

Village Oaks

1145 Arnold Drive
Martinez, CA 94553

±600-1,520 SF

Retail Spaces Available
For Lease



Perform
Properties

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PROPERTY DETAILS

Overview

Anchored by a strong performing Lucky Supermarket and Rite Aid Pharmacy.

Located in a dense and affluent East Bay submarket.

Direct access to Highway 4 via the Morello Interchange, facilitating convenient access for customers and employees.

Tenant Mix

Baskin Robbins, Lucky Supermarkets, Mathnasium, McDonald's

Shopping Center GLA

±79,875 SF

Availability

Suite 1175B - ±600 SF
Suite 1175C - ±1,520 SF



Demographics

	1 MILE	3 MILES	5 MILES
2025 Total Population	14,651	62,478	160,138
2025 Daytime Population	20,437	79,493	184,433
2025 Average Household Income	\$167,999	\$163,791	\$149,978

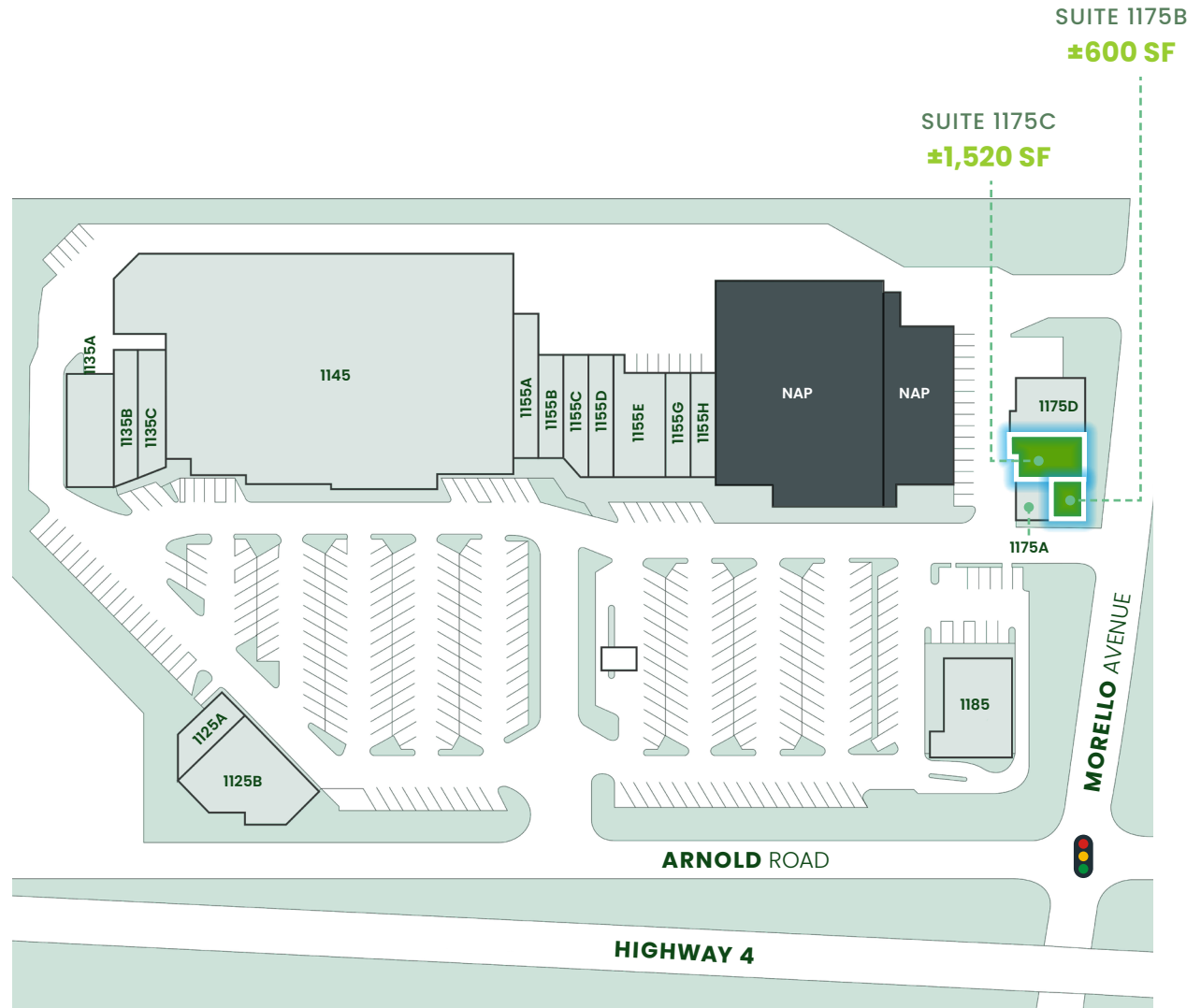
Traffic Counts

	AVG DAILY TRAFFIC
Morello Ave	20,100
Highway 4	75,000

Source: ©2025 Esri.

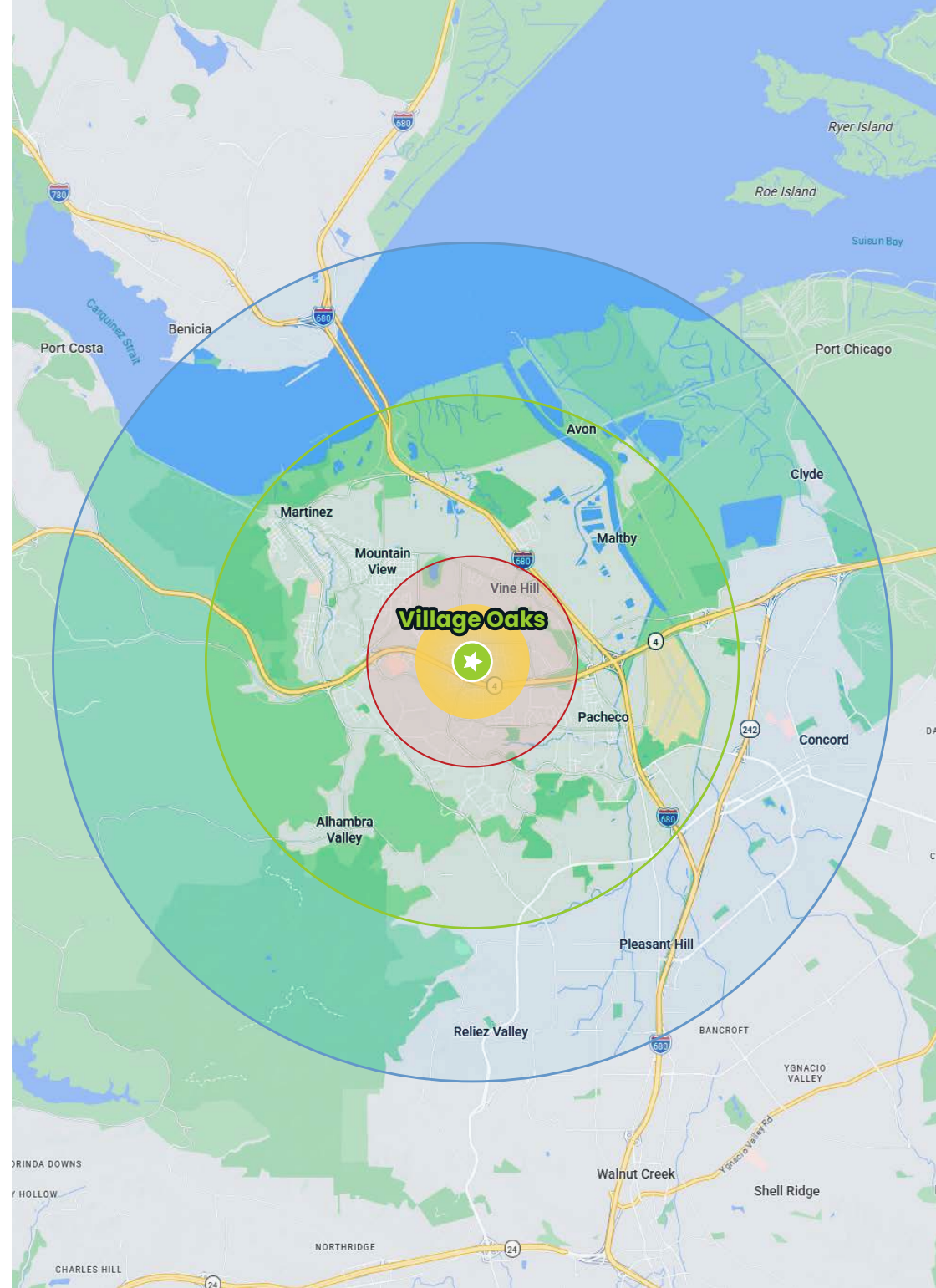
SITE PLAN & AVAILABILITY

Suite	Tenant	SF
1125A	Discount Liquors	1,508
1125B	Carbon Health Medical Group	3,768
1135A	Taqueria Limon	2,980
1135B	Afterglow Tan	1,521
1135C	Togo's	1,480
1145	Lucky Supermarkets	47,074
1155A	Mathnasium	1,672
1155B	Papa Murphy's	1,368
1155C	The UPS Store	1,856
1155D	Bamboo Garden	2,778
1155E	Games of Martinez	2,800
1155H	Hanabi Sushi	1,660
1155G	Lavish Nails and Spa	1,140
1175A	Baskin Robbins	880
1175B	Available	600
1175C	Available	1,520
1175D	Valley Jewelers	1,200
1185	McDonald's	4,092



2025 DRIVE TIME

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Daytime Population	20,437	79,493	184,433
2025 Total Population	14,651	62,478	160,138
2030 Total Population (Estimate)	14,717	62,371	160,785
Median Age	42.3	43.1	41.0
2025 Total Households	2,364	39,448	109,299
Total Occupied Housing Units	5,456	24,726	61,944
Total Owner Occupied Housing Units	72.6%	68.2%	57.7%
Total Renter Occupied Housing Units	27.4%	31.8%	42.3%
Average Household Income	\$167,999	\$163,791	\$149,978
Median Household Income	\$140,438	\$135,393	\$118,484
Per Capita Income	\$64,474	\$64,495	\$58,112
Median Home Value	\$834,553	\$840,481	\$816,447
% Population 25 yrs + Some College	19.8%	18.4%	18.0%
% White Collar Occupations	72.4%	70.8%	65.6%
% Blue Collar Occupations	12.6%	14.4%	14.9%
Average Household Size	2.65	2.48	2.55



CUSTOMER PROFILE

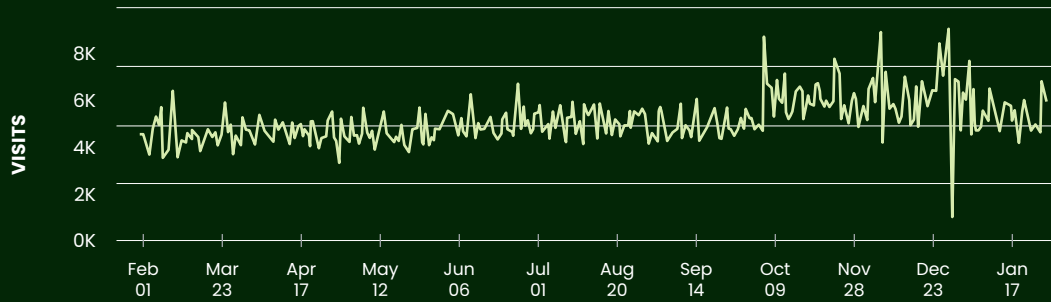
Audience Overview

Bachelor's Degree or Higher	35.3%
Median Age	36.6
Persons per Household	2.74

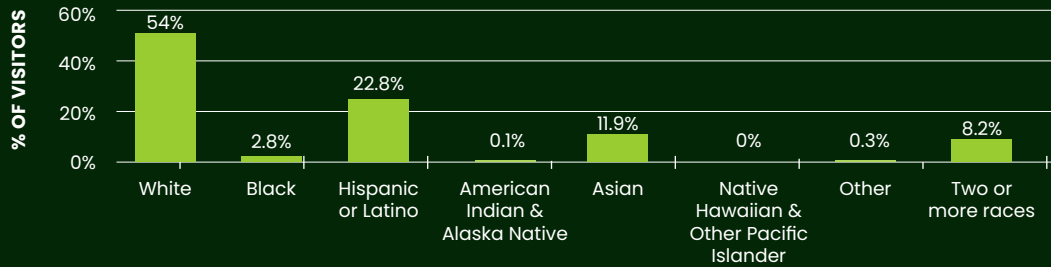
Metrics

Visits	1.5 MILLION
Visitors	213.1K
Visitors Frequency	7.07

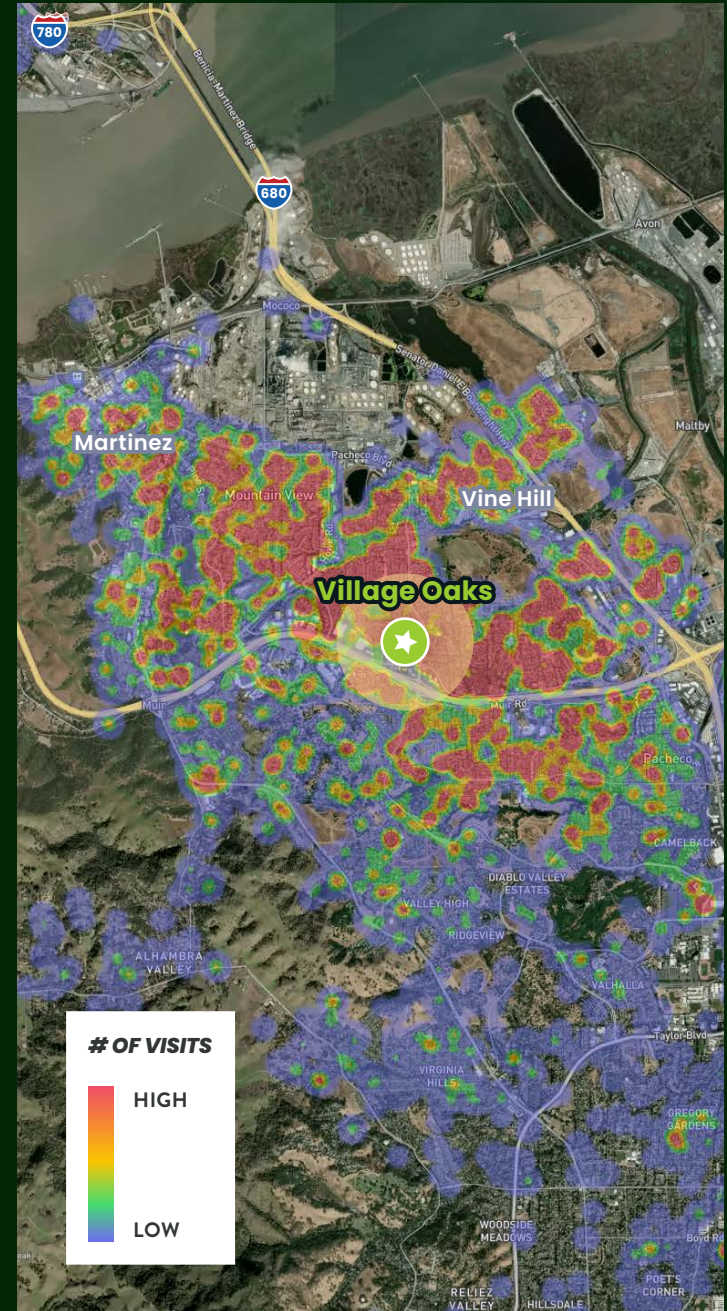
Visits / Weekly



Most Common Ethnicity



Data provided by Placer Labs, Inc.



IMMEDIATE TRADE AREA



PHOTO GALLERY



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ROSS DRESS FOR LESS

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