

# VILLAGE OAKS

1145 ARNOLD DRIVE | MARTINEZ, CA



## Property Details

**Owned GLA**  
79,875 SF

**Availability**  
3 Suites | 1,520 SF

### 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



MATHNASIUM  
The Math Learning Center



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## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	15,600	13,900	5,900	\$163,100	\$133,300
3 MILES	61,500	103,600	24,100	\$149,100	\$125,600
5 MILES	154,200	197,900	59,100	\$138,500	\$114,700



## Market Aerial

# Market Aerial Coming Soon

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## Site Plan



Suite	Tenant	GLA (SF)
1175C	AVAILABLE	1,520
1165B	AVAILABLE	
1165	AVAILABLE	
1145	LUCKY SUPERMARKETS	47,074
1185	MCDONALD'S	4,092
1125B	CARBON HEALTH MEDICAL GROUP	3,768
1135A	TAQUERIA LIMON	2,980
1155E	GAMES OF MARTINEZ	2,800
1155D	BAMBOO GARDEN	2,776
1155C	THE UPS STORE	1,856
1155A	MATHNASIUM	1,672
1155H	HANABI SUSHI	1,660
1135B	AFTERGLOW TAN	1,521
1125A	DISCOUNT LIQUORS	1,508
1135C	TOGOS	1,460
1155B	PAPA MURPHY'S	1,368
1175D	VALLEY JEWELERS	1,200
1155G	LAVISH NAILS AND SPA	1,140
1175A	BASKIN ROBBINS	880
1175B	BANK OF AMERICA	600



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## Get in Touch with Us

### Leasing

Amber Wright

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### Pop-up & Short-term Leasing

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### Property Management

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