

ARROYO PARK

SHOPPING CENTER

4301-4567 FIRST STREET, LIVERMORE, CA



ANCHOR SPACES AVAILABLE:

±15,800 SF

±25,159 SF

RETAIL SHOP SPACES AVAILABLE:

±1,440 SF

±2,333 SF



MATT SWEENEY

(408) 863-1444

msweeney@theeconiccompany.com

CA RE License #01746896

RON CRUZ

(408) 400-7003

rcruz@theeconiccompany.com

CA RE License #02018499

PROJECT HIGHLIGHTS



Anchored by Safeway and CVS Pharmacy



Located at High Traffic Intersection of First Street and Las Positas Rd



Adjacent to Lowe's Home Improvement, Target, Petco, TJ Maxx & Ross



High Volume Grocery Anchor Brings Steady Customer Traffic to Center



Easy Access to Interstate 580 with 192,000 Cars Per Day

2023 Median Household Income

1 Mile: \$135,838
2 Miles: \$140,188
3 Miles: \$150,882

2020 Total Population

1 Mile: 11,016
2 Miles: 69,656
3 Miles: 89,383

2028 Median Household Income

1 Mile: \$153,785
3 Miles: \$158,248
5 Miles: \$165,754

2028 Total Population

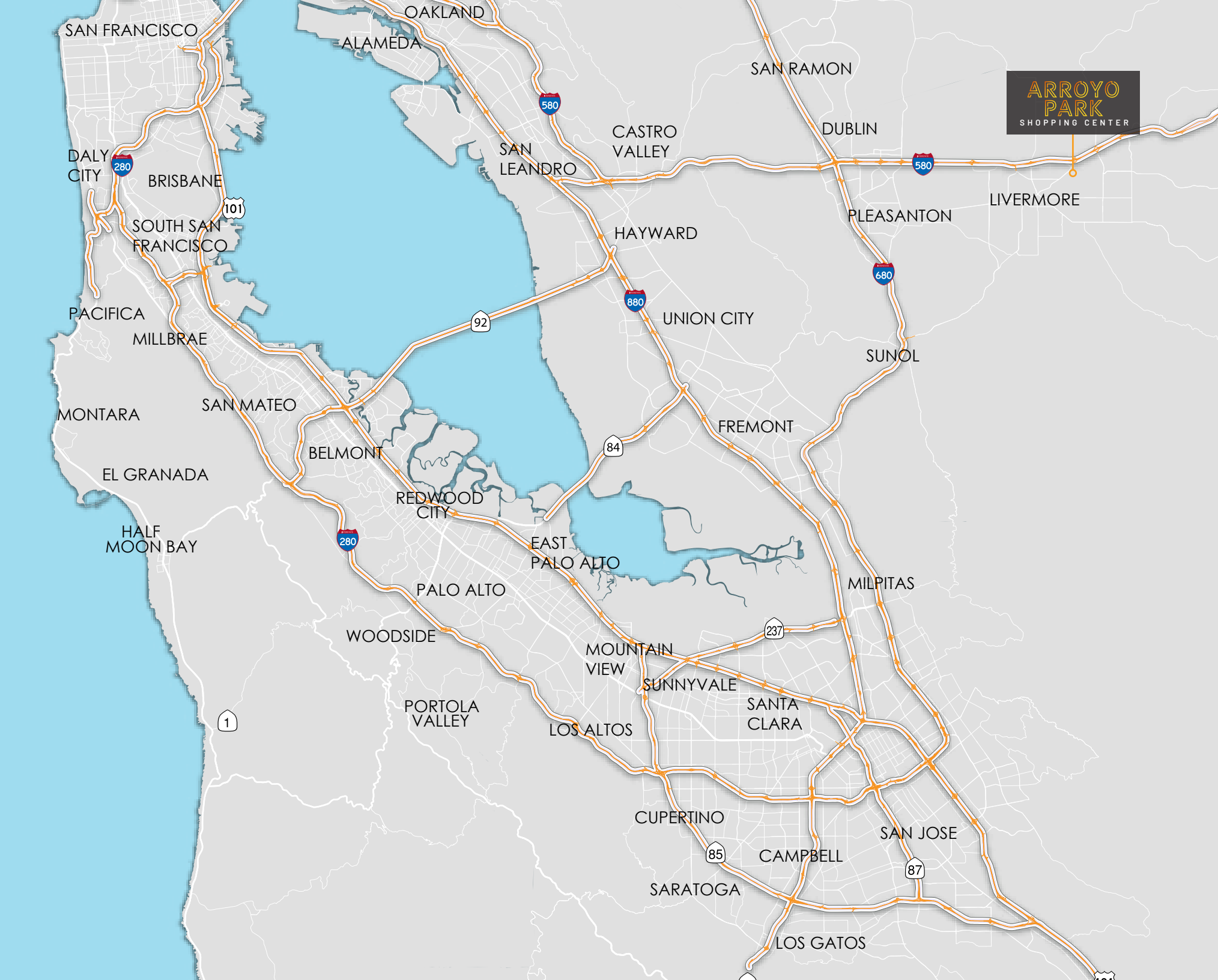
1 Mile: 11,549
3 Miles: 70,249
5 Miles: 89,294

Traffic Counts

1st Street: 36,135 ADT
N Mines Rd: 20,718 ADT
Las Positas Rd: 9,712 ADT

Daytime population

1 Mile: 6,299
3 Miles: 46,571
5 Miles: 56,678



SITE PLAN - RETAIL SPACES



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SITE AERIAL - ANCHOR SPACES



4650 ARROYO VISTA
±25,159 SF
AVAILABLE



4500 ARROYO VISTA
±15,800 SF
AVAILABLE

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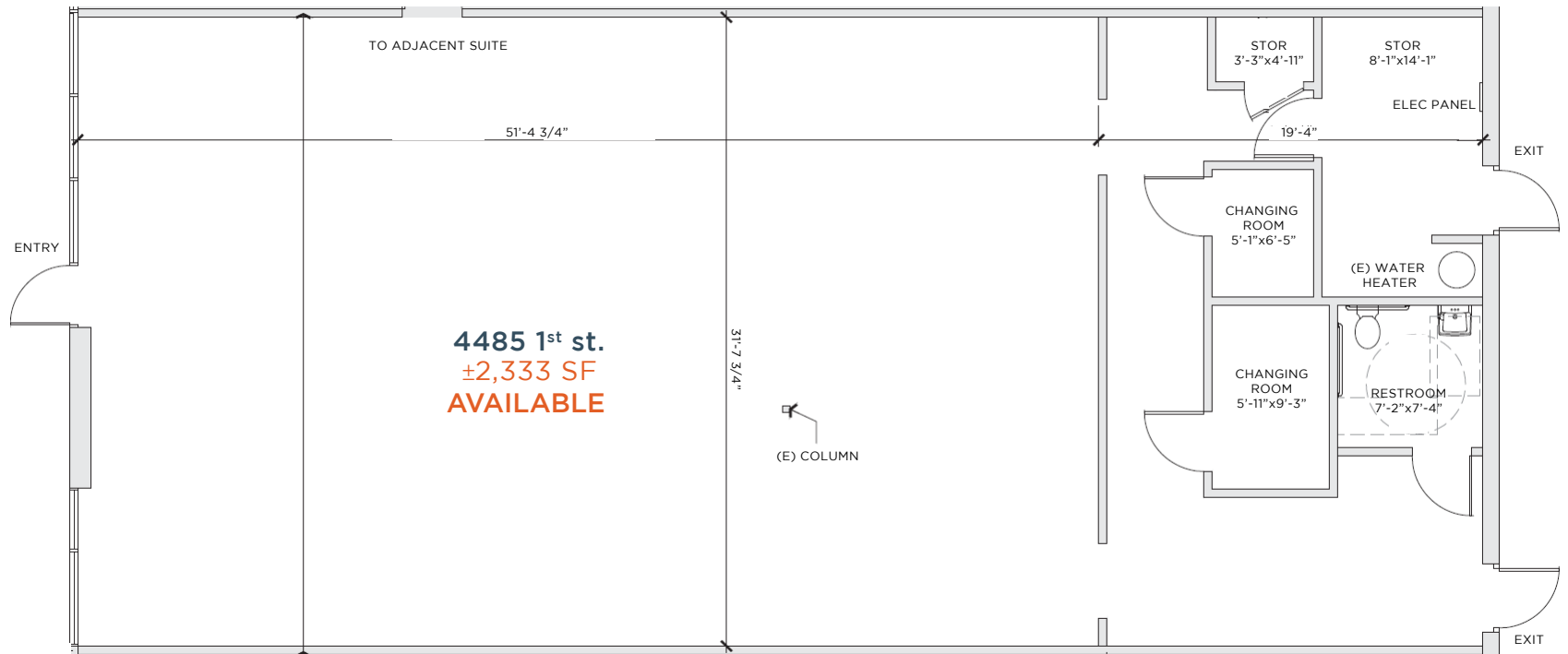
FLOOR PLAN - JUNIOR ANCHOR SPACE



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FLOOR PLAN - ±2,333 SF RETAIL SPACE



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Plaza 580

Arroyo Park Shopping Center

SITE

SITE

ARROYO VISTA

I-580 (204,000 ADT)



LAS POSITAS ROAD

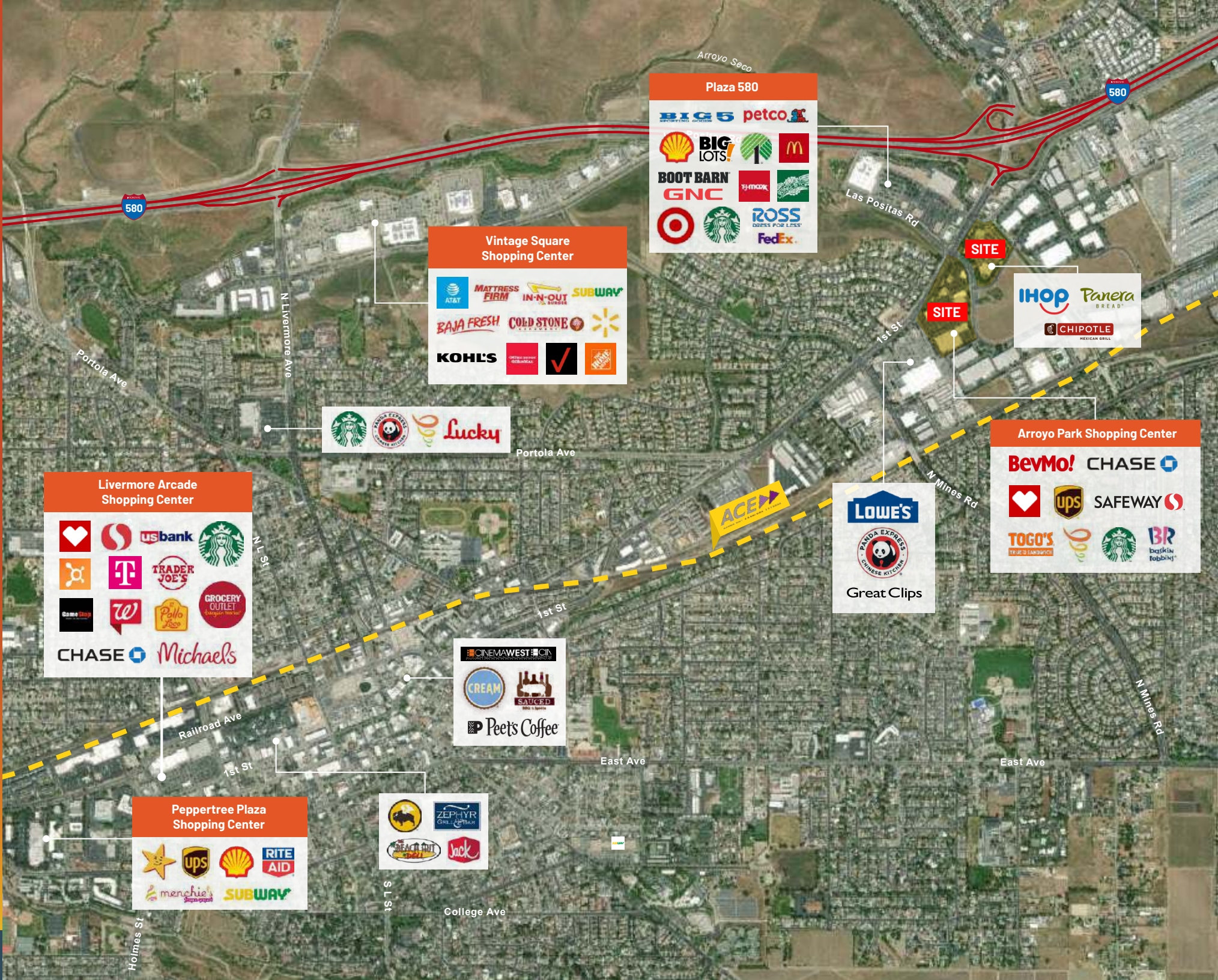
FIRST ST (NE 36,135 ADT)

SOUTHFRONT ROAD

FIRST STREET

FIRST ST (SW 31,833 ADT)

MINNS ROAD



Plaza 580

Vintage Square Shopping Center

SITE

Arroyo Park Shopping Center

Lowes

Livermore Arcade Shopping Center

CINEMAWEST

Peppertree Plaza Shopping Center

ACE Hardware

±1,440 SF AVAILABLE
Estimated Availability Q2 2025
(Former Starbucks Space)

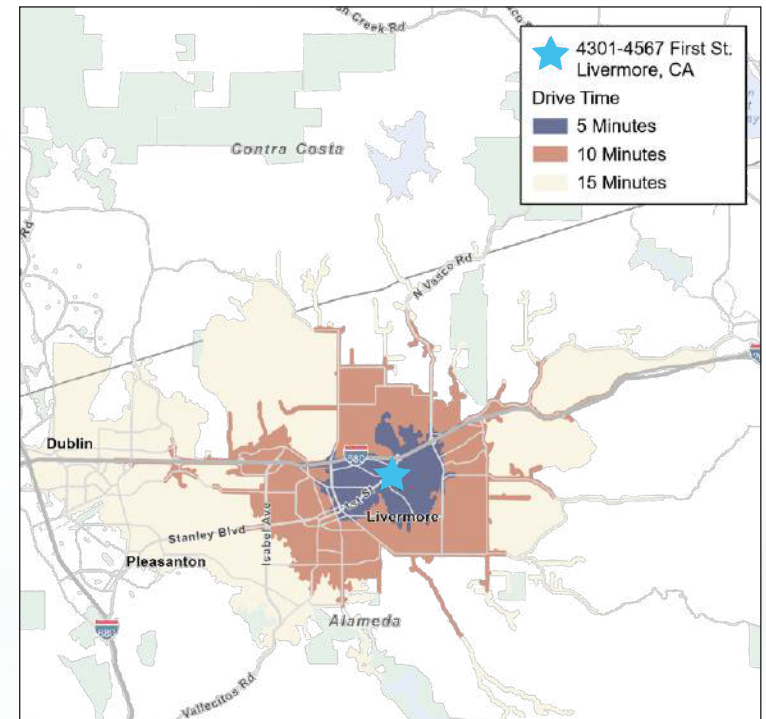


±25,159 SF AVAILABLE
ANCHOR SPACE



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS (2021)	5 Min	10 Min	15 Min
2021 Total Population	24,453	82,616	171,885
2026 Projected Population (Estimated)	25,054	85,221	182,328
Median Age	38.8	39.8	38.9
Total Households	9,069	29,755	60,931
Total Owner Occupied Housing Units	5,714	20,946	42,040
Total Renter Occupied Housing Units	3,356	8,809	18,890
Average Household Income	\$152,095	\$163,988	\$180,215
Median Household Income	\$116,311	\$133,581	\$152,805
Per Capita Income	\$56,045	\$58,715	\$63,774
Average Household Size	2.68	2.76	2.79



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