

±26,136 SF

SITE AREA (±0.60 ACRES)

2

CONTIGUOUS PARCELS

~10 UNITS

AT 17 DU/AC DENSITY

35 FEET

MAX BUILDING HEIGHT
(3 STORIES)

OFFERING MEMORANDUM

PRICE: \$999,000

FOR SALE | DEVELOPMENT SITE

NEWMARK

QUINAN SITE | HERCULES, CA

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EXECUTIVE SUMMARY

Newmark, as the exclusive advisor, is pleased to introduce the opportunity to acquire the Quinan Site, a coveted development location situated in the Waterfront District of Hercules, California.

The Quinan Site consists of two contiguous parcels totaling approximately 26,136 square feet (± 0.60 acres), fully equipped with accessible roads and utilities. This property is strategically positioned on the western edge of the Waterfront District, situated on a bluff that offers panoramic views of the Bay, stretching from Napa Valley to Mount Tamalpais.

Zoned HTC (Historic Town Center), the site permits residential development at a density of up to 17 units per acre – supporting approximately 10 dwelling units. Permitted residential product types include multifamily dwellings, townhouses, and condominiums as of right. Buildings may be constructed up to three stories and 35 feet in height. Notably, FAR does not apply to residential development in the HTC district, providing flexibility in unit sizing and layout.

The site also supports a range of commercial uses including offices, retail, and restaurants, making it well suited for mixed-use development.

OFFERING DETAILS

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Price: \$999,000 (\$38 / Land SF)

APN: 404-020-070-3 & 404-020-071-1

Site Size (Acres): $\pm 26,136$ SF (± 0.60 Acres)

Max Density: 17 du/ac (~10 units)

OFFERING HIGHLIGHTS

- » **Prime Development Site:** Two contiguous parcels totaling $\pm 26,136$ SF (± 0.60 acres) within the Waterfront District of Hercules, California.
- » **Serviced Parcels:** Both parcels come fully equipped with accessible roads and utilities, ready for development.
- » **Strategic Location:** Positioned on a bluff at the western edge of the Waterfront District with panoramic Bay views from Napa Valley to Mount Tamalpais.
- » **Residential Development Potential:** Zoning permits up to 17 dwelling units per acre (~10 units) with buildings up to three stories and 35 feet. FAR does not apply to residential uses.
- » **Permitted Product Types:** Multifamily dwellings, townhouses/condominiums, and senior housing are permitted as of right – no conditional use permit required.
- » **Mixed-Use Flexibility:** The HTC district also supports a variety of commercial uses including offices, retail shops, restaurants, and personal services.
- » **Transit-Oriented:** Located near the planned Hercules Hub multimodal transit facility along the Capitol Corridor route, enhancing long-term value.



DEVELOPMENT DETAILS

- » **Zoning:** HTC (Historic Town Center)
- » **Governing Code:** Hercules Municipal Code, Chapter 13-12
- » **Density (du/ac):** 17 units per acre (~10 units on this site)
- » **Density (FAR) (1):** 0.15 to 0.40 (does not apply to residential)
- » **Maximum Site Coverage:** 40%
- » **Building Height (ft):** 35 feet (1–3 stories)
- » **Min Landscaping:** 10%
- » **Min Lot Size:** 5,000 SF (lesser per approved PDP)

SETBACKS

- » **Front:** 10 ft
- » **Rear:** 20 ft
- » **Side:** 5 ft
- » **Corner Side:** 10 ft

Note: Lesser setbacks and lot dimensions may be accepted through an approved Planned Development Plan (PDP).

PERMITTED RESIDENTIAL USES (AS OF RIGHT)

- » Multifamily Dwellings (P)
- » Townhouse / Condominium (P)
- » Senior Housing (P)
- » Supportive Housing (P)
- » Transitional Housing (P)
- » Family Daycare Home, 14 or fewer (P)

DEMOGRAPHICS

2025 HOUSEHOLDS		
2 MILE: 14,014	5 MILE: 45,861	10 MILE: 172,892
MEDIAN HOUSEHOLD INCOME		
2 MILE: \$110,006	5 MILE: \$110,006	10 MILE: \$94,325
MEDIAN HOME VALUE		
2 MILE: \$653,214	5 MILE: \$645,391	10 MILE: \$647,770

AREA MAP

Based on the HTC zoning regulations (Chapter 13-12), the combined 26,136 SF site supports the following residential development parameters:

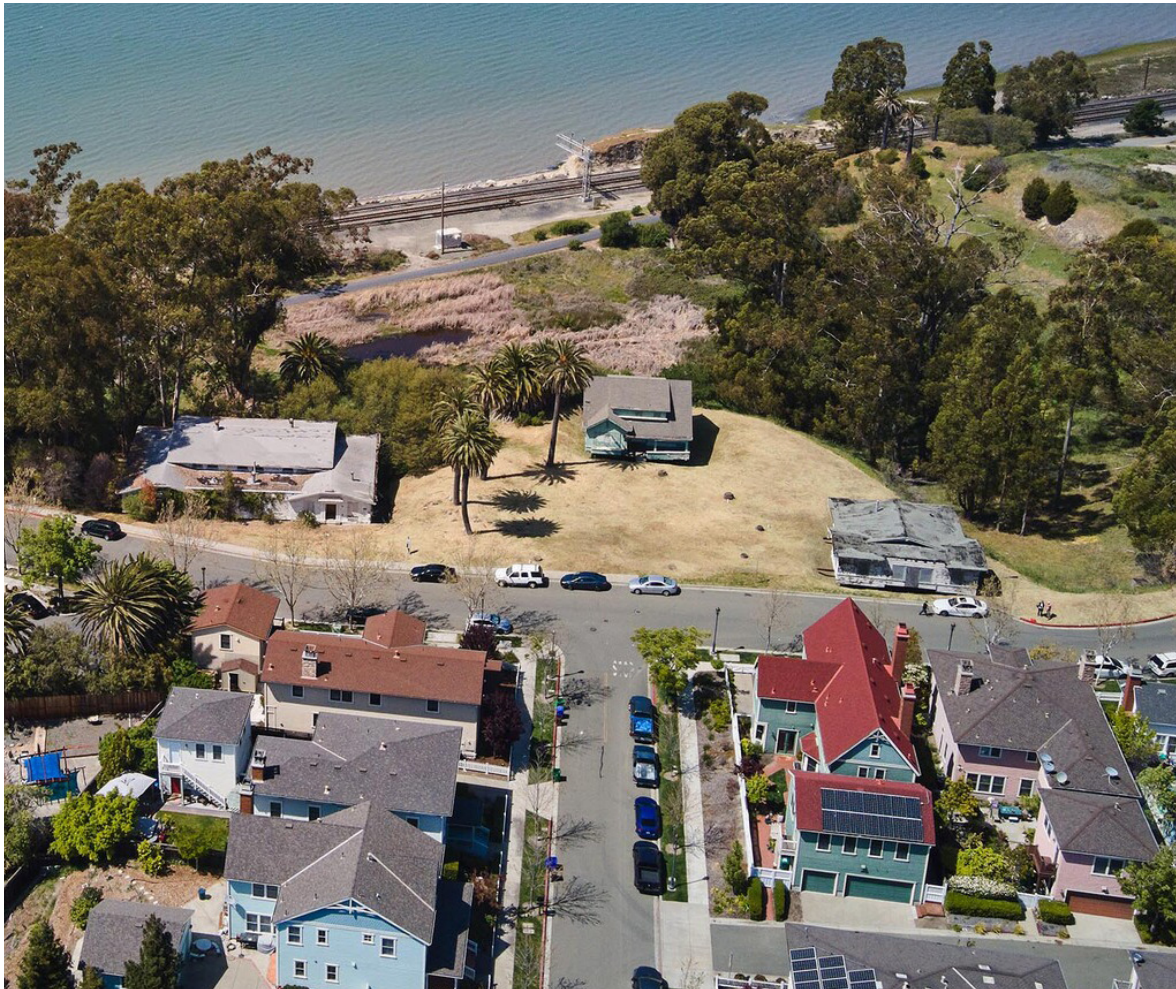
Unit Count: At 17 units per acre, the site's ±0.60-acre area yields approximately 10 dwelling units. A district-wide cap of 40 total units applies across the entire HTC zone.
Building Footprint: The 40% maximum site coverage limits the ground-floor footprint to approximately 10,454 SF. With up to three stories permitted, total building area can reach approximately 31,000 SF – providing ample room for generously sized units or common areas.

FAR Exemption: Floor Area Ratio does not apply to residential development in the HTC district, offering significant flexibility in unit size and building configuration.

Approvals: Residential projects require Design Review (Chapter 13-42) and a Planned Development Plan (Chapter 13-48) with an administrative or conditional use permit. Design guidelines addressing architecture, landscaping, lighting, and fencing must be prepared prior to approval.

PARCEL MAP

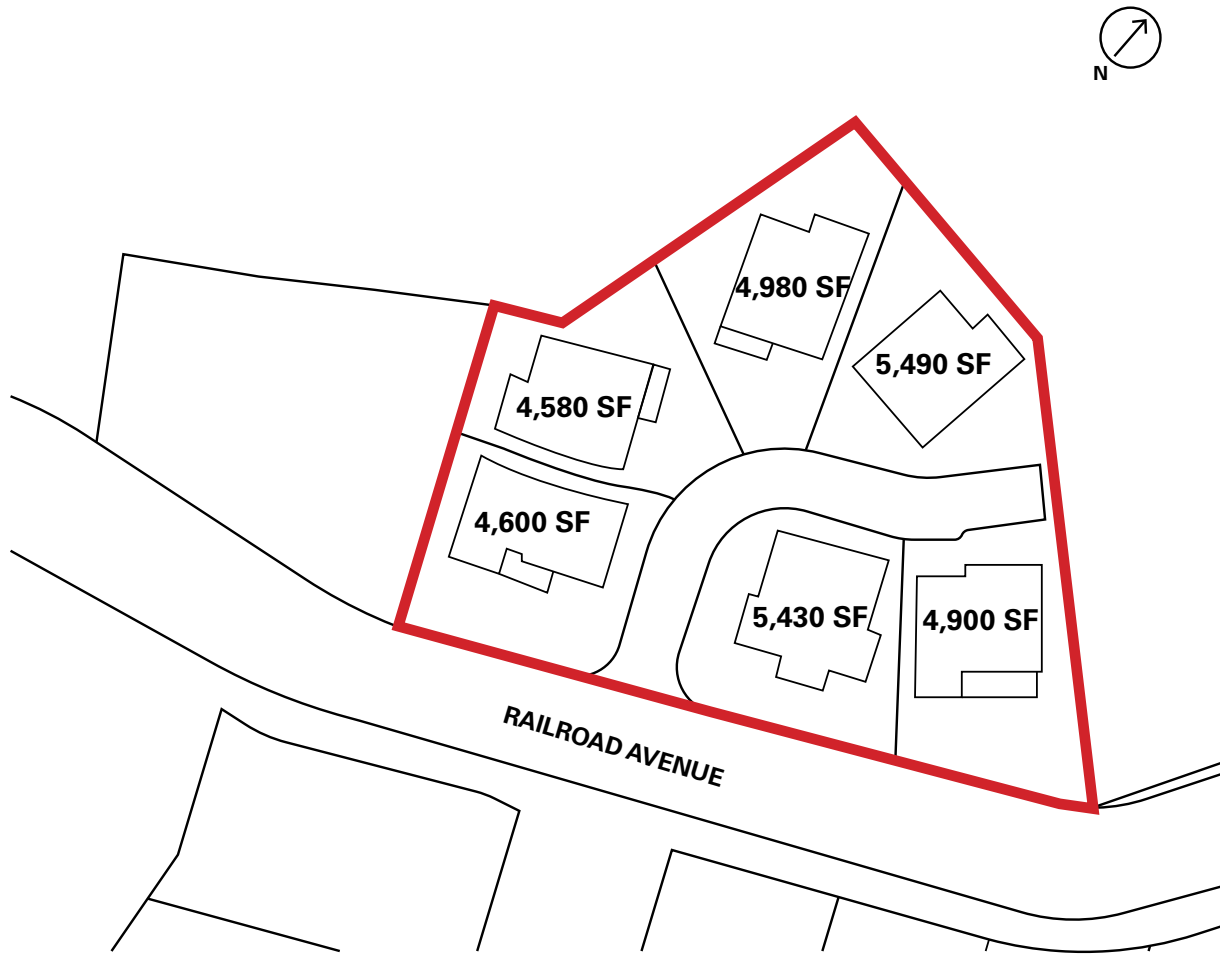




THE HERCULES HUB – FUTURE TRANSIT HUB

- » Retail Stores ≤ 2,000 SF (A)
- » Retail Stores > 2,000 SF (C)
- » Restaurants, Delicatessens and Bars (A)
- » Restaurants with Liquor Service (C)
- » Business and Professional Offices (A)
- » Business and Personal Services (A)
- » Banks and Other Financial Services (A)
- » Bed and Breakfast Inn / Hotel (C)
- » Home Occupation (A)
- » Recreation and Entertainment (C)

- » The City of Hercules is developing the Hercules Hub, a modern multimodal transit facility located near the Waterfront District along the Capitol Corridor route. In April 2023, Governor Newsom announced \$30.871 million in State Transit & Intercity Rail Capital Program (TIRCP) funding to the Capitol Corridor Joint Powers Authority and the City of Hercules to continue design of the facility. The upcoming project phase includes a third track for freight operations, grade-separated platform access, and enhanced safety measures along the corridor. The Quinan Site's proximity to this planned transit hub significantly enhances its long-term development value.



Ownership has completed a conceptual site plan for the development of six single-family homes, illustrating one path to unlocking the site's residential potential. The plan subdivides the ±0.60-acre site into individual lots served by a new interior access drive off Railroad Avenue, with home sites ranging from approximately 4,580 to 5,490 square feet. This layout demonstrates a low-density, for-sale product that complements the established single-family character of the surrounding Waterfront District neighborhood.

While the HTC (Historic Town Center) zoning permits up to ±10 units and a range of multifamily and mixed-use product types, the single-family concept reflects strong end-user demand for detached, owner-occupied homes in this pocket of the East Bay. A prospective buyer retains full flexibility to pursue this plan or an alternative residential or mixed-use program through the Planned Development Plan (PDP) process.

Conceptual plan shown for illustrative purposes only. Subject to City of Hercules design review and entitlement approvals.

LOCATION & MARKET

- » Positioned on a bluff at the western edge of the district, the homes would capture panoramic views of San Pablo Bay stretching from Napa Valley to Mount Tamalpais. With the San Francisco Bay Trail along the waterfront and Interstate 80 access, the location pairs the appeal of a quiet shoreline setting with regional connectivity, supporting both absorption and long-term value.

LOCATION MAP



HERCULES , CA

Hercules, a diverse, suburban city, is centrally located in the San Francisco Bay Area along the southeastern shores of the San Pablo Bay, roughly 4 miles southwest of the Carquinez Bridge. By road, Hercules is roughly 12 miles north of Berkeley, 18 miles north of Oakland and 22 miles northeast of San Francisco.

The city is bisected by Interstate 80, one of California's major west-to-east transportation arteries, and the main highway between San Francisco and Sacramento. In addition to highway accessibility, Hercules is also connected by the WestCAT Lynx bus service, which provides a direct route to and from San Francisco's Salesforce Transbay Terminal in under an hour. A ferry terminal on Mare Island is located a 10-minute drive north of the city and provides transit to and from San Francisco's Ferry Building.

Hercules' largest employer, Biorad, is headquartered within the city. A Fortune 500 biotech company which as of 2018 had 8,260 employees worldwide and \$2.2 billion in revenue. The company is located in the North Shore Business park which includes over 1.1 million square feet of industrial and R&D space.

Hercules has over 98 acres of parkland in six parks created as part of its master planning effort, the most central being Refugio Valley Park, and has over 950 additional acres of open space. Hercules is also close to several regional nature preserves including Point Pinole Regional Shoreline, Crockett Hills Regional Park, Carquinez Strait, Wildcat Canyon and Sobrante Ridge Botanic Regional Preserve. Franklin Canyon Golf Course is an 18-hole golf course at the east side of the city. The San Francisco Bay Trail runs along Hercules' waterfront.



KEY DISTANCES

Berkeley: ~12 miles

Oakland: ~18 miles

San Francisco: ~22 miles

Walnut Creek: ~20 miles

Sacramento: ~75 miles

TRANSPORTATION

- » Interstate 80 access
- » WestCAT Lynx bus to SF Transbay Terminal
- » Mare Island Ferry to SF Ferry Building
- » Planned Hercules Hub multimodal transit station