VILLAGE OAKS

1145 ARNOLD DRIVE | MARTINEZ, CA 94553

Perform Properties

Property Details

Owned GLA
79,875 SF

Availability
2 Suites | 5,288 SF

Overview

- Anchored by a strong performing Lucky Supermarket
- 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

Lucky, McDonald's, Mathnasium, Baskin-Robbins, Bank of America, Ross Dress for Less









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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	15,564	13,815	5,925	$176,816	$145,311
3-MILE RADIUS	61,160	103,092	23,998	$164,507	$135,230
5-MILE RADIUS	152,937	196,687	58,553	$155,541	$126,276



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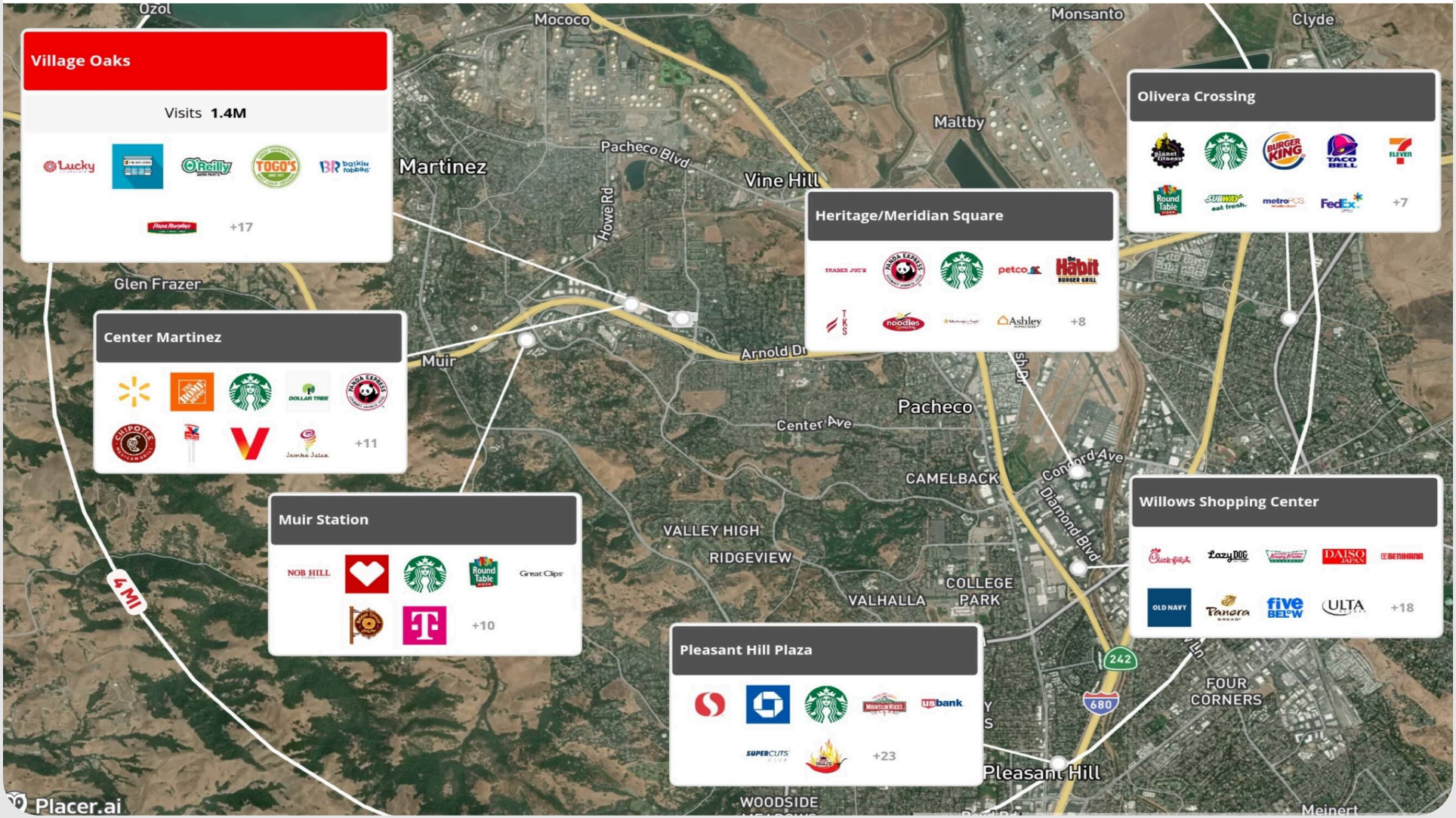
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Market Aerial



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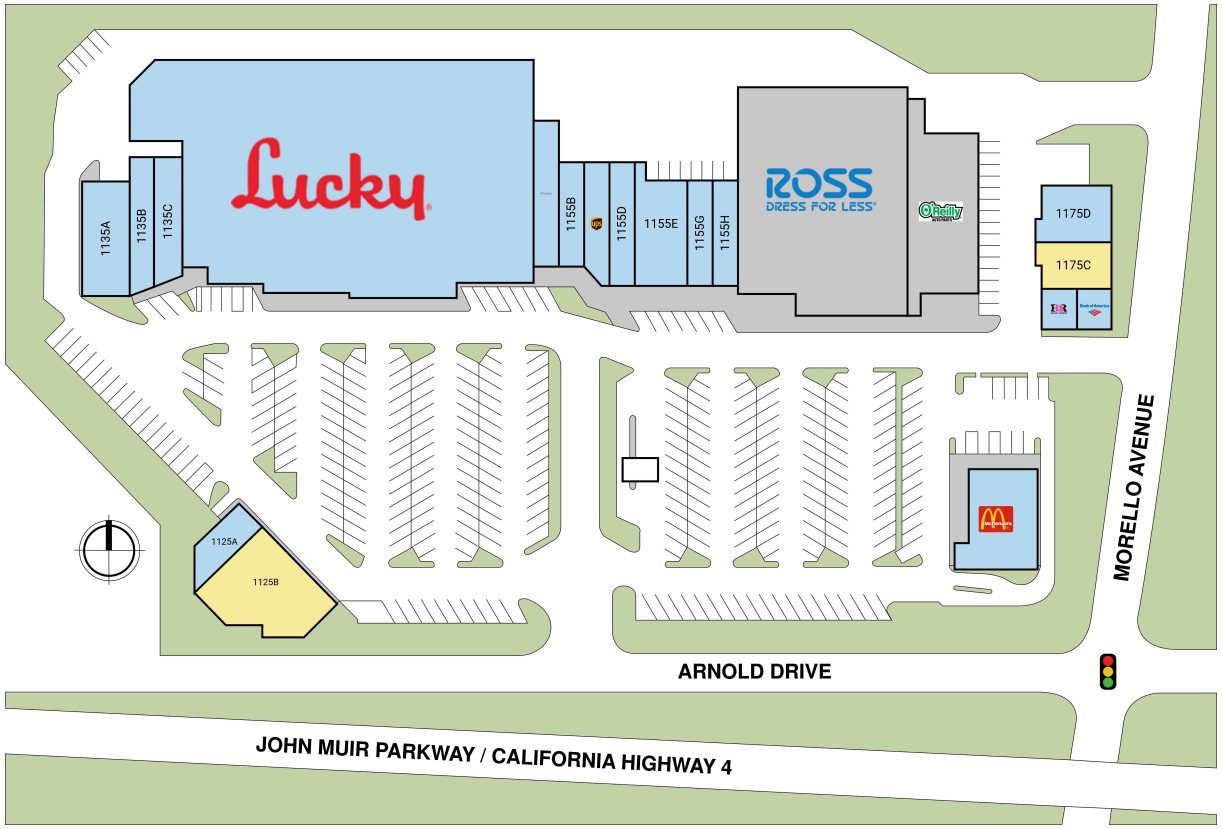
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Site Plan



Suite	Tenant	GLA (SF)
1125B	AVAILABLE	3,768
1175C	AVAILABLE	1,520
1145	LUCKY SUPERMARKETS	47,074
1185	MCDONALD'S	4,092
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	LIQUOR LANE	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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