

# Pinole Vista Plaza

1500 Fitzgerald Dr  
Pinole, CA 94564



Welcome

Perform  
Properties



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# PROPERTY DETAILS

## Overview

Anchored by Lucky Supermarket, Big 5 Sporting Goods, and Planet Fitness.

The property offers abundant parking for tenants and visitors, ensuring ease of access and convenience.

Conveniently located with quick access to I-80, offering seamless connections to Berkeley, Oakland, and Vallejo.

## Tenant Mix

Big 5 Sporting Goods, Goodyear Tire, Noah's New York Bagels, Planet Fitness, Starbucks, The UPS Store

## Shopping Center GLA

±228,556 SF

## Availability

Anchor / Shop / Restaurant Re-Development 1,500 – 50,000 SF

2nd Gen Pizza – ±1,500 SF



## Demographics

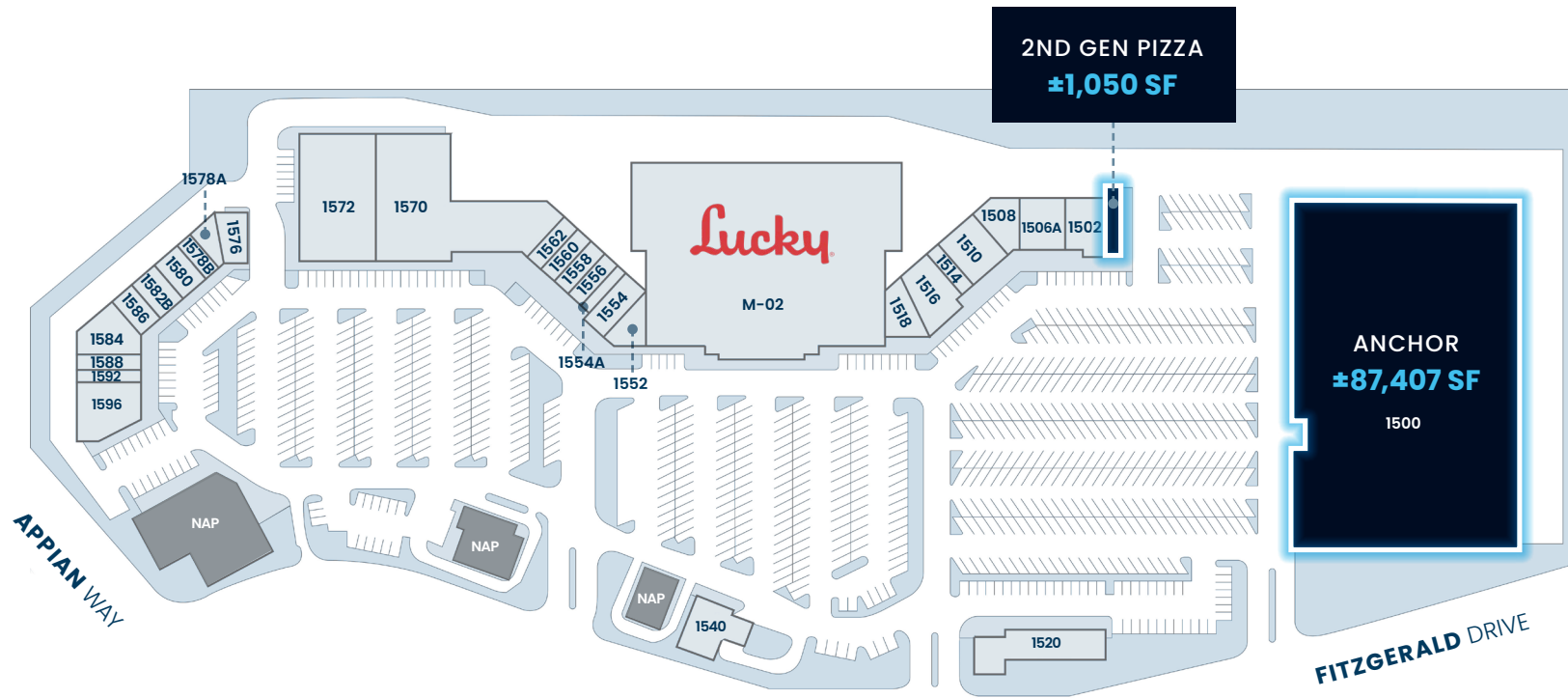
	1 MILE	3 MILES	5 MILES
2025 Total Population	17,157	110,166	221,392
2025 Daytime Population	14,105	83,574	168,094
2025 Average Household Income	\$129,810	\$139,303	\$133,376

## Traffic Counts

	AVG DAILY TRAFFIC
Fitzgerald Drive	14,715 ADT
Appian Way	22,886 ADT
Highway 80	170,000 ADT

Source: ©2025 Esri.

# SITE PLAN & AVAILABILITY



Suite	Tenant	SF
<b>1500</b>	<b>Available</b>	<b>87,407 SF</b>
1562	Amethyst Spa	1,222 SF
1518	Angel's Dentistry	2,080 SF
1572	Big 5 Sporting Goods	12,000 SF
1576	Cigarette Value	1,560 SF
1506A	Eco Paint Center	2,339 SF
1508	Fancy Nails Lounge	2,563 SF
1520	Goodyear Tire	5,000 SF
1582B	H&R Block	1,800 SF
M-02	Lucky	58,477 SF

Suite	Tenant	SF
1592	Metro PCS	819 SF
1578A	Mexihibachi	1,211 SF
1516	Mountain Mike's Pizza	3,405 SF
1510	New Ebony Beauty Supply	2,992 SF
1552	Noah's New York Bagels	1,800 SF
1554	Ohana Hawaiian BBQ	1,775 SF
<b>1502A</b>	<b>Available (2nd Gen Pizza)</b>	<b>1,050 SF</b>
1502	Pho Craze	3,008 SF
1586	Pinole Vista Liquors	1,436 SF
1570	Planet Fitness	18,884 SF

Suite	Tenant	SF
1580	Popeye's	1625 SF
1578B	Qualitea	860 SF
1560	Rickshaw Restaurant	1,200 SF
1596	Ristorante Due Rose	4,264 SF
1554A	Ruby's Nails	350 SF
1558	Sol Dance Academy	1,194 SF
1588	Sourdough & Co	1,556 SF
1514	SS Threading & Esthetics	930 SF
1540	Starbucks	2,282 SF
1584	Taqueria	2,267 SF
1556	The UPS Store	1,200 SF

# POTENTIAL FLOOR PLAN

## ANCHOR BUILDING REDEVELOPMENT OPPORTUNITIES

(Concept 1)



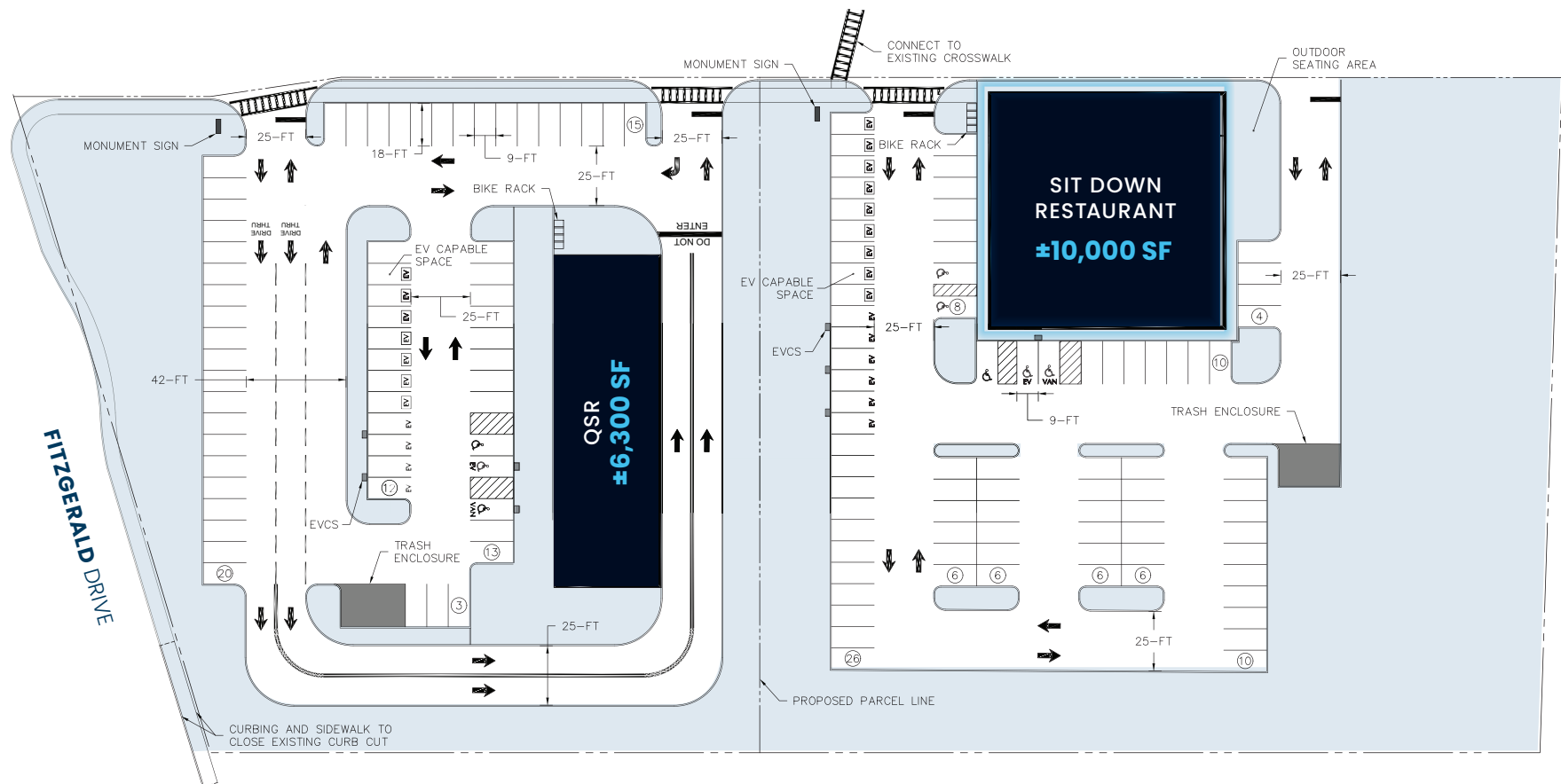
Anchor tenants



Drive-thru restaurant pad



Shop tenants



# POTENTIAL FLOOR PLAN

## ANCHOR BUILDING REDEVELOPMENT OPPORTUNITIES

(Concept 2)



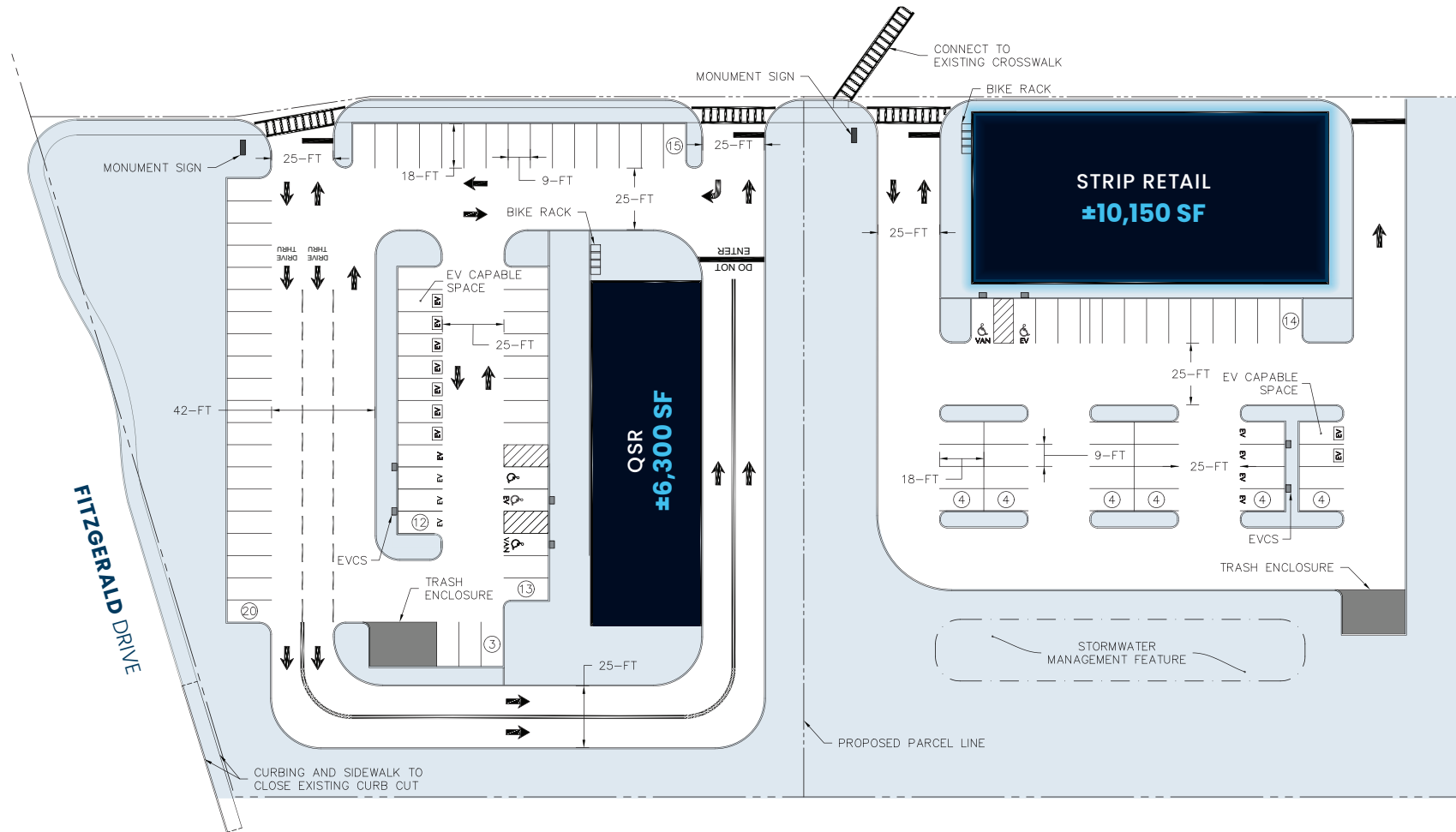
Anchor tenants



Drive-thru restaurant pad

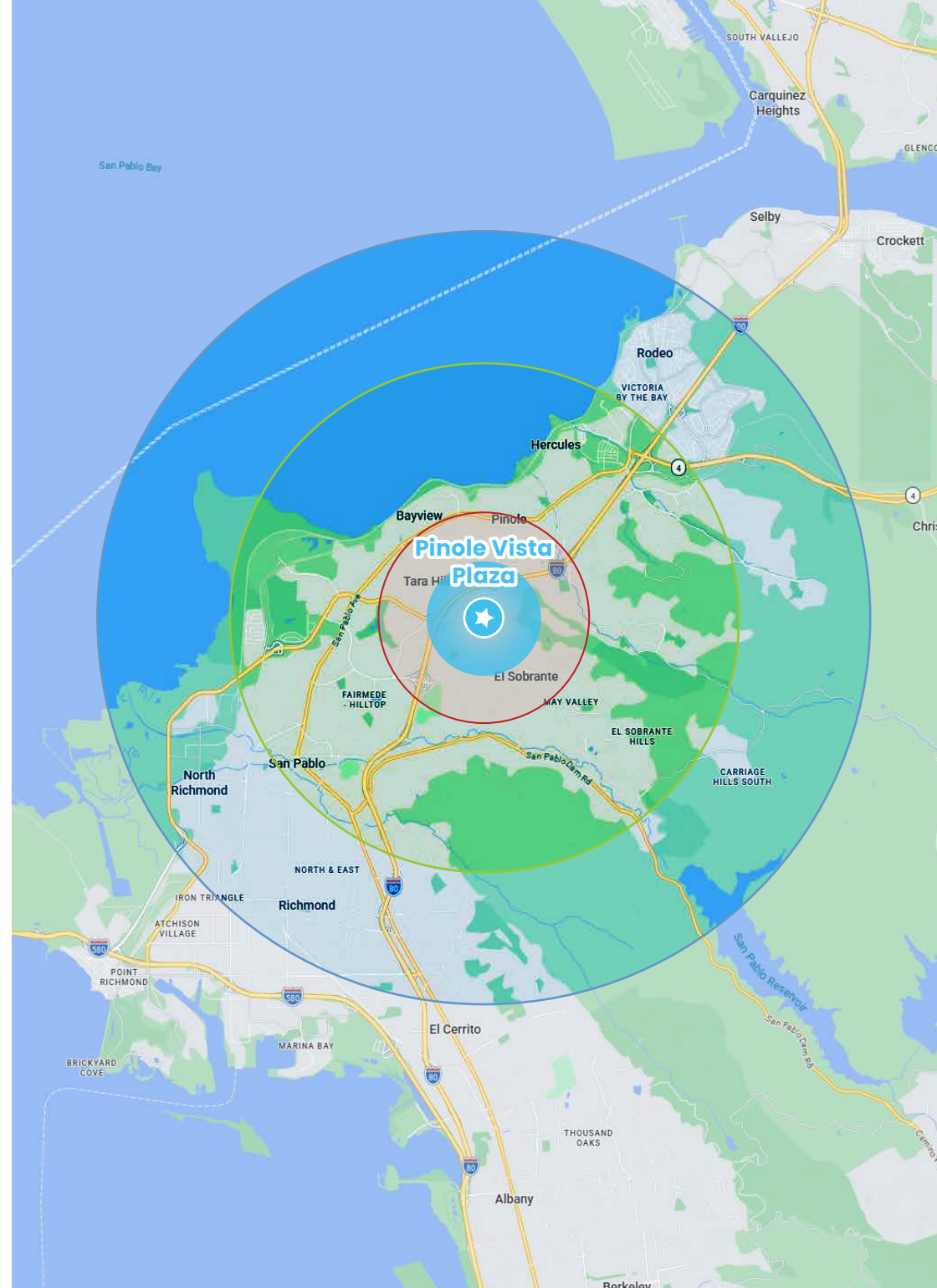


Shop tenants



# 2025 DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Daytime Population	14,105	83,574	168,094
2025 Total Population	17,157	110,166	221,392
2030 Total Population (Estimate)	17,030	110,158	221,823
Median Age	41.2	41.3	39.6
2025 Total Households	6,062	37,616	72,199
Total Occupied Housing Units	4,275	39,367	75,246
Total Owner Occupied Housing Units	61.9%	63.0%	59.4%
Total Renter Occupied Housing Units	38.1%	37.0%	40.6%
Average Household Income	\$129,810	\$139,303	\$133,376
Median Household Income	\$102,731	\$108,145	\$103,751
Per Capita Income	\$46,133	\$47,495	\$43,648
Median Home Value	\$721,793	\$734,827	\$738,158
% Population 25 yrs + Some College	18%	18.4%	18.3%
% White Collar Occupations	66.9%	60.8%	56.6%
% Blue Collar Occupations	19.1%	19.8%	22.1%
Average Household Size	2.81	2.90	3.03



# CUSTOMER PROFILE

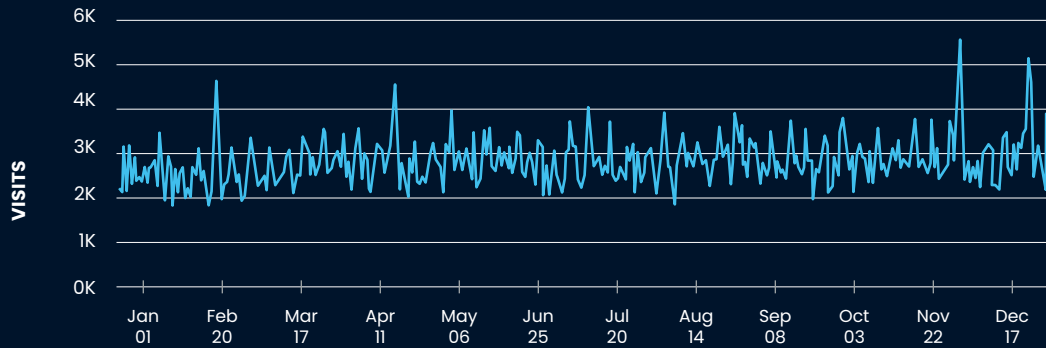
## Audience Overview

Bachelor's Degree or Higher	31.7%
Median Age	38.7
Persons per Household	2.87

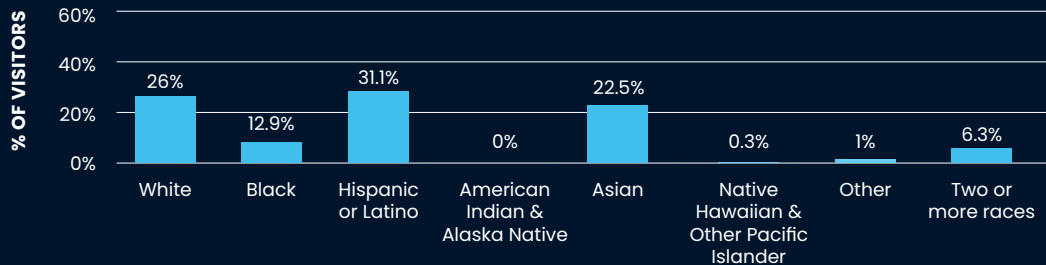
## Metrics

Visits	1.1 MILLION
Visitors	169.8K
Visitors Frequency	6.19

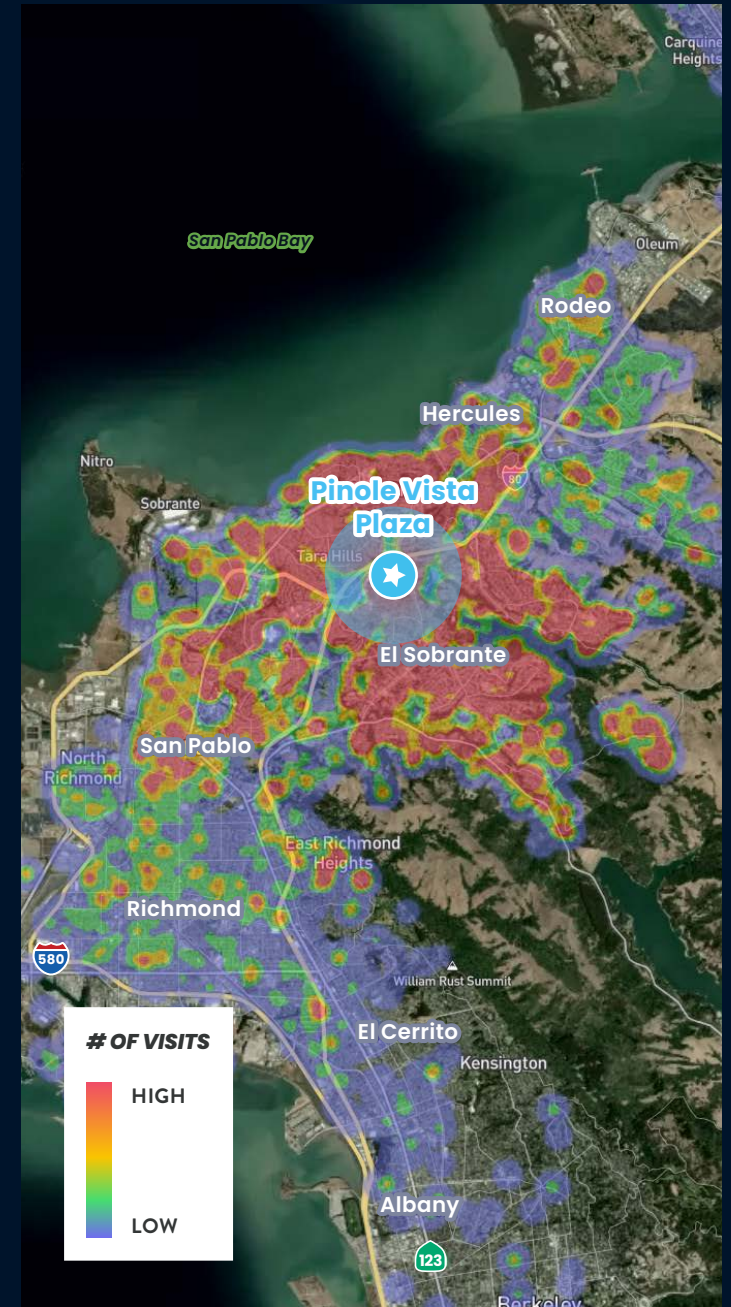
## Visits / Weekly



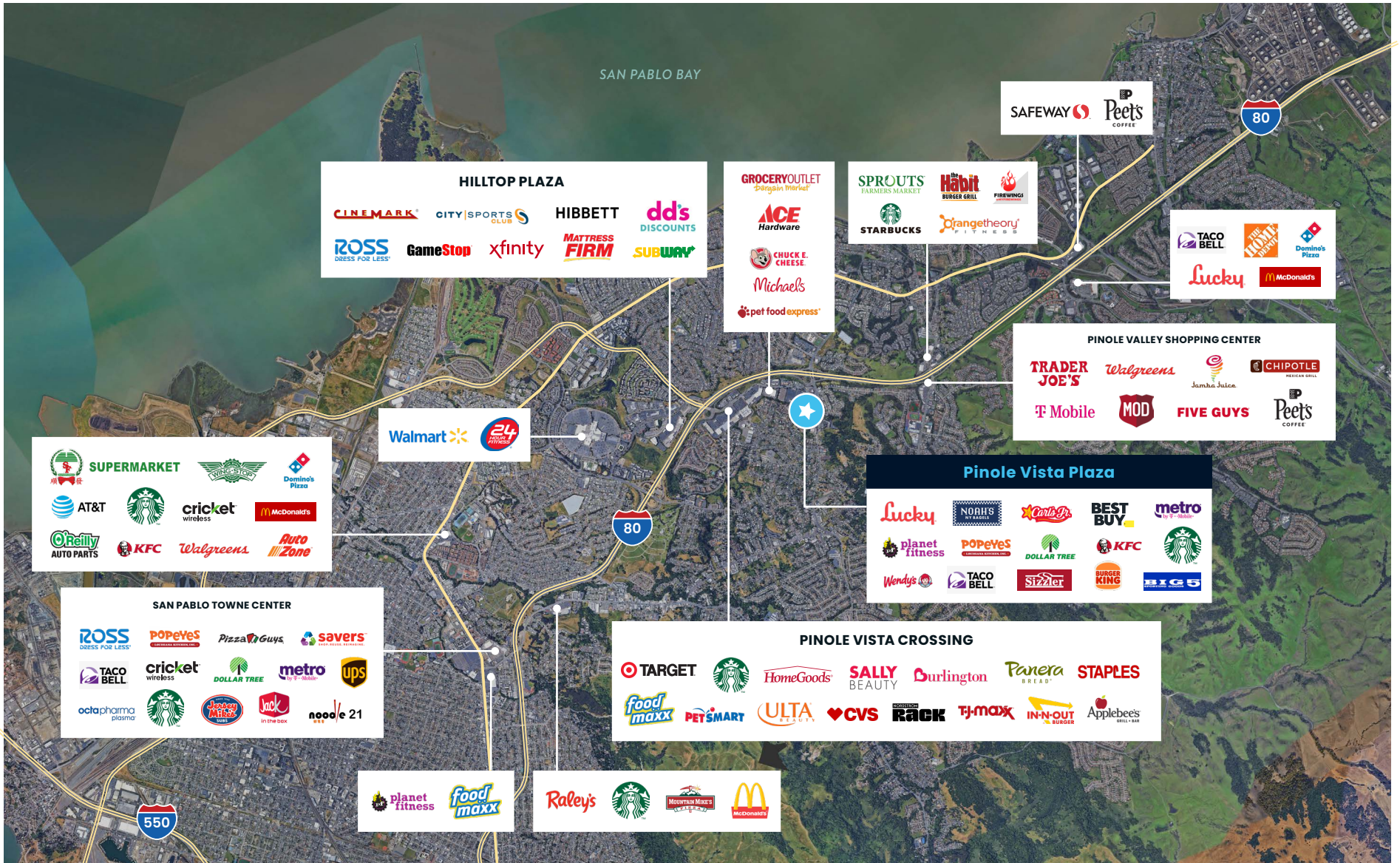
## Most Common Ethnicity



Data provided by Placer Labs, Inc.



# IMMEDIATE TRADE AREA



# PHOTO GALLERY



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