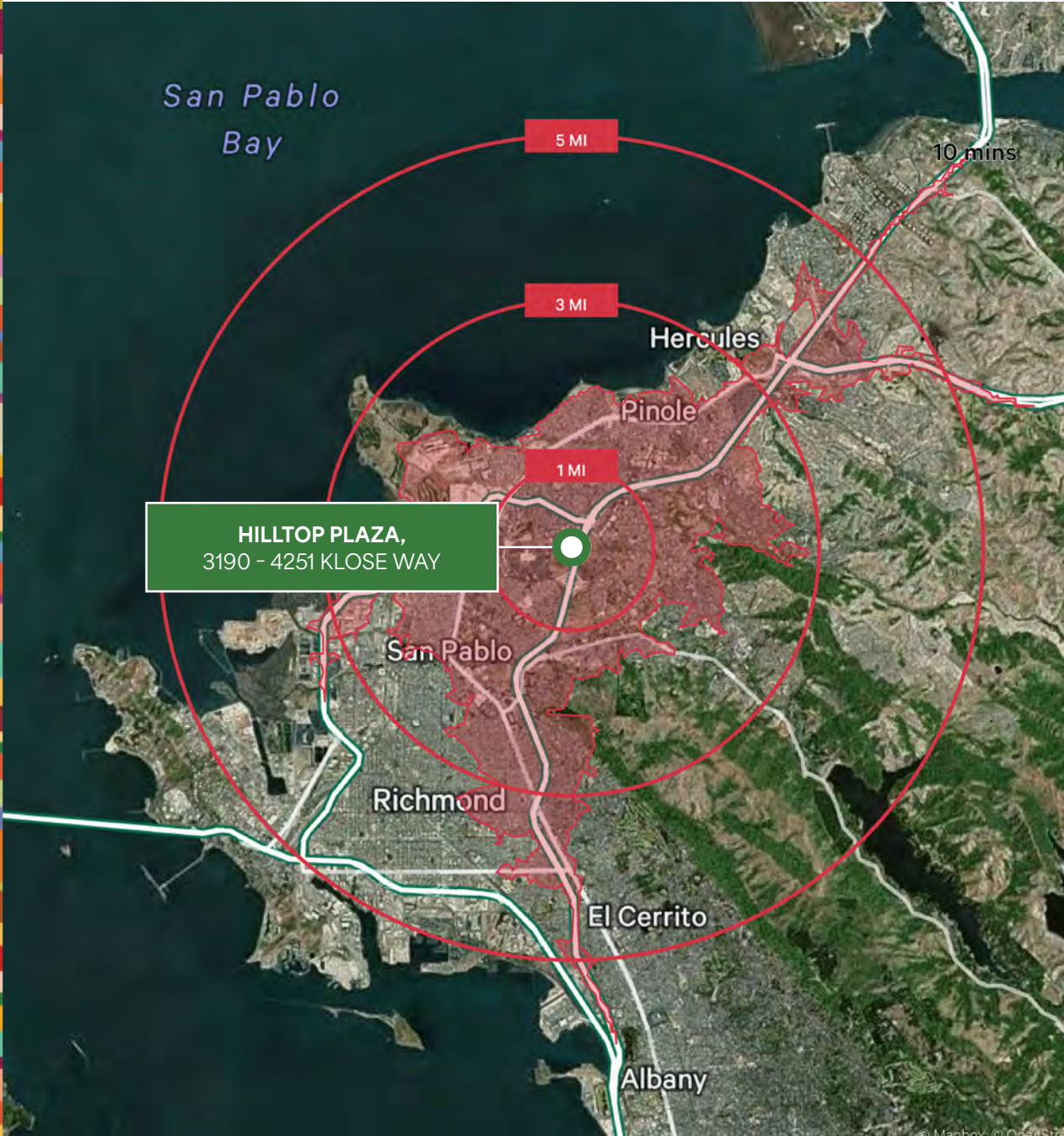
GMC



RICHMOND TRADE AREA AERIAL



DEMOGRAPHICS



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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COMMUNITY-ANCHORED
NEIGHBORHOOD CENTER

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