

ARNOLD RETAIL CENTER

1041-1045 Arnold Dr | Martinez, CA 94553

±1,300 SF Available



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the eonic company®

PROPERTY HIGHLIGHTS



Former Jamba Juice space in
Martinez



Strong visibility along Highway 4



Ample parking and monument
signage available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,990	59,052	150,504
Avg. Household Income	\$178,895	\$166,432	\$154,888
Daytime Population	20,097	69,064	178,531

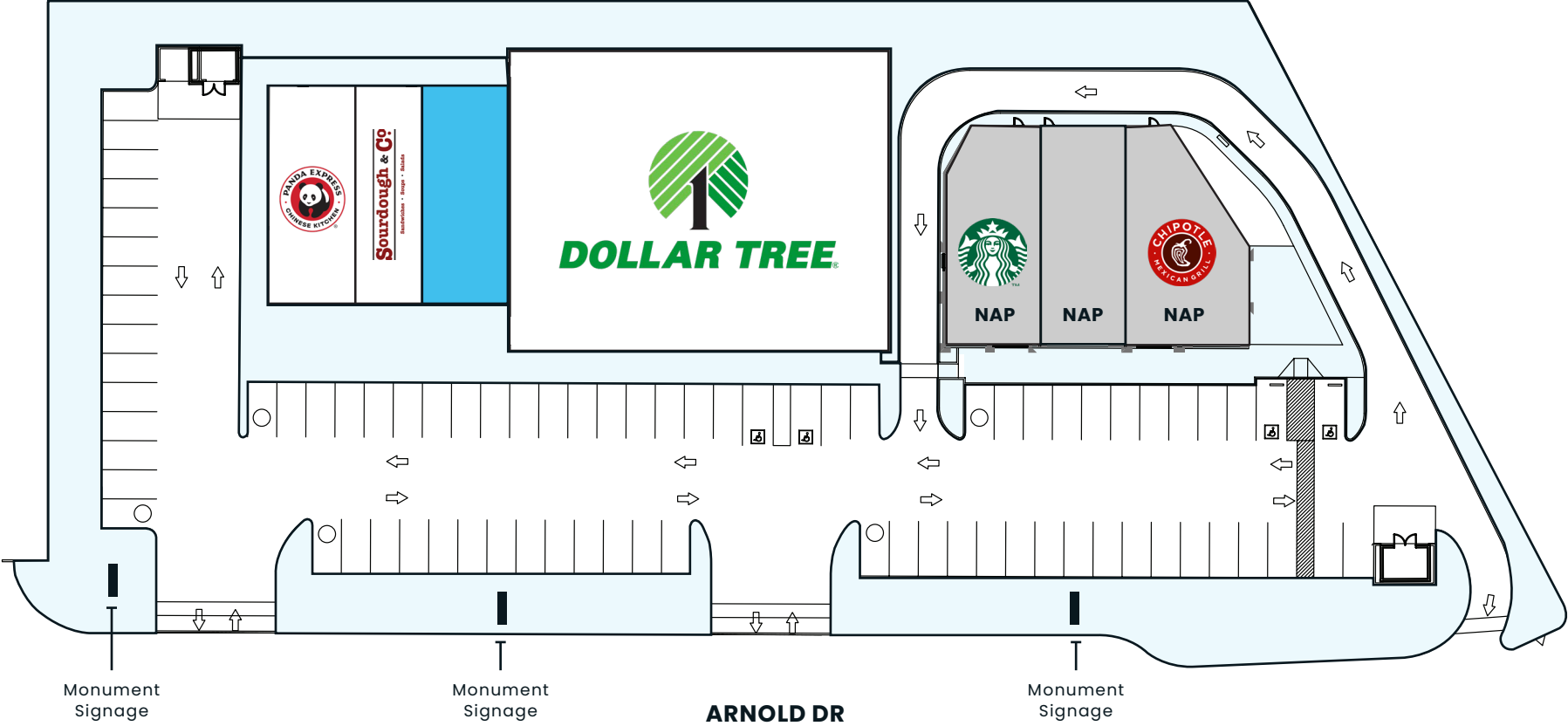
TRAFFIC COUNTS	
State Route 4	75,000 ADT
Morello Ave	20,000 ADT
Arnold Dr	6,600 ADT

Source: 2026 Esri.



PROPERTY

SITE PLAN



CLOSE-UP
AERIAL



STATE ROUTE 4: 75,000 ADT

MORELLO AVE: 20,000 ADT

Walmart

THE HOME DEPOT

VILLAGE OAKS

Lucky

BR Baskin Robbins

TAQUERIA EXTRA

McDonald's

Carbon Health

ROSS DRESS FOR LESS

PAPA MURPHY'S

KAISER PERMANENTE

ARNOLD RETAIL CENTER

DOLLAR TREE

Sourdough & Co
Breadsticks • Soups • Salads

PANDA EXPRESS
CHINA KITCHEN

MUIR STATION

NOB HILL FOODS

CVS

ROUND TABLE PIZZA ROYALTY

KINDER'S

Bagel Street

Great Clips

Little Caesars

TACO BELL

MOUNTAIN MIKE'S

petco

Carl's Jr.

ihop

7 ELEVEN

SAFeway  

ARNOLD RETAIL CENTER

 **Sourdough & Co.** 

Walmart 

VILLAGE OAKS

LOWE'S

OLIVERA CROSSING

MUIR STATION

PLEASANT HILL SHOPPING CENTER



THE VERANDA

SAFeway 



SUNVALLEY SHOPPING CENTER

VIRGINIA HILLS CENTER

COSTCO BUSINESS CENTER

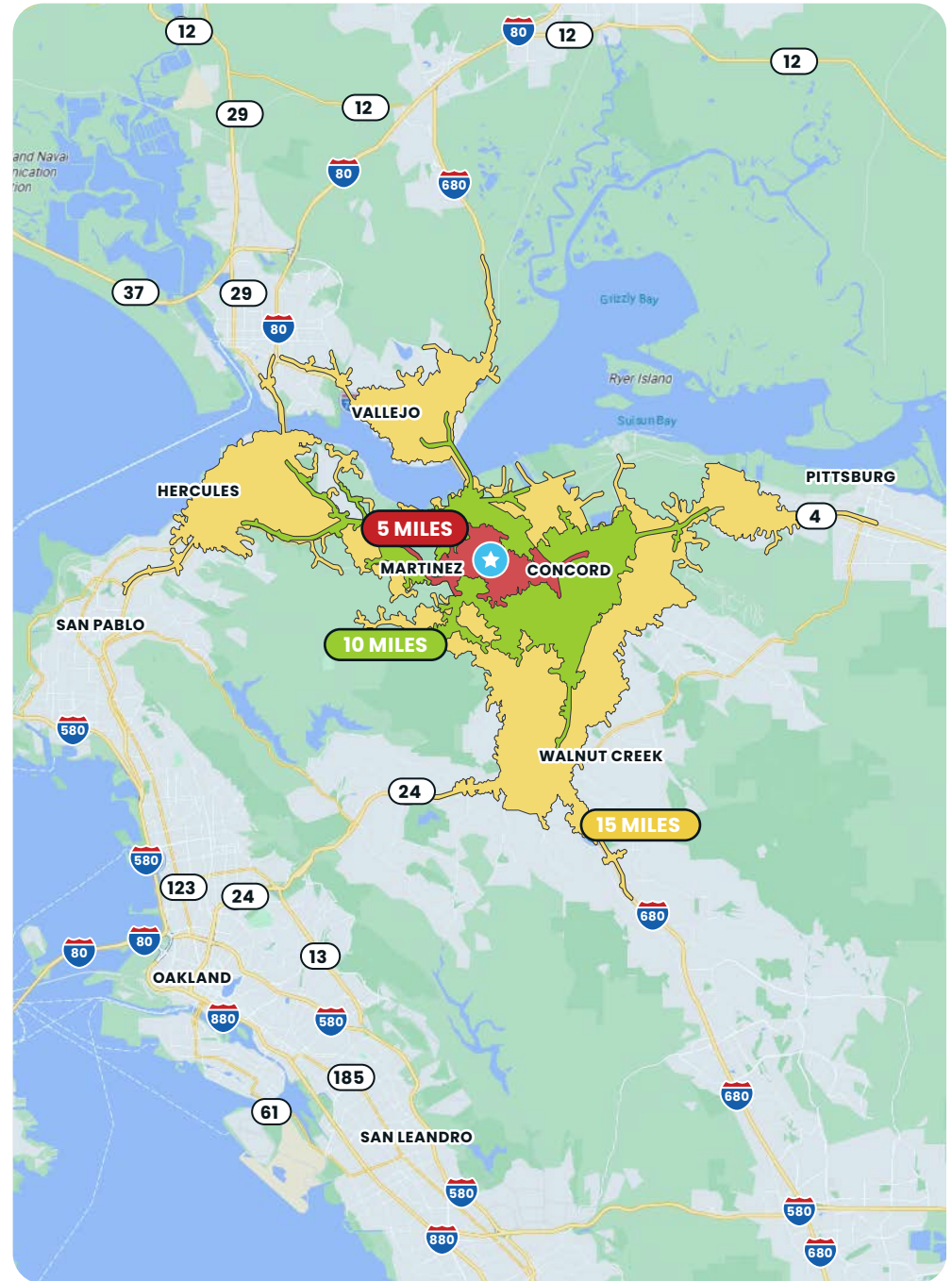
MARKET
AERIAL

DEMOGRAPHICS

DRIVE TIME

2026	5 MILES	10 MILES	15 MILES
Daytime Population	31,733	111,181	308,550
Total Population	23,263	75,976	285,725
2031 Total Population (Estimate)	23,209	75,976	285,725
Median Age	42.1	42.3	40.8
2026 Total Households	9,092	30,203	109,279
Total Housing Units	9,414	31,652	114,657
Total Owner Occupied Housing Units	70.0%	62.7%	58.0%
Total Renter Occupied Housing Units	30.0%	37.3%	42.0%
Average Household Income	\$173,106	\$157,356	\$170,075
Median Household Income	\$146,522	\$129,483	\$129,684
Per Capita Income	\$68,057	\$63,686	\$65,816
Median Home Value	\$805,606	\$802,227	\$838,068
% Pop 25+ yrs Educational Attainment	16,727	56,040	204,388
% White Collar Occupations	74.0%	68.0%	66.0%
% Blue Collar Occupations	12.6%	14.8%	15.0%
Average Household Size	2.52	2.45	2.56

Source: *placer.ai*





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