

PINOLE GATEWAY SHOPPING CENTER

Pinole Valley Road @ I-80
Pinole, CA 94564



RETAIL SPACE FOR LEASE

+/-2,455 SF of retail space available immediately

Neighborhood shopping center located at the interchange of Interstate 80 and Pinole Valley Road

Anchored by Sprouts Farmers Market; Pinole Valley High School, Kaiser Permanente, and AMF bowling alley create additional drawing power

Co-tenants include The Habit Burger, Starbucks, DaVita Dialysis Orangetheory Fitness, Fire Wings, and Kyoto Ramen and Teaspoon (coming soon)

Signage available on pylon sign visible to more than 200,000 vehicles per day along Interstate 80

Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	17,690	94,687	166,907
Daytime Population	11,363	65,517	113,186
Median Income	\$100,248	\$92,218	\$82,299

The information contained herein has been obtained from sources deemed reliable, but has not been verified. Marcus & Millichap and owner makes no guarantee, warranty, or representation, either express or implied, with respect to such information. Prospective tenants are responsible for all investigation and verification of information. The property may be withdrawn or terms may change without notice.

EXCLUSIVE LEASING AGENT

Joshua Johnson
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KAISER PERMANENTE®


Davita®




in the box







Pinole Valley
High School


SPROUTS
FARMERS MARKET


the Habit
BURGER GRILL


Orangetheory®
FITNESS


AMF




TRADER
JOE'S


CHIPOTLE
MEXICAN GRILL


MOD


jamba


Walgreens


Peet's
COFFEE


T-Mobile


COVER THE EARTH
SHERWIN
WILLIAMS

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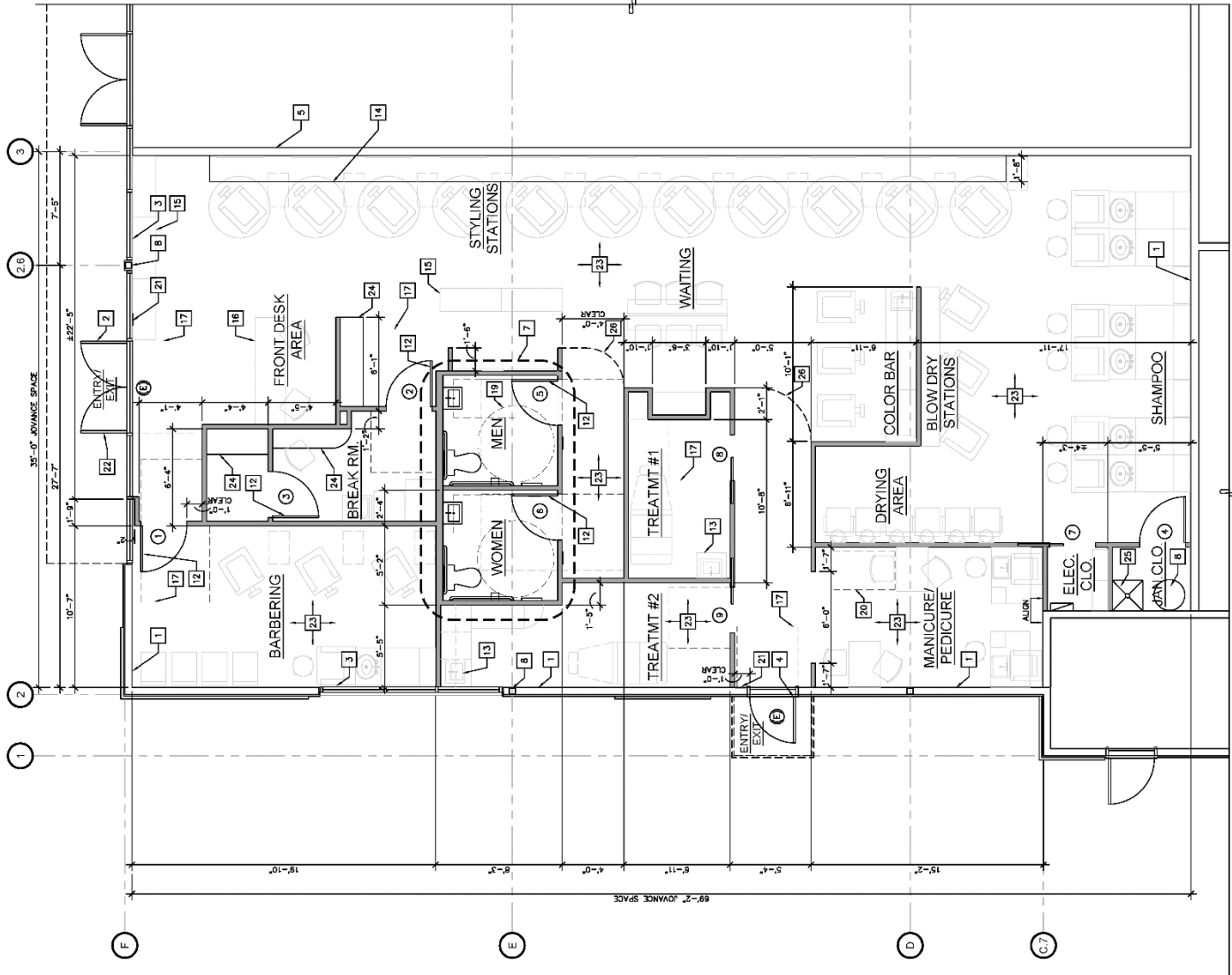
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1406 Pinole Valley Road
+/- 2,455 Square Feet
Former beauty salon



FLOOR PLAN
SCALE: 1/4" = 1'-0"

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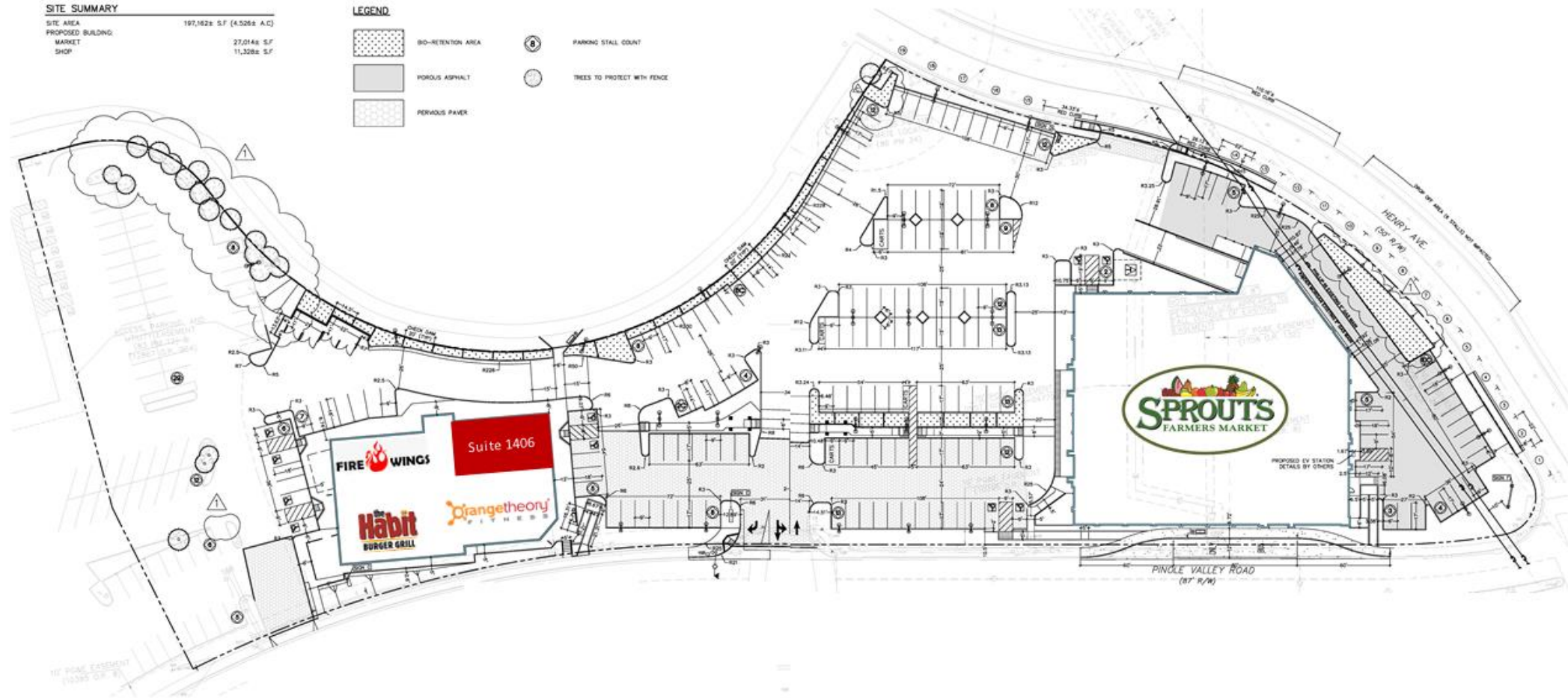
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SITE SUMMARY

SITE AREA	197,162± S.F. (4,526± A.C.)
PROPOSED BUILDING	
MARKET	27,014± S.F.
SHOP	11,308± S.F.

LEGEND

	BIO-RETENTION AREA		PARKING STALL COUNT
	POROUS ASPHALT		TREES TO PROTECT WITH FENCE
	PERVIOUS PAVEMENT		



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POPULATION	1 Mile	3 Miles	5 Miles
■ 2024 Projection			
Total Population	17,755	95,520	168,509
■ 2019 Estimate			
Total Population	17,690	94,687	166,907
■ 2010 Census			
Total Population	16,757	90,029	158,312
■ 2000 Census			
Total Population	15,856	83,534	149,624
■ Current Daytime Population			
2019 Estimate	11,363	65,517	113,186
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
■ 2024 Projection			
Total Households	6,775	34,647	58,771
■ 2019 Estimate			
Total Households	6,682	34,216	58,039
Average (Mean) Household Size	2.64	2.77	2.83
■ 2010 Census			
Total Households	6,220	32,002	54,152
■ 2000 Census			
Total Households	5,591	29,142	50,917
■ Occupied Units			
2024 Projection	6,775	34,647	58,771
2019 Estimate	6,714	34,498	58,756
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
■ 2019 Estimate			
\$150,000 or More	24.28%	21.66%	18.64%
\$100,000 - \$149,000	25.86%	23.97%	21.75%
\$75,000 - \$99,999	14.13%	14.09%	13.76%
\$50,000 - \$74,999	14.61%	14.92%	15.77%
\$35,000 - \$49,999	6.69%	8.57%	10.41%
Under \$35,000	14.43%	16.78%	19.67%
Average Household Income	\$129,398	\$118,740	\$108,390
Median Household Income	\$100,248	\$92,218	\$82,299
Per Capita Income	\$48,919	\$43,032	\$37,870

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$100,848	\$97,225	\$92,231
■ Consumer Expenditure Top 10 Categories			
Housing	\$30,376	\$29,459	\$28,159
Shelter	\$20,259	\$19,704	\$18,885
Transportation	\$15,914	\$15,170	\$14,288
Personal Insurance and Pensions	\$11,961	\$11,302	\$10,349
Food	\$10,537	\$10,269	\$9,818
Health Care	\$5,280	\$5,091	\$4,811
Utilities	\$4,758	\$4,595	\$4,382
Entertainment	\$3,726	\$3,621	\$3,469
Education	\$2,597	\$2,506	\$2,336
Cash Contributions	\$2,411	\$2,285	\$2,122
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
■ Population By Age			
2019 Estimate Total Population	17,690	94,687	166,907
Under 20	20.85%	22.16%	23.54%
20 to 34 Years	19.15%	19.60%	20.76%
35 to 39 Years	6.37%	6.45%	7.02%
40 to 49 Years	12.69%	13.11%	13.44%
50 to 64 Years	23.93%	22.49%	20.68%
Age 65+	17.00%	16.19%	14.55%
Median Age	43.11	41.45	39.04
■ Population 25+ by Education Level			
2019 Estimate Population Age 25+	12,923	67,811	116,871
Elementary (0-8)	2.91%	4.09%	7.67%
Some High School (9-11)	4.29%	5.44%	7.09%
High School Graduate (12)	17.70%	19.25%	20.61%
Some College (13-15)	23.36%	25.80%	23.53%
Associate Degree Only	9.78%	9.71%	8.85%
Bachelors Degree Only	28.53%	23.57%	20.23%
Graduate Degree	11.21%	9.76%	9.19%

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