



Colliers

FOR SALE

Palm & Sycamore

Hercules, CA

±2.56 ACRES | MULTIFAMILY TOD OPPORTUNITY

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Colliers

1999 Harrison St #1750
Lake Merritt Plaza
Oakland, CA 94612
colliers.com

Property Summary

Offering Price	\$1,250,000 (\$487,000 per acre)
Street Address	Palm Avenue Hercules, CA 94547
APN	406-160-004-7
Land Area	±111,731 square feet (±2.56 acres)
Frontage	±229 feet on Palm Avenue
Land Use & Zoning	Planned Commercial Residential Mixed Use District (PC-R)
Residential Density	Up to 40 units per acre
Site Condition	Vacant, undeveloped Heavy Foliage and Vegetation
Topographical Condition	Not Level; Fill Required
Hydrographic Condition	Potential Wetlands DFIRM / FEMA – Not Applicable



ZONING MAP
[LINK HERE](#)

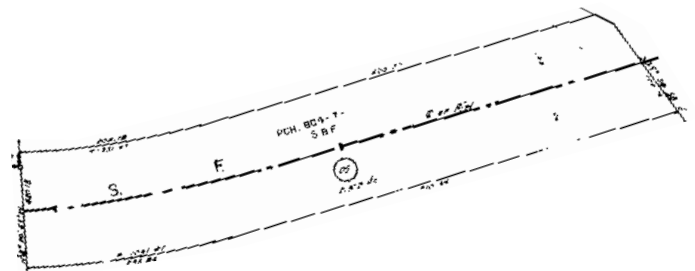


ZONING CODE
[LINK HERE](#)

PROPERTY AERIAL



PARCEL MAP



Investment Highlights



ATTRACTIVE LAND PRICE

Only \$487,000 per acre
(\$14 per Land SF)



HERCULES TRANSIT CENTER

Short biking distance to
West CAT bus services



EXCELLENT FREEWAY ACCESS

Short driving distance
to Hwy 4 and I-80



AVERAGE HOUSEHOLD INCOME

Over \$157,000 within 3-mile radius



NEARBY RETAIL

Shopping, dining, recreation
and services in close proximity



SHORELINE PROXIMITY

Less than 2 miles (6 min)
to San Francisco Bay Trail



WestCAT is a service of the Western Contra Costa Transit Authority, providing local, express, and regional service to the cities of Pinole and Hercules, and the unincorporated communities of Montalvin Manor, Tara Hills, Bayview, Rodeo, Crockett, and Port Costa. WestCAT operates regional service from the Hercules Transit Center to destinations in Martinez and Contra Costa College. In addition, the Lynx transbay service runs between the Hercules Transit Center and the San Francisco Salesforce Transit Center.

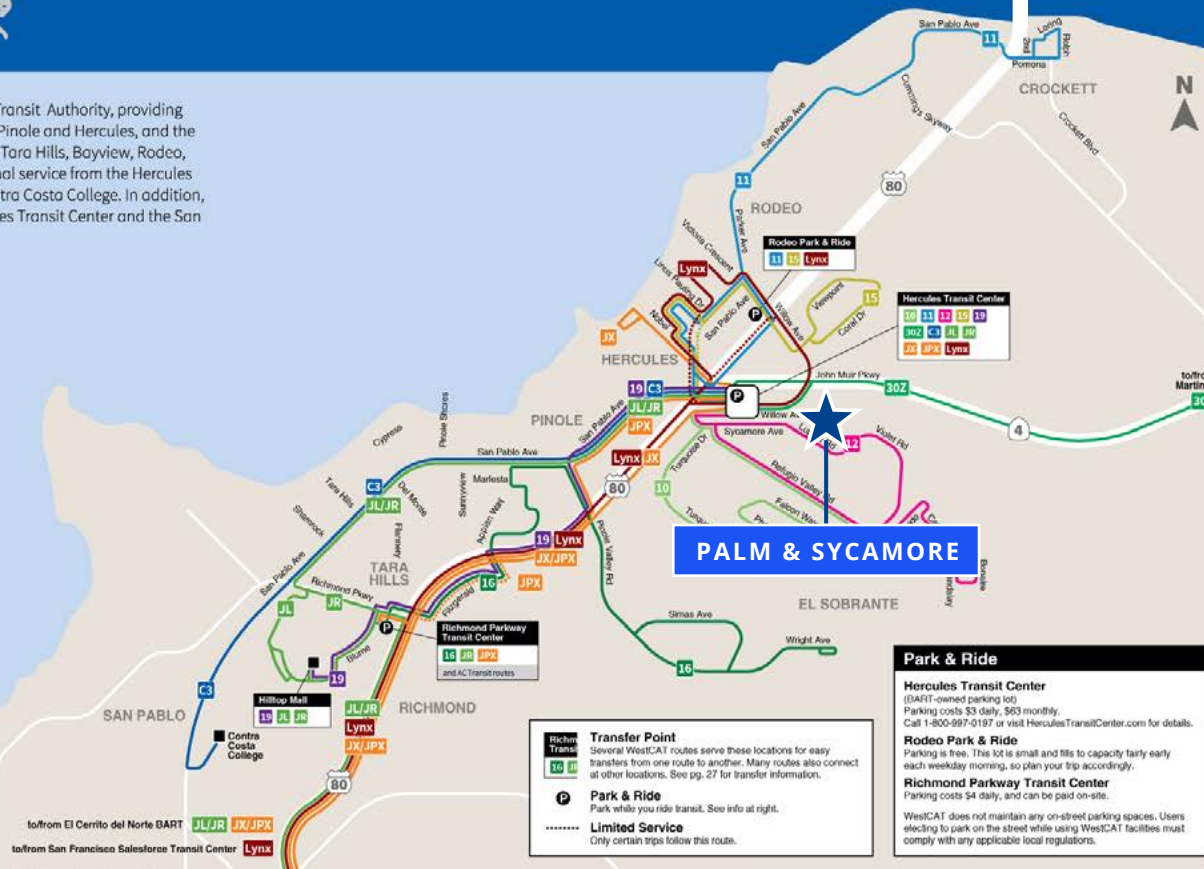
Effective May 04, 2024

WestCAT Routes

Lynx	Mon-Fri
10	Mon-Fri
11	Mon-Fri, Sat
12	Mon-Fri
13	Mon-Fri
16	Mon-Fri
19	Saturday
302	Mon-Fri
C3	Mon-Fri
JX JPY	Mon-Fri
JL JR	Mon-Fri, Sat, Sun

WestCAT Transit Information:
www.westcat.org
510-724-7993

Maps not to scale. All routes and schedules subject to change.



Aerial Views



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Aerial Views



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