

VOID ANALYSIS SUMMARY & MARKET PROFILE

City of Hercules
I-80 & Sycamore
September 2022

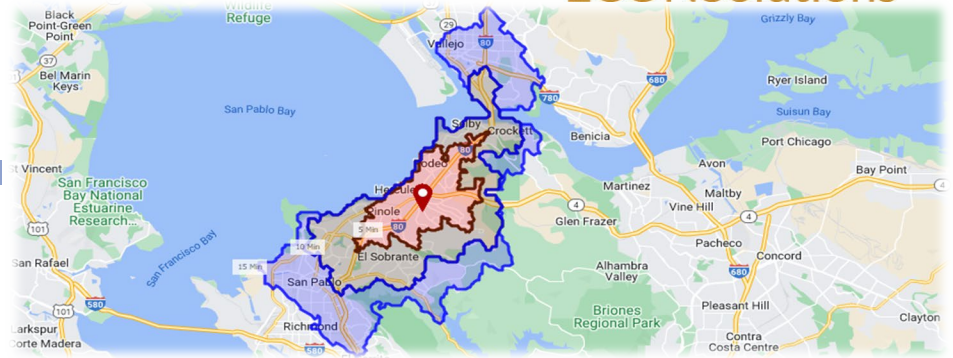


Market Profile

City of Hercules has over 26,000 residents, and the population within 5, 10 and 15 minutes trade areas increases significantly. With over 100,000 residents within a 15 minute drive-time trade area, the Hercules trade area includes multiple shopping centers that offers residents and visitors a wide range of retail stores, personal services and restaurants. Most eating establishments are in the quick service and casual dining categories. Retail spans a broad spectrum, from major stores like The Home Depot to Rite Aid to Lucky Market to smaller businesses serving the residents in Hercules.

Opportunities

	Population	5 Min	10 Min	15 Min
Automotive Dealers	44,301	103,606	225,449	
General Merchandise Stores	31,194	74,882	174,105	
Grocery Stores	15,360	36,750	78,107	
Health/Personal Care Stores	\$124,159	\$113,992	\$102,380	
Clothing Stores	42	41	40	
Department Stores	70%	65%	59%	
Restaurants	College Degree & Above	43%	40%	35%



Retailer	Retail Class	Nearest Location	Est. Annual Sales Tax (\$)	Size (SF)	Contact	Email
Advance Auto Parts	Automotive	9.0	\$2,000 - \$5,000	6,000 - 8,000	Lynn Aliment	lynn.aliment@advance-auto.com
Les Schwab	Automotive	7.5	\$23,000 - \$35,000	12,000 - 15,000	Dietrich Haar	dietrich.haar@lesschwab.com
Quick Quack Car Wash	Car Wash	20.5	\$600 - \$2,000	3,000 - 3,600	Efrain Corona	efrainc@dontdrivedirty.com
Tommy's Express Car Wash	Car Wash	72.8	N/A	5,000 - 10,000	Tod Holloway	todh@tommys-express.com
Carter's + OshKosh B'gosh	Clothing and Apparel	12.3	\$10,000 - \$16,000	4,000 - 5,000	Laura Tinetti	laura.tinetti@am.jll.com
85 Degrees C Bakery Cafe	Coffee Shop	12.8	\$1,500 - \$3,200	2,800 - 3,200	Cecilia Ma	cecilia_ma@85cbakerycafe.com
Dunkin' Donuts	Coffee Shop	12.0	\$3,000 - \$5,000	1,500 - 1,800	Matt Sweeney	msweeney@nmrk.com
Philz Coffee	Coffee Shop	9.3	\$800 - \$1,700	1,500 - 3,500	Phil Fontes	phil.fontes@asuassociates.com
Dutch Bros Coffee	Coffee Shop	20.3	\$1,700 - \$2,700	400 - 900	Branden Harris	branden.schan@dutchbros.com
Sephora	Cosmetics and Beauty	9.1	\$30,000 - \$57,000	5,200 - 5,500	Dave Hart	dave.hart@sephora.com
Bath & Body Works	Cosmetics and Beauty	8.8	\$25,000 - \$43,000	3,000 - 4,000	Kal Sandhu	ksandhu@lb.com
Five Below	Discount Store	12.2	\$16,000 - \$27,000	7,000 - 10,000	George Ryan	george.ryan@fivebelow.com
Rotten Robbie	Fuel/Convenience Store	12.0	\$74,000 - \$90,000	5,000 - 20,000	Mark Salma	msalma@rottenrobbie.com
99 Ranch Market	Grocery Store	8.1	\$20,000 - \$32,000	30,000 - 55,000	Samantha Chien	samanthac@tawa.com
ALDI	Grocery Store	156.9	\$11,000 - \$15,000	22,000 - 22,000	Matthew Baca	matthew.baca@aldi.us
Nugget Market	Grocery Store	14.3	\$51,000 - \$75,000	40,000 - 60,000	Eric Stille	eric.stille@nuggetmarket.com
Bel Air	Grocery Store	51.8	\$53,000 - \$63,000	55,000 - 65,000	John Welter	jwelter@raleys.com
H Mart	Grocery Store	23.4	\$22,500 - \$41,000	60,000 - 90,000	James Chung	jchung@theconiccompany.com
Edible Arrangements	Other Food/Beverage	10.9	\$600 - \$1,700	1,000 - 1,200	Brian Feldman	bfeldman@edible.com
Rocky Mountain Chocolate Factory	Other Food/Beverage	11.9	\$100 - \$1,300	600 - 1,000	Greg Pope	frandev@rmcf.net
Mendocino Farms	Restaurant - Casual	12.0	\$24,000 - \$45,000	2,500 - 3,500	Reid Tussing	reid@mendocinofarms.com
Jinya Ramen Bar	Restaurant - Casual	57.1	\$10,000 - \$23,000	2,200 - 5,000	Mike Larue	mlarue@jinyaholdings.com
Teriyaki Madness	Restaurant - Casual	12.8	\$6,000 - \$11,000	1,400 - 2,400	Trina McWhorter	realestate@teriyakimadness.com
Smashburger	Restaurant - Fast Casual	18.5	\$4,000 - \$15,000	1,800 - 2,200	Randy Carucci	rcarucci@smashburger.com
Dave's Hot Chicken	Restaurant - Fast Casual	30.6	\$34,000 - \$41,000	1,900 - 3,000	Devon Wesselink	devon@coast2coastcommercial.com
Blaze Pizza	Restaurant - Fast Casual	10.0	\$8,000 - \$13,000	2,500 - 3,000	Collins Cogan	ccogan@mrgbp.com
Noodles & Company	Restaurant - Fast Casual	11.9	\$6,000 - \$12,000	2,500 - 2,500	Dawn Rheinlander	drheinlander@noodles.com
Crumbl Cookies	Restaurant - Other	12.1	\$6,000 - \$10,000	1,000 - 2,500	Chris Alihemmat	chris.alihemmat@matthews.com
Fatburger	Restaurant - Quick Service	23.4	\$6,000 - \$11,000	1,000 - 2,500	Dan Moran	dmoran@fatburger.com
Cream	Restaurant - Quick Service	8.1	N/A	1,000 - 1,500	Jimmy Shamieh	jimmy@creamnation.com
Jimmy John's	Restaurant - Quick Service	11.9	\$300 - \$600	600 - 1,500	Bruce Katz	bkatz@inspirebrands.com
Firehouse Subs	Restaurant - Quick Service	15.5	\$7,000 - \$10,000	1,400 - 1,800	Jim O' Keefe	jim.okeefe@firehousesubs.com
Arby's	Restaurant - Quick Service	16.5	\$10,000 - \$17,000	1,800 - 2,100	Bonnie Gatine	bgatine@inspirebrands.com
Ono Hawaiian BBQ	Restaurant - Quick Service	15.6	\$13,000 - \$21,000	1,800 - 2,500	Joshua Liang	joshua@onohawaiianbbq.com

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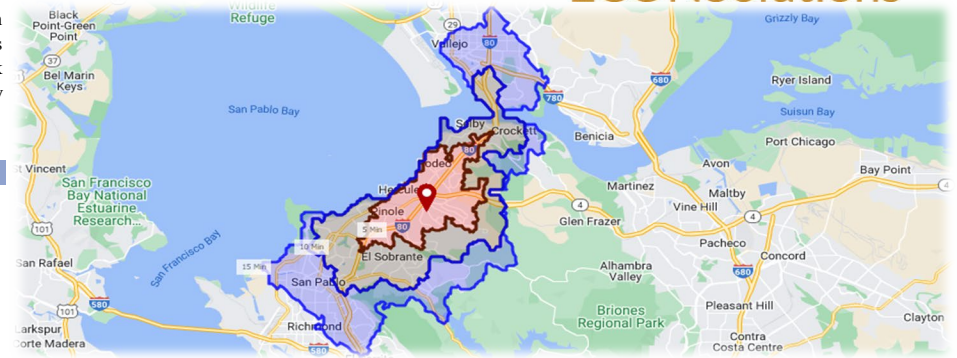


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Daytime Population	31,194	74,882	174,105
Households	15,360	36,750	78,107
Average HH Income	\$124,159	\$113,992	\$102,380
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White Collar	70%	65%	59%
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