

# The Grand & The Exchange Hercules Bayfront Hercules, CA

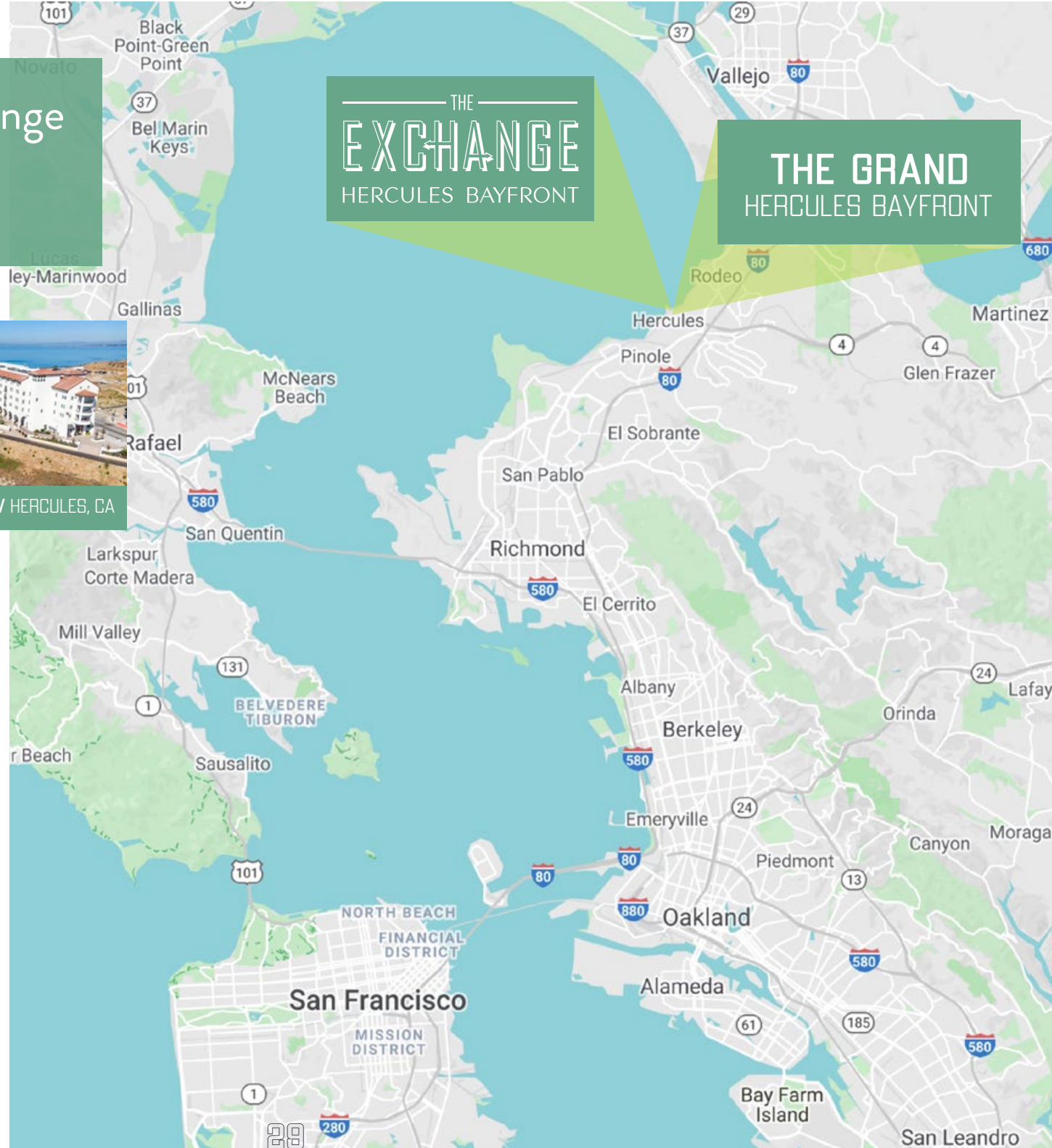


THE EXCHANGE // HERCULES, CA



THE GRAND // HERCULES, CA

The City of Hercules is located on the northeastern shore of San Pablo Bay, conveniently located along the I-80 corridor and within 10 miles of Berkeley and a short drive to both San Francisco and Napa. Primarily a suburban community, the City has plans for a new town center, a lively new waterfront, and a state of the art 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.





# HERCULES BAYFRONT COMMUNITY OVERVIEW

The Hercules Bayfront Master Plan is a multi-phase TOD project spanning over 42 bay adjacent acres in the new Waterfront District of Downtown Hercules in the East Bay. The City of Hercules is located on the northeastern shore of San Pablo Bay, conveniently located along the I-80 corridor and within 10 miles of Berkeley and 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.

This master planned community has been through a decade long development process and approval for the entire development is now secured. This new development will be the activity center of the City of Hercules featuring a stunning combination of views over the San Pablo Bay to the west and the protected Refugio Creek to the east with the adjacent San Francisco Bay trail just steps away. This new city development is increasingly valuable as the tech community seeks quick access to key employers along with a more remote and tranquil setting than is otherwise provided Downtown. Residents are attracted to the scenic bay views, walking and bike trails, and unique architecture in this development. There is immediate access to Downtown San Francisco superior amenities and excellent access via the future Intermodal Transit Center. Currently there is exceptional public transit by WestCAT transit with shuttle to the Richmond BART and ferry terminal.

The community is comprised of three separate planning areas - The Village, The Bayfront and The Heights. The master plan will accommodate a total of 1,476 residential units with 1,402 units at market rate and 74 affordable units. Commercial space in the master plan will consist of approximately 70,500 square feet. The future Intermodal Transportation Center will provide bus, rail, and ferry service to San Francisco and the greater Bay Area. The Village is located east of Refugio Creek and contains the initial phases of development with Blocks K, L, M, N, O, P, Q and R.





# PHASES OFFERED IN THIS PORTFOLIO

## PHASE 1 | THE EXCHANGE:

Block N, marketed as “The Exchange”, is the first phase in the development and is located at the intersection of John Muir Parkway and Bayfront Boulevard. The podium project sits on 2.2 acres and rises four-stories over a one-level subterranean parking garage. The project includes 172 market-rate residential units including lofts and townhomes, 224 covered parking spaces, 64 street spaces, and 13,767 square feet of ground level retail (12 suites).

## PHASE 2 | THE GRAND:

Blocks Q & R, marketed as The Grand, is the second phase in the development and is located north/northeast of Block N (Phase 1). The project is currently under construction and includes 232 total residential units, including 208 market-rate units and 24 affordable units. The podium project sits on 3.0 acres and rises four-stories over a single level parking garage situated at grade level and one half-level parking garage situated above grade. There is no ground level retail in this development phase.

## Future Phases (not included in the offering)

## PHASE 3 & 4 | THE MINT & HARBOR HOUSE:

Blocks M & P, The Mint, will contain 325 apartment units. Block M of The Mint will be the first phase in the master plan to be immediately adjacent to the bay. Block O, Harbor House, will provide 151 apartments. Harbor House is located east of The Exchange in Hercules Bayfront. This phase of the project will contain approximately 30 affordable units.

## PHASE 5 | THE CANNERY:

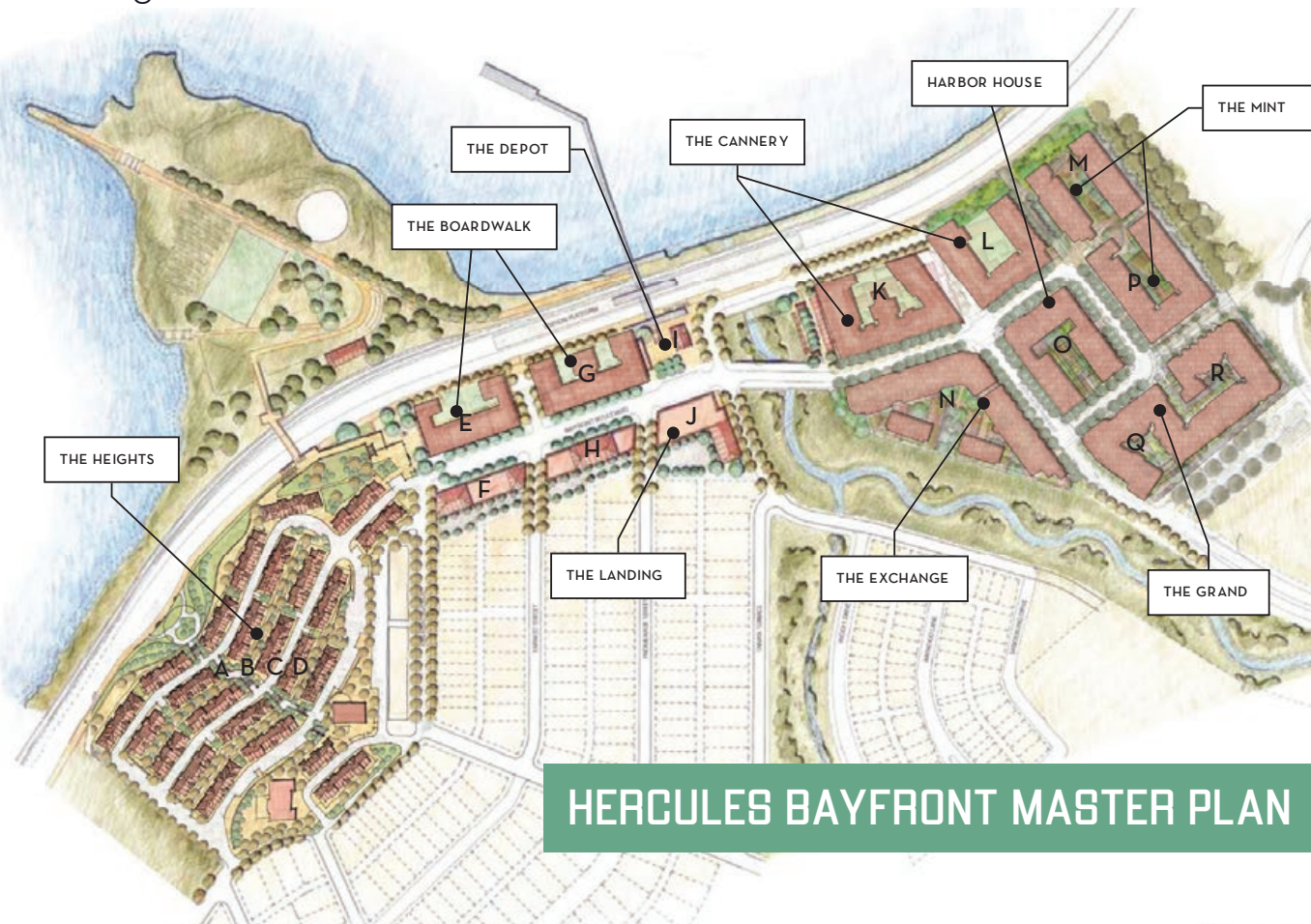
Blocks K & L will provide 250 rental apartments and is located adjacent to the bay.

## PHASE 6 | THE BOARDWALK:

Blocks E & G are apartment developments and will have 191 residential units and contain the majority of commercial space with 45,600 square feet included. The Bayfront area of Blocks E, F, G, H, I and J in the plan will provide 191 residential units and approximately 45,000 square feet of retail and commercial office space, as well as The Depot, the intermodal transit facility. Blocks F & H have different ownership and are not part of the Ledcor-led development.

## THE HEIGHTS:

The western most portion of the master plan including Blocks A, B, C, and D is called The Heights. This area is expected to have 155 residential units and 11,000 square feet of commercial space.



# THE EXCHANGE HERCULES BAYFRONT

HERCULES, CA

<b>Terms</b>	Available on an all-cash basis
<b>Address</b>	2525 Bayfront Boulevard Hercules, CA 94547
<b>Website</b>	<a href="http://www.theexchangebayfront.com">www.theexchangebayfront.com</a>
<b>Construction Type</b>	Mid-Rise
<b>Certificate of Occupancy</b>	July 2020
<b>Leasing Start</b>	August 1, 2020
<b>Occupancy / Leased</b>	72% Occupied / 75% Leased
<b>Units</b>	172
<b>Net Rentable Square Feet</b>	163,784
<b>Average Unit Size</b>	952 SF
<b>Land Area</b>	2.2 Acres
<b>Gross Built Area</b>	293,474 SF
<b>Retail</b>	13,767 SF of Ground Level Retail (12 Suites)
<b>Parking</b>	224 Covered Parking Spaces 64 Street Spaces

## Bayfront Apartment Living with Luxury Finishes

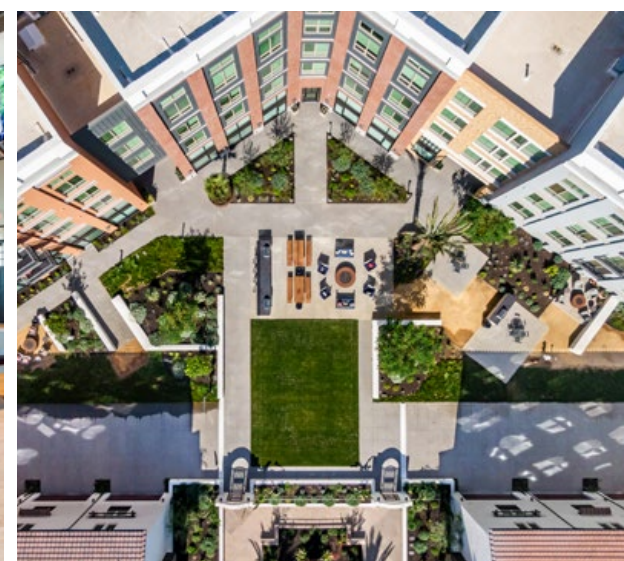


The Exchange combines tech innovation and San Francisco Bay industrial design with unparalleled bay views. The classic brick architecture and modern Spanish Colonial accents are timeless and create a unique architectural appeal at the asset. Ground floor retail provides residents with ideal access to shops and restaurants in this desirable mixed-use community. The development honors the Bay's storied history with turn of the last century architectural details, large scale historical photographs, and murals of the early days of the Bay Area. Although built with the area's history in mind, this sense of timelessness is accompanied by the highest quality custom finishes, modern conveniences, and energy efficient construction. Highlights of the development include an exceptional ground floor reception area, underground parking, state-of-the-art fitness center, gorgeous landscaping with palm trees, and a breath-taking roof top deck with scenic bay views.



## COMMUNITY AMENITIES

- Designer Leasing Center/Clubhouse
- Outdoor Courtyard, Fire Pits, and BBQ Station
- Rooftop Deck with Scenic Bay Views
- State-of-the-Art Fitness Center
- Bay and Trail Access
- 13,767 Square Feet of Commercial Retail and Restaurant Space (12 Suites)
- Parcel Pending Package Lockers, including refrigerated lockers
- Bike Storage and Repair Room with Bike Supply Vending Machine
- Resident Conference Room
- Pet Washing Station / Dog Spa
- 11 ChargePoint EV Stations
- Branded Bikes Available
- Stockwell Smart Store for Snacks and Drinks
- Gated Parking Garage
- Complimentary WiFi in Amenity Spaces
- Comelit Access Entry System





## UNIT FEATURES - ALL RESIDENCES

- Faux Wood Plank Flooring in Living Area and Baths; Plush Bedroom Carpet
- Stainless Steel Whirlpool Appliance Package with Flat Top Electric Range
- Quartz Countertops
- Tile Kitchen Backsplash
- Designer Barndors and Pocket Doors (Select Units)
- Flat-Front Cabinetry with Brushed Nickel Bar Pulls
- Full-Stackable Whirlpool Washer & Dryer
- AT&T & Comcast 1 GB Internet
- A/C & Heating



## PREMIUM RESIDENCES

- Scenic Bay Views
- Townhomes with Private Garages
- Cathedral Ceilings
- In-Unit Large Storage Areas Beneath Stairs
- Loft Floor Plans
- Patios/Balconies



# THE GRAND HERCULES BAYFRONT

HERCULES, CA

<b>Terms</b>	Available on an all-cash basis
<b>Address</b>	2200 John Muir Parkway Hercules, CA 94547
<b>Construction Type</b>	Mid-Rise
<b>Certificate of Occupancy</b>	Final CO May 2021
<b>Units</b>	232
<b>Affordable Units</b>	15 (6.5% of Property)
<b>Net Rentable Square Feet</b>	186,633
<b>Average Unit Size</b>	804 SF
<b>Land Area</b>	3.0 Acres
<b>Gross Built Area</b>	368,293 SF
<b>Retail</b>	None
<b>Parking</b>	282 Resident Spaces 29 Public Access Spaces

The Grand offers a new take on traditional Victorian architecture found in the Bay Area matched with turn of the century Gold Rush style on the southwest façade. The Grand is built in the Queen Anne architectural style featuring colorful exteriors, elaborate gingerbread trim, and bay windows. There is no planned retail in this phase of the master plan. The amenity package and finishes of The Grand are comparable to the Exchange. Both assets provide unbeatable walkability, bayfront views, and extensive amenities.

## Luxury Design in Hercules Bayfront



## COMMUNITY AMENITIES

- Bay and Trail Access
- Scenic Bay Views
- Resident Sports Bar Lounge Amenity with Indoor & Outdoor Seating
- Courtyard Amenity Resident Lounge with Fire Pits
- Fitness Center with State-of-the-Art Equipment
- Dog Spa / Pet Wash Station
- Bike Repair Shop with Bike Supply Vending Machine
- Bike Storage
- Large Premium Storage Units
- ChargePoint EV Chargers
- Parcel Pending Package Lockers
- Gated Parking Garage and Comelit Access Entry System

## UNIT FEATURES - ALL RESIDENCES

- Faux Wood Plank Flooring in Living Area and Baths; Plush Bedroom Carpet
- Stainless Steel Whirlpool Appliance Package with Flat Top Electric Range
- Quartz Countertops
- Tile Kitchen Backsplash
- Balconies (Select Units)
- Full-Size Stackable Whirlpool Washer & Dryer
- AT&T & Comcast Available
- A/C & Heating
- Scenic Bay Views (Premium Residences)

