



ARROYO PARK SHOPPING CENTER

4301-4567 First Street | Livermore, CA

ANCHOR SPACE AVAILABLE

±15,800 SF

RETAIL SHOP SPACES AVAILABLE

±984 SF & 2,048 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



±15,800 SF
ANCHOR SPACE



±2,048 SF
AVAILABLE 9/1/26

±984 SF
RETAIL SPACE

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 ADT	

Site Plan - Retail Spaces



Site Aerial - Anchor Spaces



Floor Plan - Junior Anchor Space



Trade Aerial

580 PLAZA SHOPPING CENTER



ARROYO PARK SHOPPING CENTER



**Anchor Space
AVAILABLE**

**Retail Shop Spaces
AVAILABLE**

**Public
Storage**





FALLON GATEWAY



PHILIPP PLEIN OUTLET



580 PLAZA SHOPPING CENTER



VASCO PLAZA



ARROYO PLAZA



SITE



ROSE PAVILLION



ARROYO PARK SHOPPING CENTER



PEPPERTREE PLAZA



LIVERMORE ARCADE SHOPPING CENTER



Competition
Aerial

Gallery

±15,800 SF Available
ANCHOR SPACE



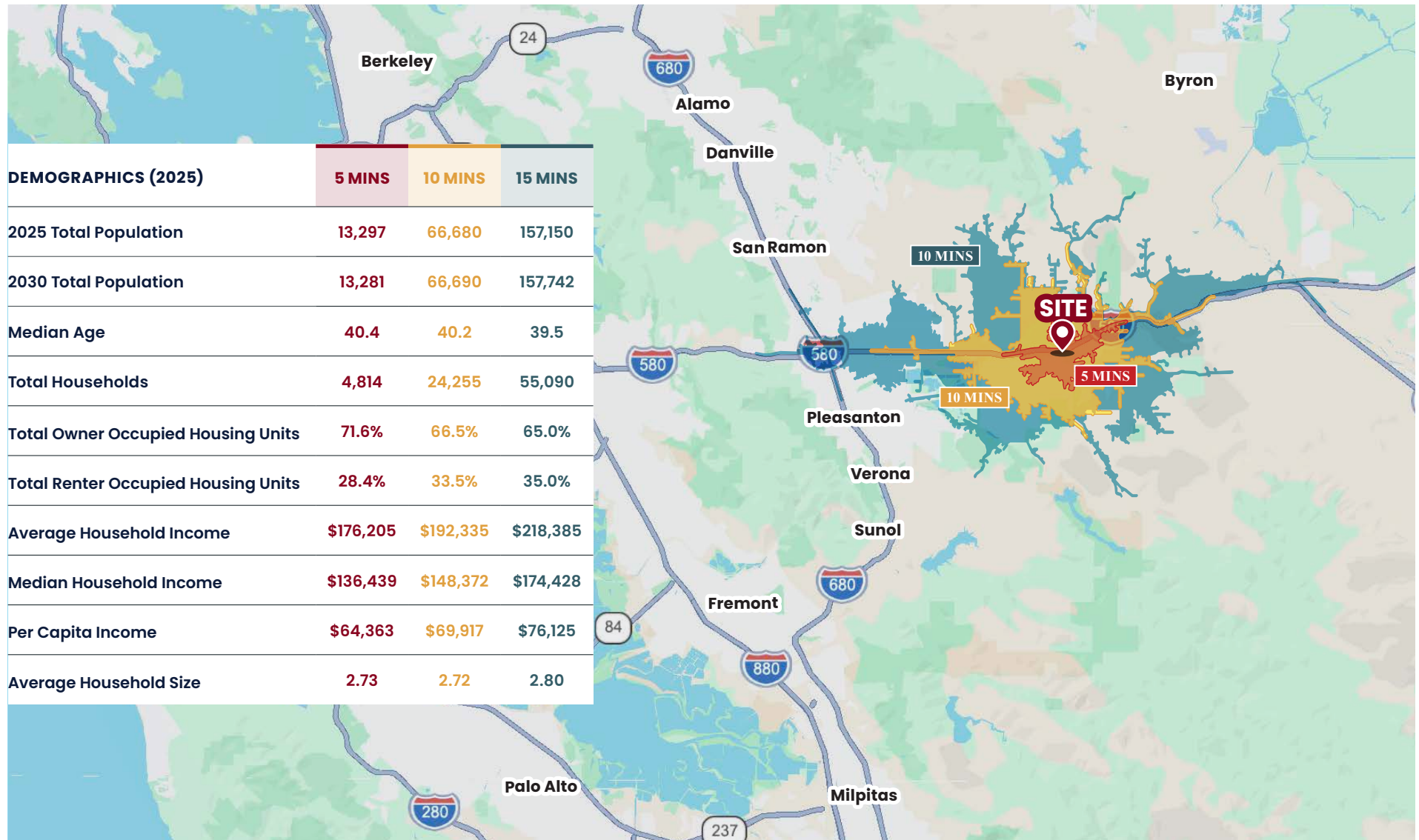
VIEW FROM LAS POSITAS RD



VIEW FROM ARROYO VISTA



Drive Time





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