

HILLTOP MALL

Richmond (San Francisco), California

Hilltop Mall is located in Richmond, California, in the northern portion of the "East Bay" of the San Francisco Bay Area. Just off I-80 and approximately 12 miles north of Oakland, the mall is 15 miles northeast of San Francisco.

1 HILLTOP MALL

- **Major Retailers:** Macy's, JCPenney, Sears, Walmart, 24 Hour Fitness, Magic Johnson Sport Club
- **GLA:** 1,094,000 Sq. Ft.

2 HOTELS

- **Extended Stay America:** 101 rooms, 25 suites
- **Richmond Courtyard Marriott:** 141 rooms, 3 conference rooms

3 RETAIL CENTERS

- **Appian 80 Shopping Center:** Safeway
- **Hilltop Auto Plaza:** Toyota, Chrysler, Ford, Jeep, GMC, Hyundai, KIA
- **Hilltop Plaza Shopping Center:** Ross Dress for Less, PetSmart, Party City, GameStop
- **Pinole Ridge Shopping Center:** AutoZone, FedEx Kinko's
- **Pinole Valley Shopping Center:** Trader Joe's
- **Pinole Vista Crossing Shopping Center:** Target, Staples, Toys "R" Us, FoodMaxx, David's Bridal, Burlington, Anna's Linens
- **Pinole Vista Shopping Center:** Lucky's, Kmart

4 APARTMENT COMPLEXES

- **Bella Vista at Hilltop Apartments:** 1,008 units located one mile from Hilltop Mall
- **Heritage at Hilltop Apartments:** 192 units located less than one mile from Hilltop Mall
- **San Marcos Apartments:** 432 units located one mile from Hilltop Mall
- **Summit at Hilltop Apartments:** 240 units located one mile from Hilltop Mall
- **The Tides Apartments:** 200 units located one-half mile from Hilltop Mall
- **Westridge at Hilltop Apartments:** Located two miles from Hilltop Mall

5 CORPORATE HEADQUARTERS

- **Bayer Healthcare Pharmaceuticals:** 53-acre campus focusing on biotechnology
- **Mechanics Bank:** Corporate offices with 690 employees

6 MAJOR OFFICE COMPLEXES

- **Blume Plaza:** 80,000 square feet of Class A office space
- **Hilltop Medical Center:** 38,000 square feet of Class B office space
- **Lakeside Business Park:** 36,000 square feet of Class B office space
- **Parkway Business Center:** 89,000 square feet of Class B office space

7 SINGLE-FAMILY RESIDENTIAL

- **Bayview Montalvin:** Single-family homes with price range of \$150K-\$350K
- **Country Club Vista:** Gated community of single-family homes from \$350K-\$450K
- **El Sobrante:** Neighboring City with single-family homes from \$150K-\$350K
- **Fairmede-Hilltop:** Single-family homes with a median price of \$223K
- **Hilltop Green:** Single-family homes with a median price of \$217K
- **Hilltop Village:** Single-family homes with a median price of \$243K
- **Parchester Village:** Single-family homes from \$75K-\$250K*
- **Tara Hills (Pinole):** Single-family homes from \$150K-\$350K



TRADE AREA DEMOGRAPHICS

- **Trade area population:** 245,247
- **Total daytime population:** 55,295
- **Trade area households:** 89,105
- **Average annual HH income:** \$71,646
- **47%** of population are married



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SPECIALTY RETAILERS, RESTAURANTS, AND ENTERTAINMENT

American Carousel Works, Ashley Stewart, Champs Sports, Claire's, Finish Line, 5.7.9, Footaction USA, Grace's Hallmark, LensCrafters, Rainbow, Shiekh Shoes, Shoe Palace, Things Remembered, Zales Jewelers, Zumiez

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*Not shown on map

Information accurate as of 5/2/11. Sources: SPG Research; trade area demographic information per Pitney Bowes MapInfo (2010).

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