



ARROYO PARK SHOPPING CENTER

4301-4567 First Street | Livermore, CA

ANCHOR SPACES AVAILABLE

±15,800 SF & ±25,159 SF

RETAIL SHOP SPACES AVAILABLE






±984 SF & ±1,440 SF



MATT SWEENEY Executive Director | msweeney@theeconiccompany.com | (408) 863-1444 | LIC. 01746896

RON CRUZ Director | rcruz@theeconiccompany.com | (408) 400-7003 | LIC. 02018499

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, TJMaxx & Ross
-  High Volume Grocery Anchor Brings Steady Customer
-  Easy Access to Interstate 580 with 192,000 Cars Per Day

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,437	68,832	89,403
Daytime Population	12,728	81,458	102,477
Average Household Income	\$186,052	\$197,551	\$207,445

TRAFFIC COUNTS	Source: 2025 Esri.
Las Positas Rd	9,712 ADT
N Mines Rd	20,718 ADT
First St	36,135 ADTW

ANCHOR SPACES AVAILABLE



RETAIL SHOP SPACES AVAILABLE



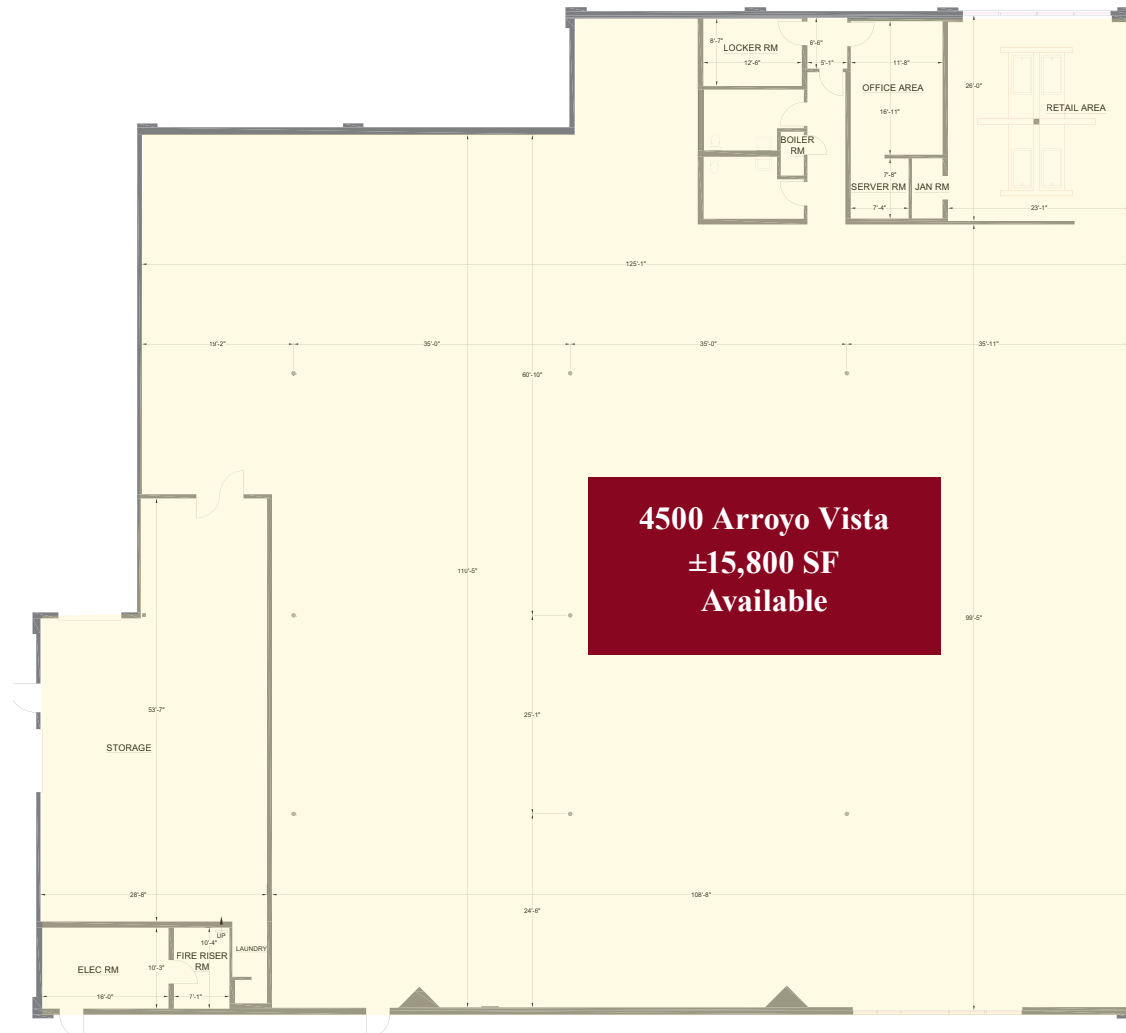
Site Plan - Retail Spaces



Site Aerial - Anchor Spaces



Floor Plan - Junior Anchor Space



Trade Aerial

580 PLAZA SHOPPING CENTER



ARROYO PARK SHOPPING CENTER



**Anchor Spaces
AVAILABLE**

**Retail Shop Spaces
AVAILABLE**





FALLON GATEWAY

Lucky TARGET PETSMART
 Guitar Center DICK'S SPORTING GOODS GOLF GALAXY
 Sourdough & Co. MATTRESSFIRM
 Pizza Hut Starbucks Dunkin' Donuts UPS BJ's

PHILIPP PLEIN OUTLET

BURBERRY H&M kate spade NEW YORK
 OLD NAVY COACH SKECHERS OUTLET
 NIKE PACSUN Bath & Body Works GUCCI

580 PLAZA SHOPPING CENTER

TARGET Starbucks DOLLAR TREE TJ-MAXX ROSS DRESS FOR LESS
 BOOT BARN petco MOOYAH SEPHORA

VASCO PLAZA

Mountain Mike's Starbucks
 88 Seafood Supermarket UPS

ARROYO PLAZA

Walmart KOHL'S 7-ELEVEN IN-N-OUT BURGER
 THE HOME DEPOT Starbucks Office Max Tires LES SCHWAB

COSTCO WHOLESALE

THE HOME DEPOT

Walmart

99 RANCH MARKET

Lucky Panda Express Starbucks



Competition Aerial

PEPPERTREE PLAZA

NOB HILL FOODS menchie's UPS
 TACO BELL Carl's Jr. Shell

LIVERMORE ARCADE SHOPPING CENTER

SAFeway CVS ACE Hardware
 Giant Starbucks Orangetheory Fitness NORR'S

ARROYO PARK SHOPPING CENTER

SAFeway BevMo! CVS
 TOGO'S BR Bakery Topping melo's CHASE

LOWE'S Panda Express
 chili's

ROSE PAVILION

DOLLAR TREE RH OUTLET CVS LESLIE'S
 TRADER JOE'S Auto Zone Total Wine TACO BELL THE KEBAB SHOP

TRADER JOE'S GROCERY OUTLET Bargain Market Michaels
 goodwill O'Reilly AUTO PARTS Pollo Loco DOLLAR TREE

Gallery



**±1,440 SF AVAILABLE
(Former Starbucks Space)**



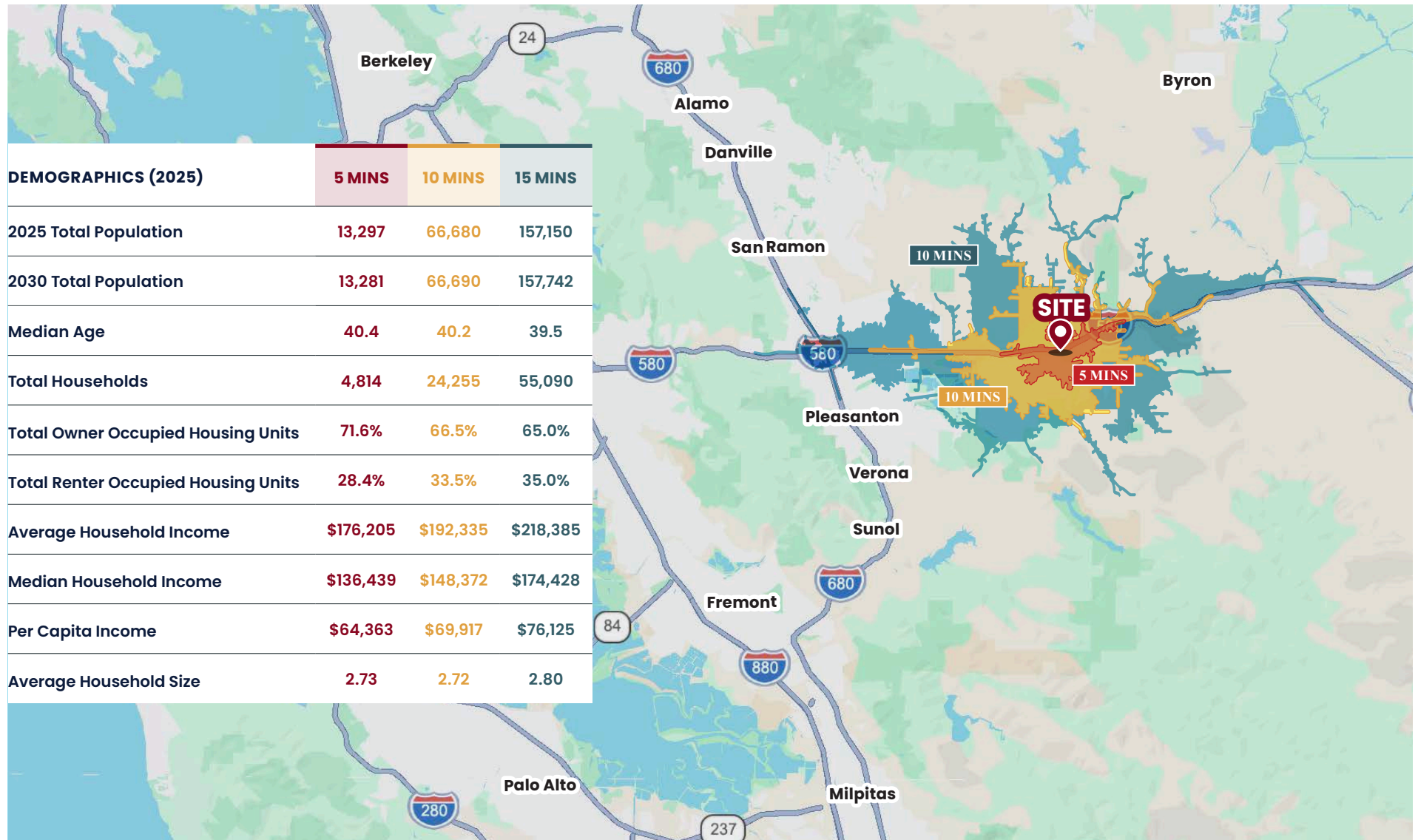
Gallery



**±25,159 SF AVAILABLE
ANCHOR SPACE**



Drive Time





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