



# 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



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# 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



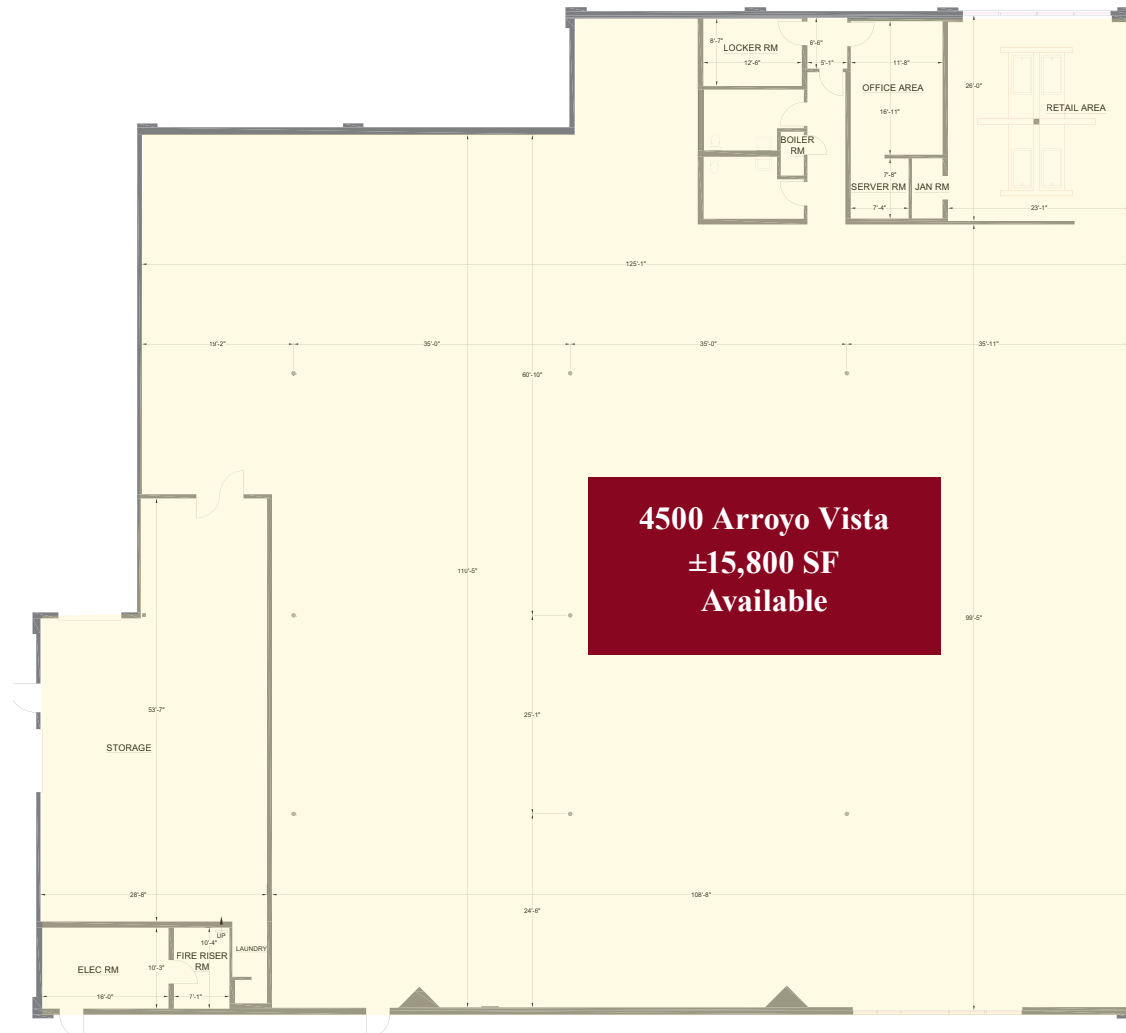
# Site Plan - Retail Spaces



# 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 Baskin Robbins 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)**



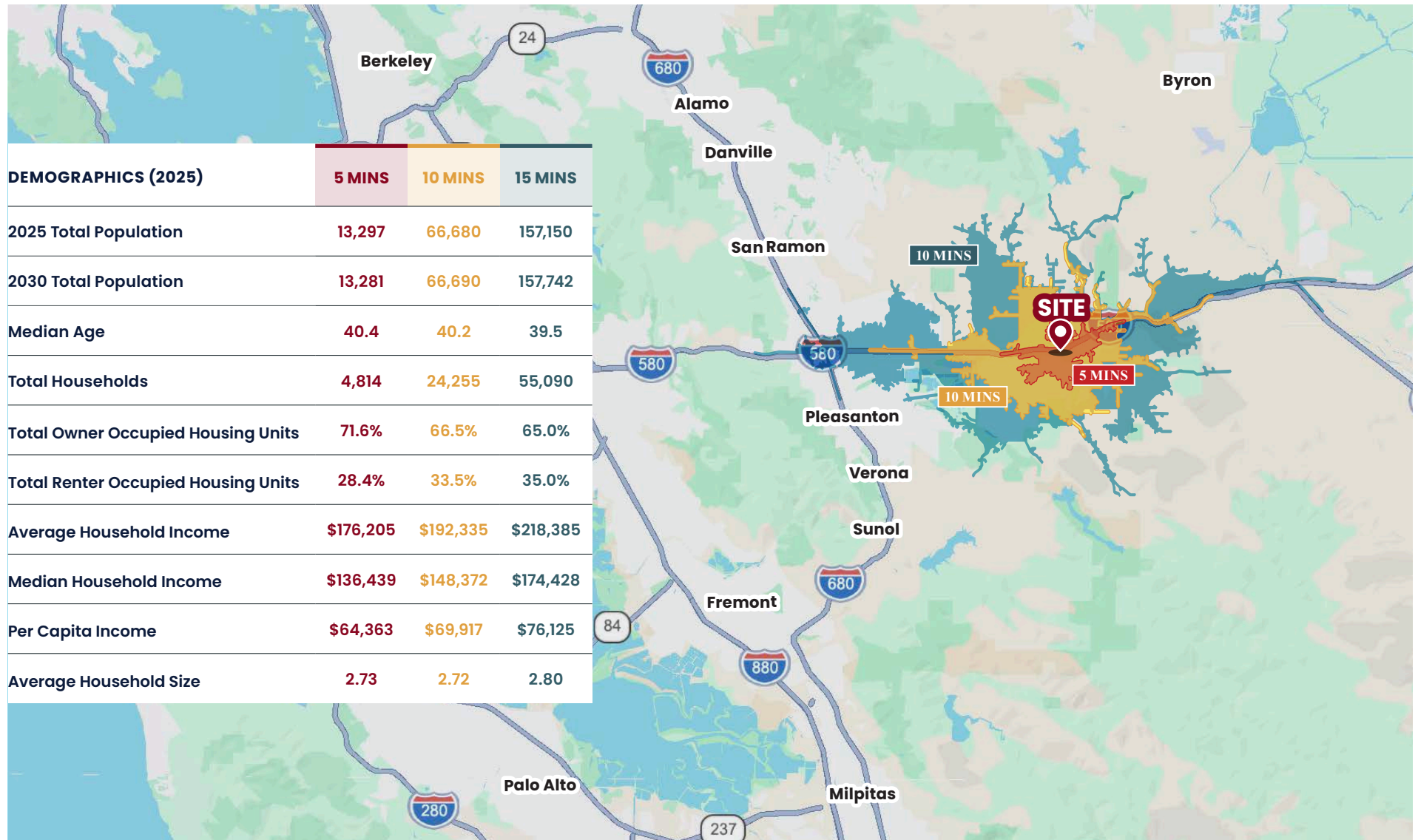
# Gallery



**±25,159 SF AVAILABLE  
ANCHOR SPACE**



# Drive Time





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