



Pinole Vista Crossing

Premium anchor opportunity | Pinole, California

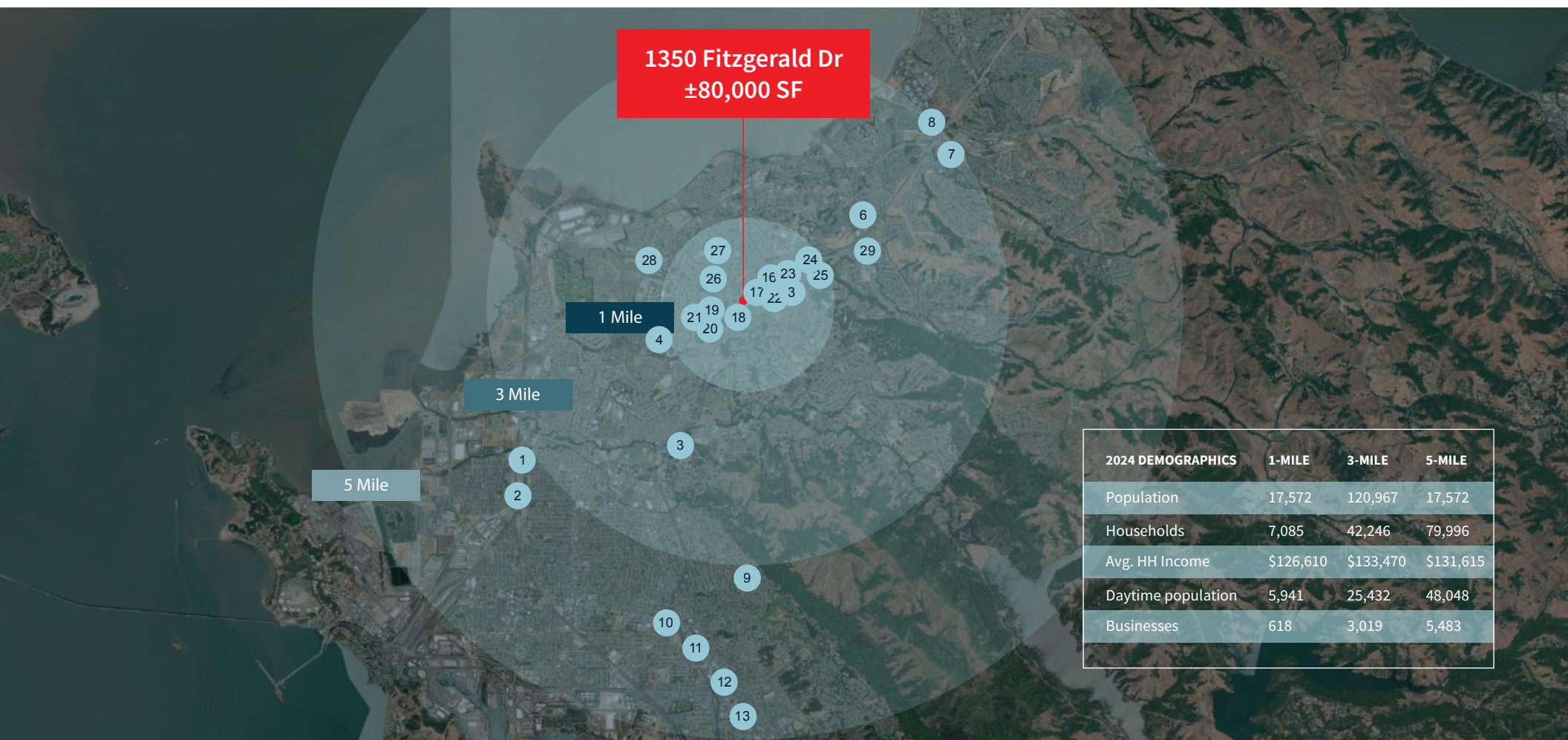
±80,000 SF anchor box available

Property overview and highlights

Location advantages

- Premier freeway-oriented power center in West Contra Costa County
- Highly visible, fronting HWY 80 with traffic counts exceeding 185,000 CPD
- Dominant position on pylon signage
- Rear access and loading capabilities
- No grocery restrictions
- Top 3 power center in the East Bay, based on visits (7.3M per year)





2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	17,572	120,967	17,572
Households	7,085	42,246	79,996
Avg. HH Income	\$126,610	\$133,470	\$131,615
Daytime population	5,941	25,432	48,048
Businesses	618	3,019	5,483



Nearby Retail

- 1- Pick-n-Pull

2- SecureSpace Self Storage Ri...

3- Raley's

4- Walmart

5- Best Buy
- 6- Sprouts Farmers Market

7- The Home Depot

8- Safeway

9- Arlington Market

10- Target
- 11- The Home Depot

12- Safeway

13- Harbor Freight

14- Costco Wholesale

15- 99 Ranch Market
- 16- Target

17- PetSmart

18- T.J. Maxx

19- Ross Dress for Less

20- dd's DISCOUNTS
- 21- Hilltop Plaza

22- Ace Hardware of Pinole

23- Michaels

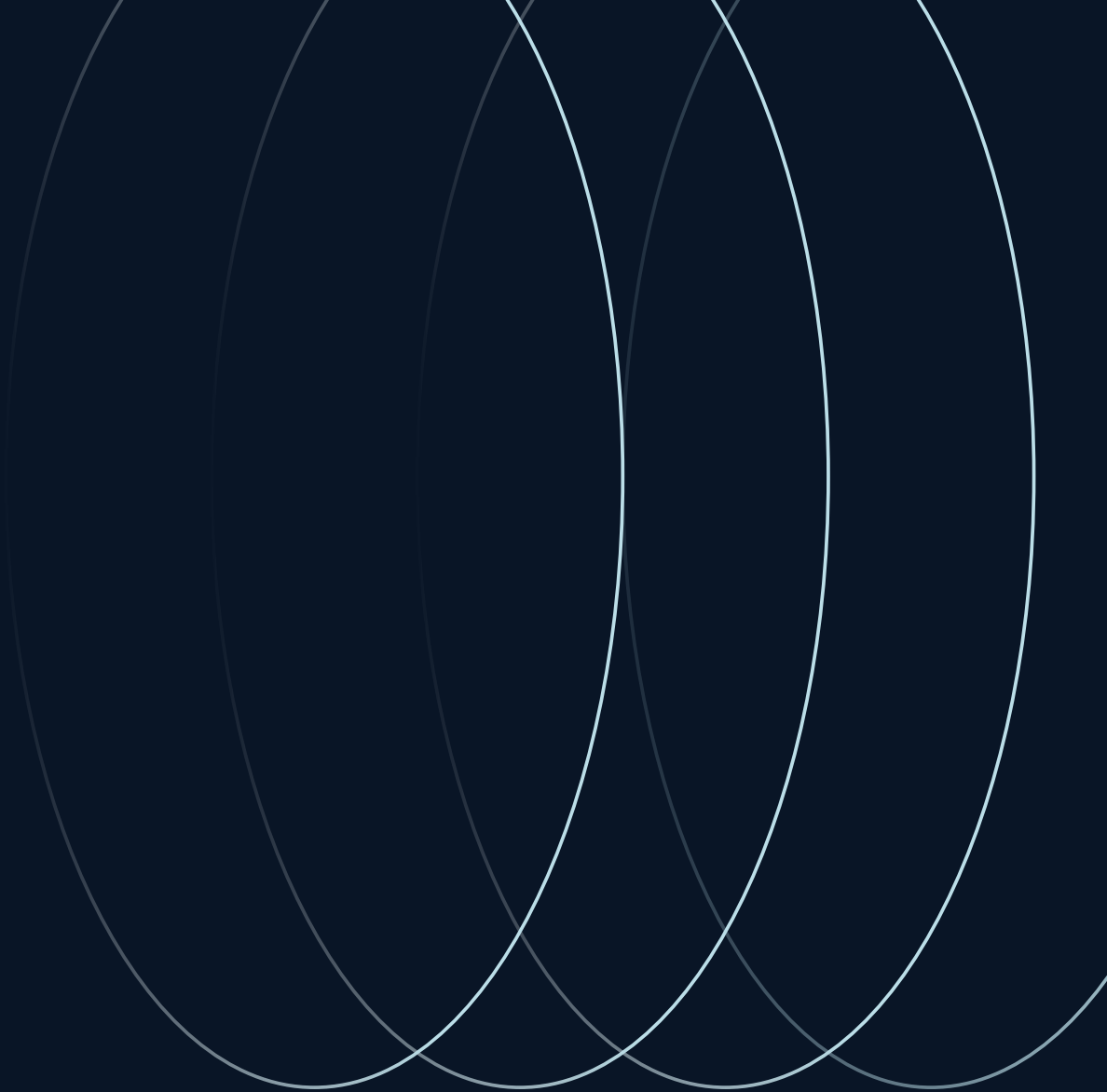
24- Pinole Vista Shopping Center

25- Big 5 Sporting Goods
- 26- Signs By Scott

27- The Plugg LLC

28- Security Public Storage

29- Trader Joe's



*Property tour available upon request.

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