

FOR LEASE > 1,440± SF RETAIL SPACE

Arroyo Park Shopping Center

4301-4495 FIRST STREET, LIVERMORE, CA



Features:

- > ±128,680 SF community center anchored by the highest volume Safeway in the Bay Area
- > Co-anchors include Starbucks, Chase Bank, Burger King & CVS and BevMo! (coming soon)
- > Area anchors include Lowe's, JoAnn Fabrics, Target, Petco, TJ Maxx, Ross & BevMo
- > Located in the center of the Livermore trade area
- > Easy access to I-580 with 166,000 AADT traffic counts
- > Located in a strong trade area with over 25% of residents earning more than \$150,000
- > Strong residential base

Demographics (2015)

Population

3-Minutes

29,999

5-Minutes

110,178

7-Minutes

219,298

Daytime Population

16,547

70,805

128,345

Avg. HH Income

\$121,088

\$131,908

\$139,125

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BevMo!
Coming Soon



ARROYO PARK SHOPPING CENTER - ANCHORED BY SAFEWAY & CVS

4465	STAT MED Urgent Care	4423	Site for Sore Eyes
4467	Arroyo Veterinary	4363	Manpuku
4471	Mathnasium	4365	AVAILABLE ±1,440 SF
4475	Alexander Chiropractic	4355	Chase Bank
4485	Fit Body Boot Camp	4341	Burger King
4489	Cost Cutters	4333	Starbucks
4439	Savings Cleaners	4495	Jamba Juice
4437	Metro PCS	4325	Togo's Great Sandwiches
4435	UPS Store	4323	Baskin Robbins
4433	Melo's Pizza	4301	BevMo!
4429	United Studios of Self Defense	4375	Pacific Dental Services
4427	Liz's Nails	4371	H&R Block

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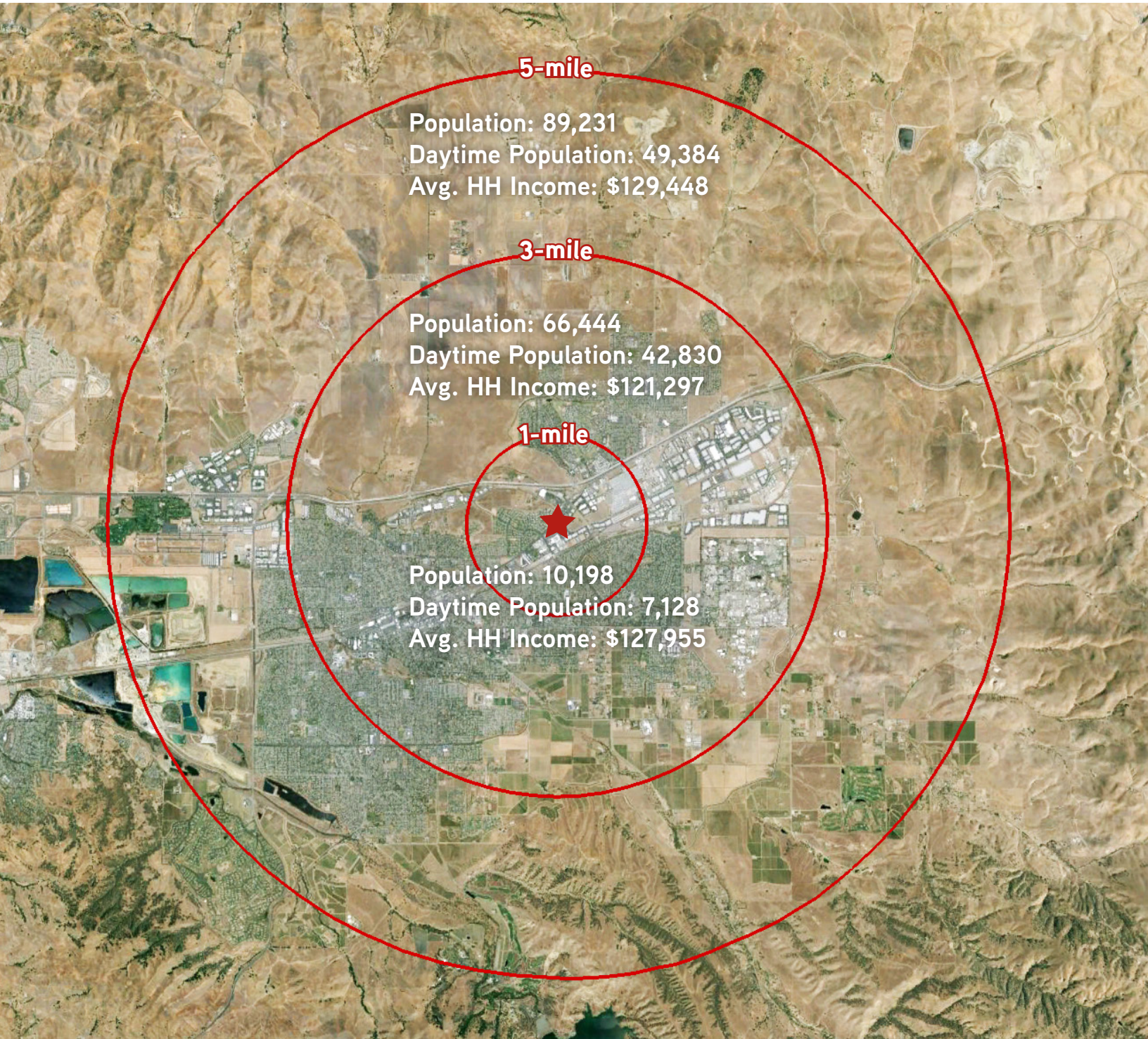
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Annual Average Daily Traffic:



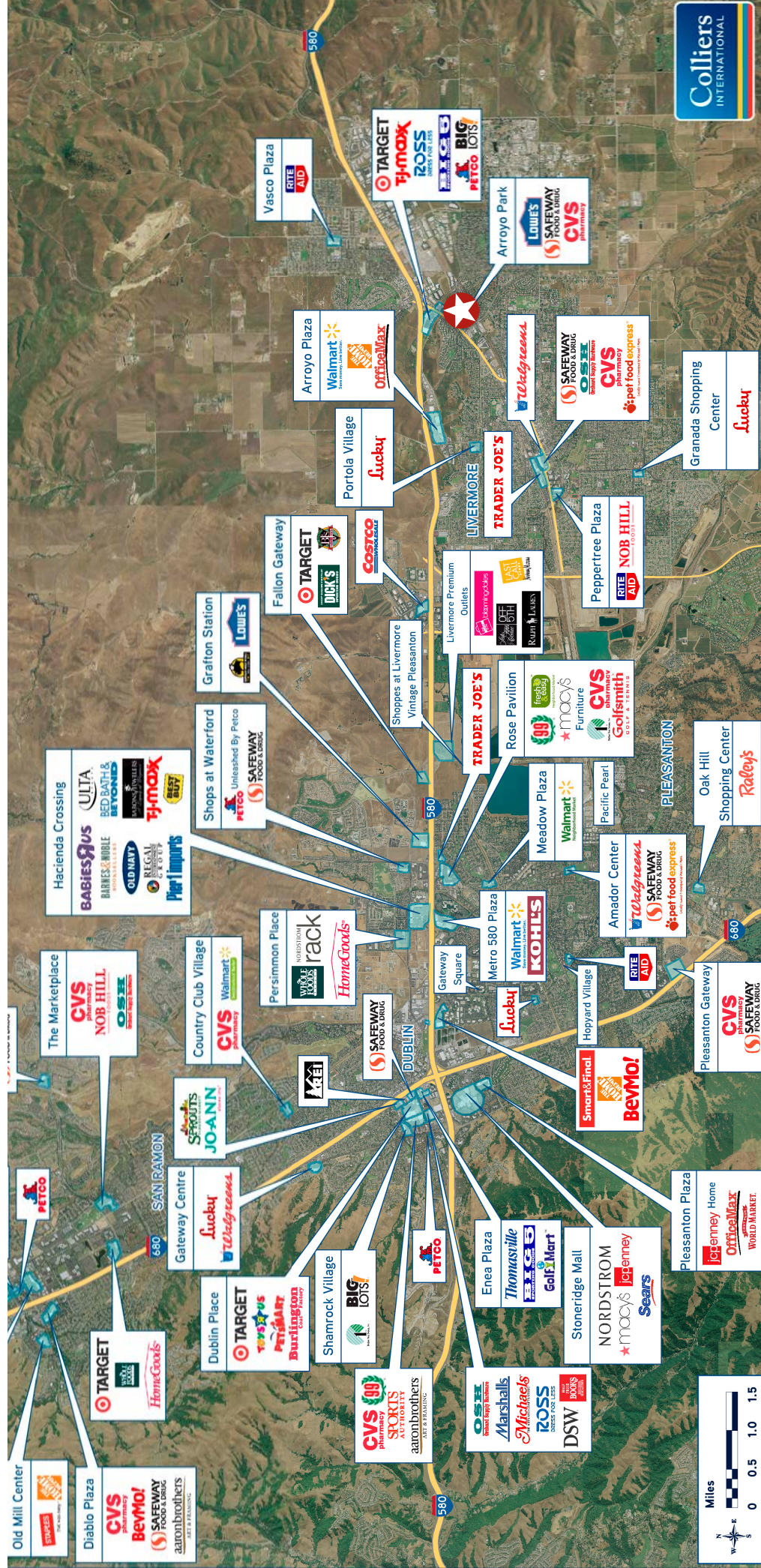
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FOR LEASE > 1,440± SF & 2,016± SF RETAIL SPACE AVAILABLE

Arroyo Park Shopping Center

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