



THE
EXCHANGE
HERCULES BAYFRONT

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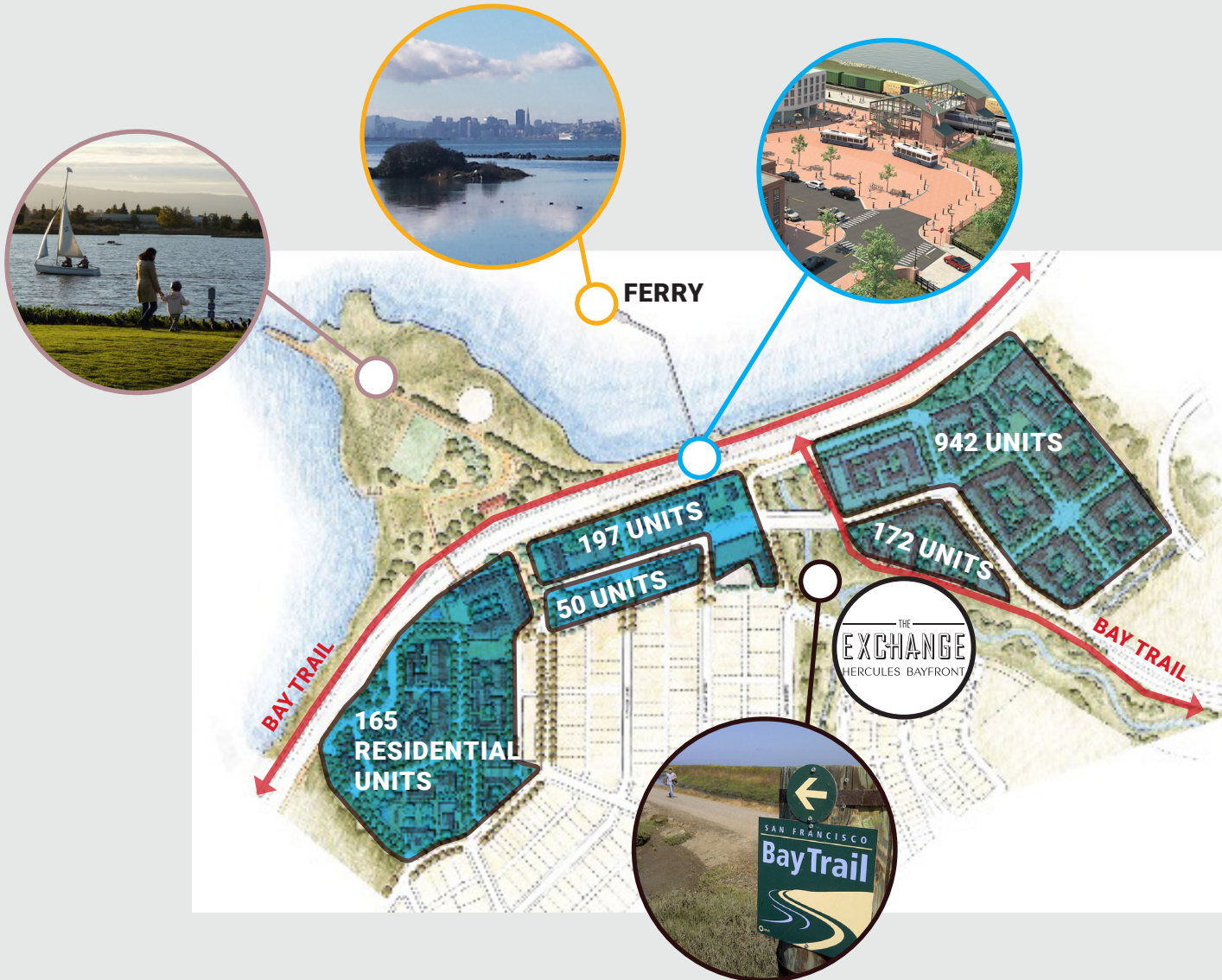
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THE MASTER PLAN



WATERFRONT DISTRICT MASTER PLAN

42 acres Waterfront District

1,526 Residential Units with of 90,000 Square Feet of Retail

Regional Intermodal Transit Center to connect train, bus, and future ferry services currently under construction

Future Ferry Terminal connecting Hercules to San Francisco in funding and planning stages

Direct Access to the Multi-Use San Francisco Bay Trail

THE EXCHANGE



PHASE 1 THE EXCHANGE

Currently under construction, mixed-use project sits on 2.2 acres and will be 4-stories over a one-level subterranean parking garage. The project includes 172 rental units, including lofts and townhomes. 14,000 sf of ground level retail nestled between John Muir Parkway, Bayfront Boulevard and Refugio Creek. Phase 1 to be completed in Spring 2020.

PHASE 2 THE GRAND

The Grand will start construction in early 2019. It is located on Blocks Q & R and will be developed with 232 apartment units complimented with a state of the art fitness center, bike shop, resident lounge and sporting club. It is situated on 2.96 acres and is located north/northeast of Block N (Phase 1) in Hercules Bayfront, overlooking Refugio Creek open space with construction to be completed in Fall of 2020.

PHASE 3 THE ANNEX, & THE WAREHOUSE

444 Residential Rental Units. Currently in planning stages with construction to be completed in 2021.

PHASE 4 THE CANNERY

266 Residential Rental Units. Construction estimated to be completed in 2022.



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AERIAL VIEW



The City of Hercules is located on the northeastern shore of San Pablo Bay, conveniently located along the I-80 corridor and within a short drive of both San Francisco and Napa. Primarily a suburban, family-oriented community, the City has bold plans for a new town center, a lively new waterfront, and an exciting new train and ferry terminal.

Hercules is served by two major transportation routes (Interstate 80 and State Route 4) and a variety of transit options that help connect the City to the rest of the Bay Area and the state. San Pablo Avenue, which bisects the City, is part of the Historic Highway 40, the main artery into town prior to Interstate 80 being built. With recent new growth and regionally implemented growth management plans, future improvements to these transportation corridors are planned.

SITE PLAN

San Pablo Bay



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Bay Trail Entrance

DEMOGRAPHICS



HIGHLIGHTS



- 250 Businesses in 1 mile
- Largest employer BioRad (BIO) NYSE- 1717 employee campus located 1/4 mile away



- 3,946 rooftops in 1 mile
- 144 new residential homes being constructed adjacent to site
- Educated population, 43% holding college degrees



- John Muir Prwy @ San Pablo - 6,000 ADT
- San Pablo @ State Highway 4 - 22,000 ADT
- I-80 @ Sycamore - 173,000 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVG HH INCOME	\$132,891	\$110,281	\$103,253
POPULATION	11,577	63,993	129,505
DAYTIME EMPLOYEE POP.	3,672	13,766	27,172



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