



# PACIFIC EAST MALL

3288 Pierce St, Richmond, CA 94804

**FOR LEASE 旺鋪招租**

Retail & Restaurant Space  
Grocery Anchored | Newly Renovated



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# PROPERTY HIGHLIGHTS



**HIGH QUALITY  
EXTERIOR AND INTERIOR  
RENOVATIONS**



**RETAIL & RESTAURANT  
SPACE AVAILABLE**



**ANCHORED BY  
99 RANCH MARKET**



**GREAT HIGHWAY  
VISIBILITY & EASY  
ACCESS**

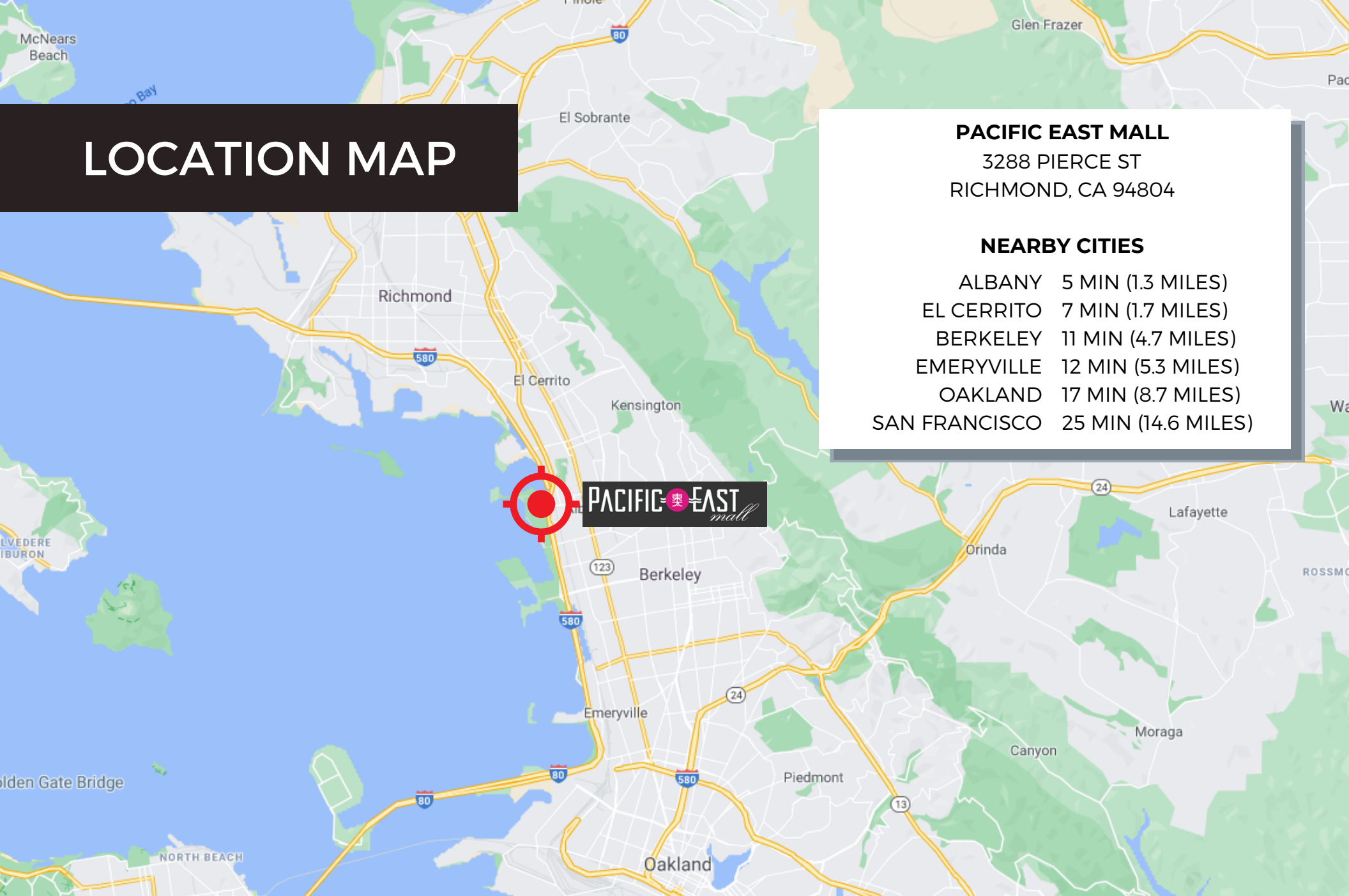
# LOCATION MAP

## PACIFIC EAST MALL

3288 PIERCE ST  
RICHMOND, CA 94804

### NEARBY CITIES

ALBANY	5 MIN (1.3 MILES)
EL CERRITO	7 MIN (1.7 MILES)
BERKELEY	11 MIN (4.7 MILES)
EMERYVILLE	12 MIN (5.3 MILES)
OAKLAND	17 MIN (8.7 MILES)
SAN FRANCISCO	25 MIN (14.6 MILES)



# SURROUNDING BUSINESSES



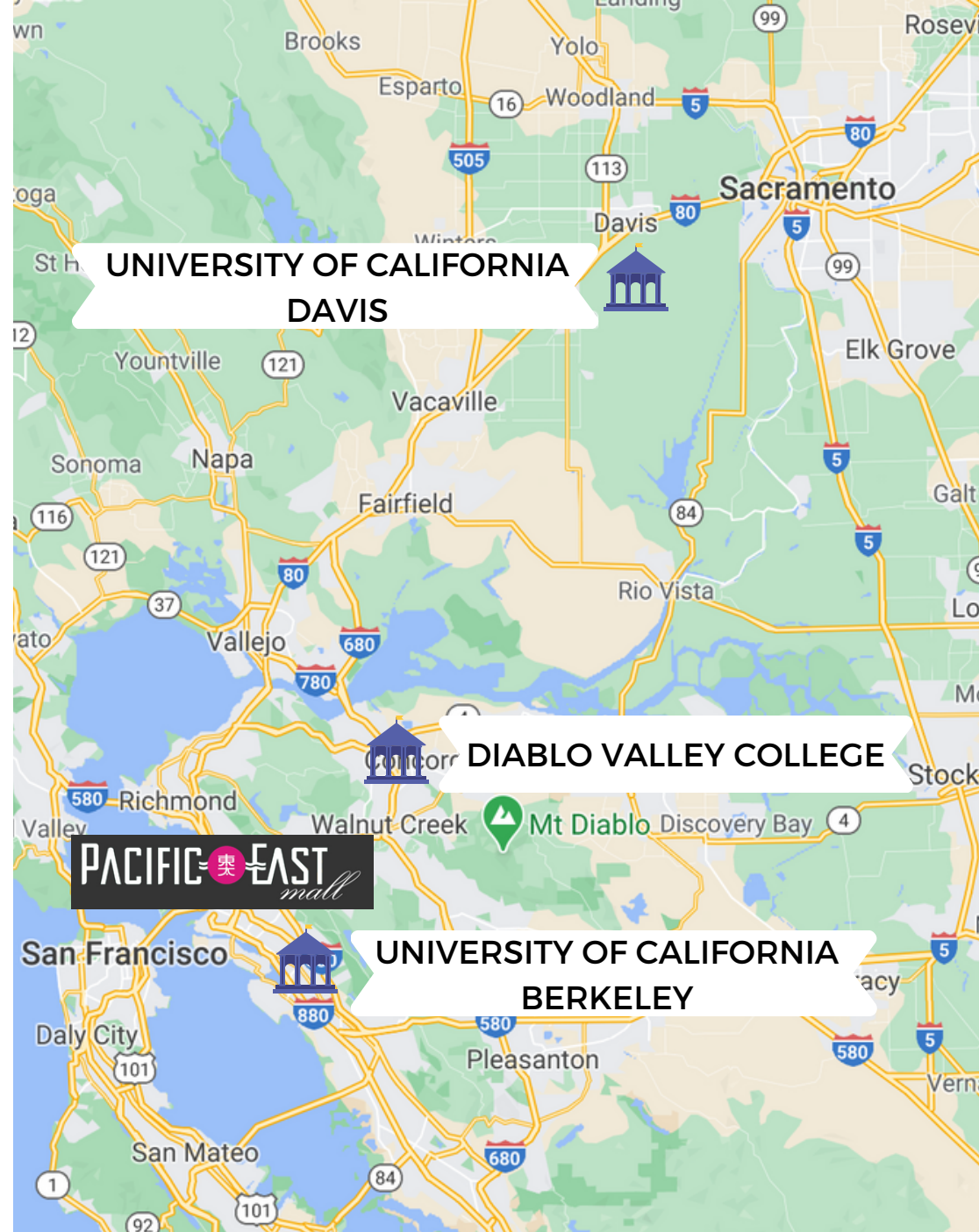


# NEARBY COLLEGES

## DISTANCES FROM CAMPUS TO PACIFIC EAST MALL

UC BERKELEY	18 MIN (4.4 MILES)
DIABLO VALLEY COLLEGE	27 MIN (24 MILES)
UC DAVIS	54 MIN (58 MILES)

Students from nearby colleges and universities are frequent visitors to the mall. We anticipate to attract more young customers after renovations are complete.





# WHAT WILL PACIFIC EAST MALL BECOME

- International food experience with an Asian theme  
亞洲特色的國際美食體驗
- Family and friends fun center  
家庭朋友歡聚場所
- Community events and activities  
豐富的社區活動
- Transportation options - ferry to and from San Francisco, buses, BART  
交通便利 - 直達舊金山的郵輪，公交，BART
- Convenient highway access to I-80 and I-580  
位於高速公路I-80與I-580旁邊，方便快捷
- Re-imaging with fresh, contemporary architectural lines, increased natural light, more gathering spaces  
全新的現代建築風格
- LIVE, WORK AND SHOP - a highly local sense of community  
根植本地的生活，工作，購物綜合社區

# 全新裝修 | 煥然一新

## FULLY RENOVATED

The mall has gone through major exterior and interior renovations. Interior facelift is carefully designed with wood accents above artificial green wall to bring nature into an open-concept indoor mall. The wood flooring defines seating zones that allow customers to comfortably gather. Additional features include skylights, digital signages, and bench seatings with pottery integrated. Renovations completed early 2022.



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[www.ShopPacificEast.com](http://www.ShopPacificEast.com)

## MALL FEATURES

# DIGITAL BILLBOARD 電子廣告標版

Businesses are able to advertise promotions on the digital billboard on site which is visible to more than 200,000 drivers on average daily.



## MALL FEATURES

# TESLA SUPER-CHARGING STATIONS

## 特斯拉超級 充電站

Drivers are able to enjoy meal and leisure time inside the Pacific East Mall while their cars are charging.



## MALL FEATURES

# ASIAN FOOD MARKET 亞洲美食街

Get ready for an explosion of flavor! A new anchor restaurant is coming soon. From stir-fries to sushi rolls, every bite will transport you to the streets of Asia. With a modern and chic dining atmosphere. Stay tuned for our grand opening.



### Existing Eatery:

- Kaoru Sushi
- Hong Kong Snack House
- Pho Saigon II
- Mi Noodle
- Sichuan Fusion
- Special Noodle
- Daimo Noodle House
- East Hong Kong Cafe
- Hotpot Nation
- Le Dessert Lab
- Happy Lemon

### Coming Soon:

- Jumping Crawfish
- House of Dumplings
- The Kitchen



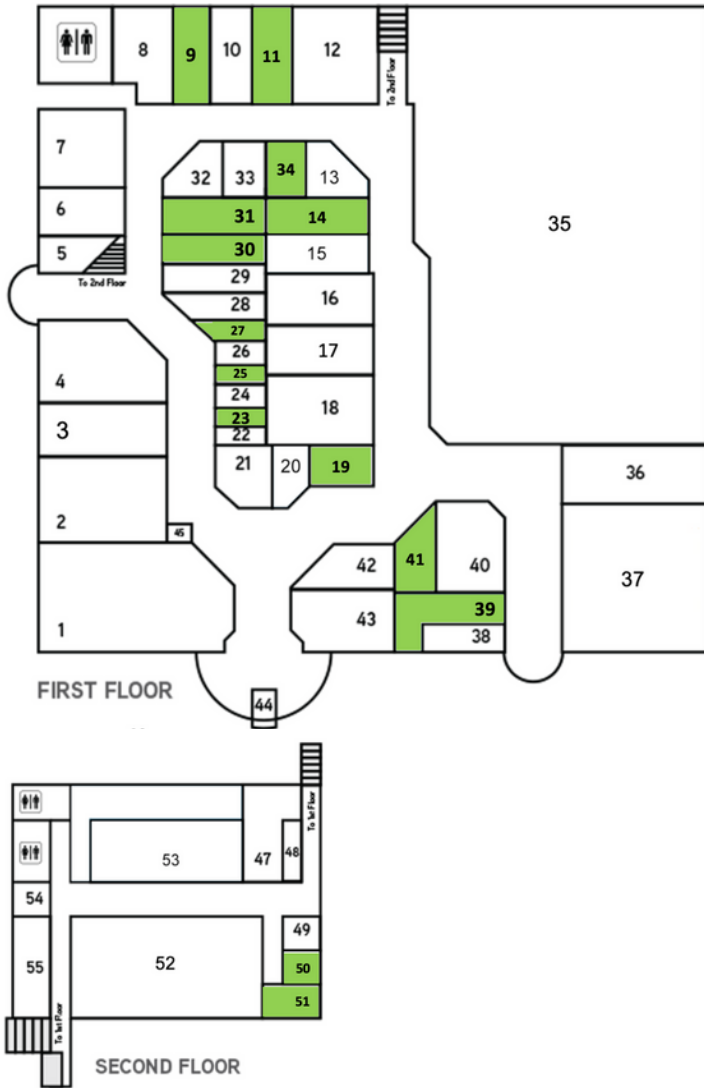
# OPENING FALL



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# FLOOR PLAN



Site #	Tenant Name	Suite	SF
1	East Hong Kong Café	A-103	3,855
2	Jumping Crawfish (Coming Soon)	A-105	3,821
3	Kaoru Sushi	A-107	1,974
4	Hotpot Nation	A-109	3,614
5	Hong Kong Snack House	A-111	445
6	J & C Audio / Video (1)	A-115	1,056
7	Pho Saigon II	A-116	2,175
8	Mi Inc. (1)	B-101	1,578
9	AVAILABLE	B-103	950
10	Chinese Pottery	B-106	900
11	AVAILABLE	B-108	756
12	Sichuan Fusion Restaurant	B-109	2,500
13	City Ventures – Cherry Blossom Row	C-127	700
14	AVAILABLE SOON	C-129	1,500
15	Posh Nail Spa (Coming Soon)	C-131	722
16	Special Noodle	C-136	2,239
17	Sheng Kee Bakery	C-138	1,422
18	Dr. An & Dr. Duan DDS	C-139	1,334
19	AVAILABLE	C-141	950
20	House of Dumplings (Coming Soon)	C-100	669
21	Focus Optical	C-101	660
22	Chinese Original Service 2	C-102	200
23	AVAILABLE	C-103	369
24	J & V Travel	C-105	400
25	AVAILABLE	C-108	400
26	Winson Jewelry	C-109	400
27	AVAILABLE	C-111	531
28	Le Dessert Lab	C-116	823

Site #	Tenant Name	Suite	SF
29	Le Dessert Lab	C-113	677
30	AVAILABLE	C-117	786
31	AVAILABLE	C-119	603
32	World Ginseng Herb Co	C-121	771
33	Zewen Luo	C123	823
34	AVAILABLE	C-125	658
35	99 Ranch Market	E-500	34,624
36	Sky Music LLC	A-128	2,500
37	Culinary Wonderland	A-118	5,308
38	Feagley Realtors	D-128	357
39	AVAILABLE	D-118A	448
39	AVAILABLE	D-118B	215
40	Kingstone Books	D-108	1,900
41	AVAILABLE	D-106	1,012
42	Happy Lemon	D-103	970
43	Cathay Bank	D-101	2,535
44	Demolished	F-100	318
45	Candy Box	A-108	254
46	Daimo Noodle House	3288A	4,000
47	MANAGEMENT (occupied)		
48	J & C Audio / Video (3)	M-138	376
49	MANAGEMENT (occupied)	M-228-A	366
50	AVAILABLE	M-228-B	357
51	AVAILABLE	M-228-C	441
52	Golden Island Acupressure	M-268	5,483
53	J & C Audio / Video (4)		2,784
54	Mi Inc. (2)	M-120	1,000
55	J & C Audio / Video (2)	M-108-118	1,520

# DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2025 Projection	24,684		146,006		343,942	
2020 Estimate	24,065		142,410		335,385	
2010 Census	22,226		131,453		309,403	
Growth 2020-2025	2.57%		2.53%		2.55%	
Growth 2010-2020	8.27%		8.34%		8.40%	
<b>2020 Population by Hispanic Origin</b>	<b>3,334</b>		<b>20,980</b>		<b>78,884</b>	
<b>2020 Population</b>	<b>24,065</b>		<b>142,410</b>		<b>335,385</b>	
White	12,358	51.35%	81,339	57.12%	190,825	56.90%
Black	1,443	6.00%	17,545	12.32%	50,165	14.96%
Am. Indian & Alaskan	175	0.73%	1,036	0.73%	3,269	0.97%
Asian	8,566	35.60%	33,842	23.76%	71,347	21.27%
Hawaiin & Pacific Island	69	0.29%	444	0.31%	1,313	0.39%
Other	1,455	6.05%	8,204	5.76%	18,466	5.51%
U.S. Armed Forces	18		74		167	

# TRACK HISTORY

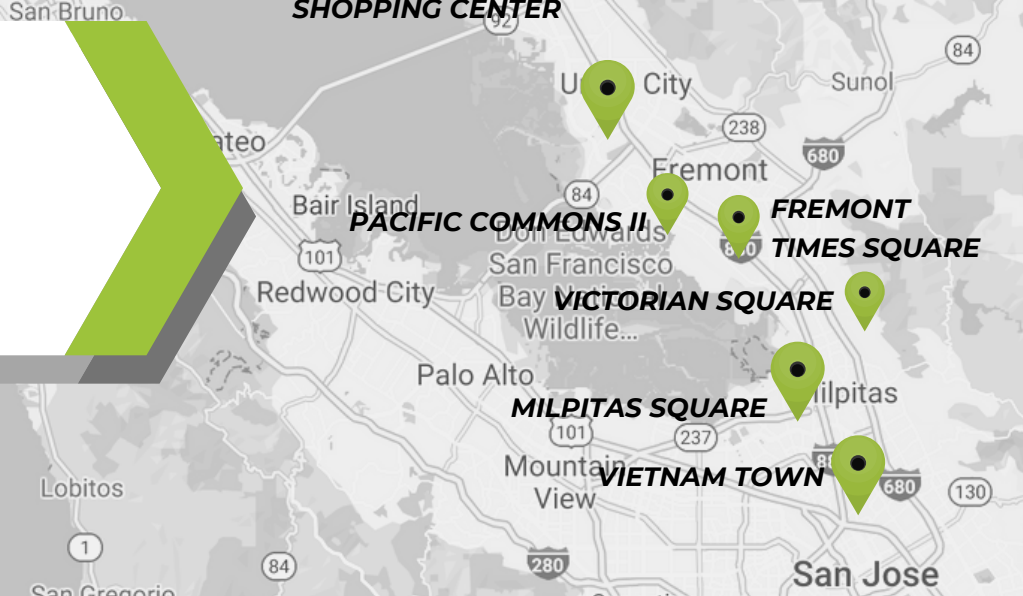


ASIAN-THEMED RETAIL PROPERTIES  
EXCLUSIVELY MARKETED BY

**JOHN LUK**  
**& ASSOCIATES**  
**408.858.1888**

## SIGNATURE PROJECTS

**LOCATED AT:**  
RICHMOND, CA  
PLEASANTON, CA  
NEWARK, CA  
FREMONT, CA  
MILPITAS, CA  
SAN JOSE, CA



# CONTACT FOR MORE INFORMATION

## 歡迎查詢

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