FOR LEASE

1165 Arnold Drive

Arnold Drive & Morello Avenue – Martinez, CA

Highly visible 9,128 SF end cap located on busy retail corridor

9,128 SF End Cap
Lucky/Rite Aid Anchor

- **New storefront planned.**
- **Just off the Highway 4 at the Morello Avenue exit.**
- **Lucky and Rite Aid anchors with Wal-Mart & Home Depot nearby**

2 Mile Demos	
Population:	25,077
Daytime Population 16+:	34,279
Median HH Income:	$101,007

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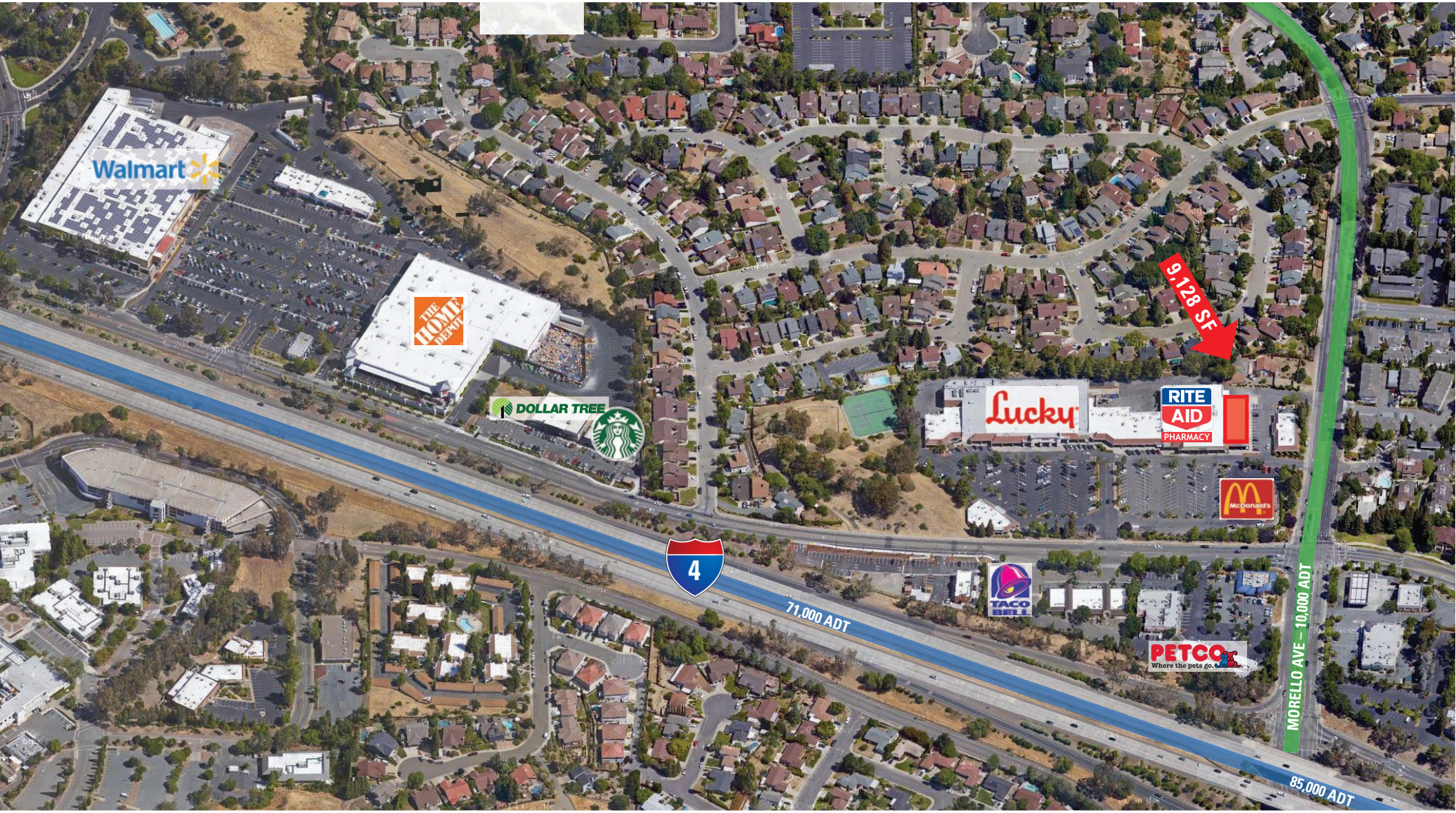
HIGH ALTITUDE AERIAL



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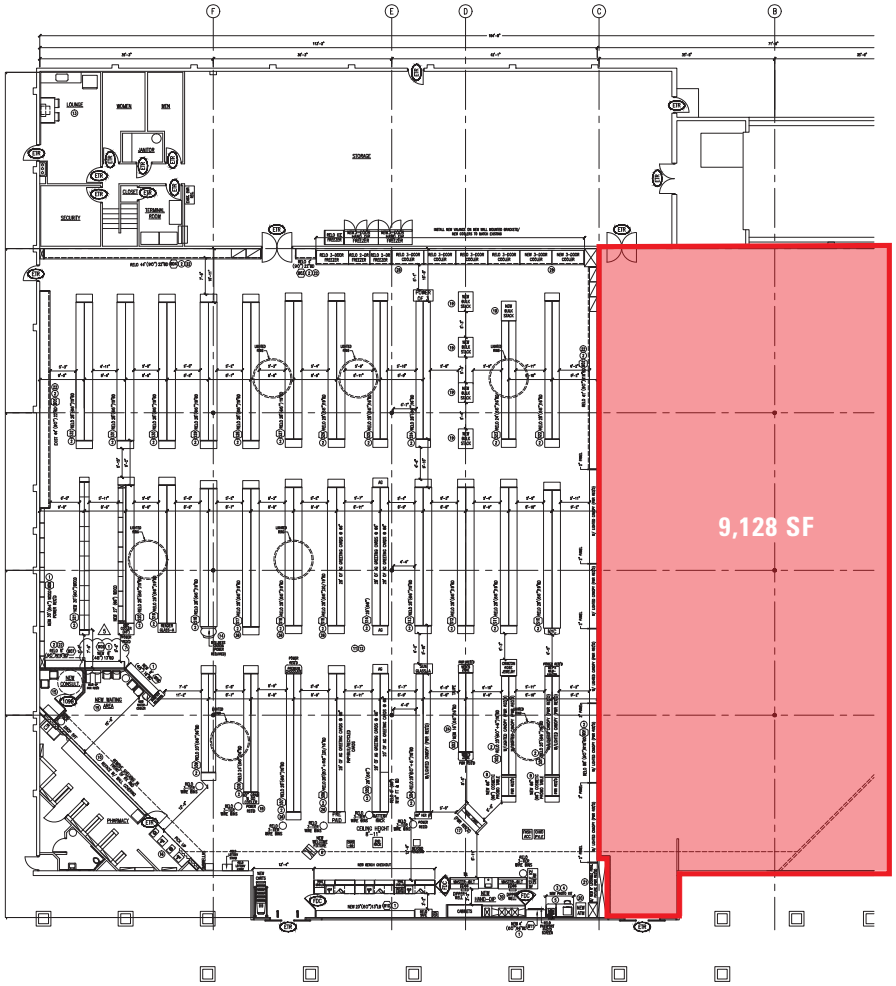
SITE PLAN



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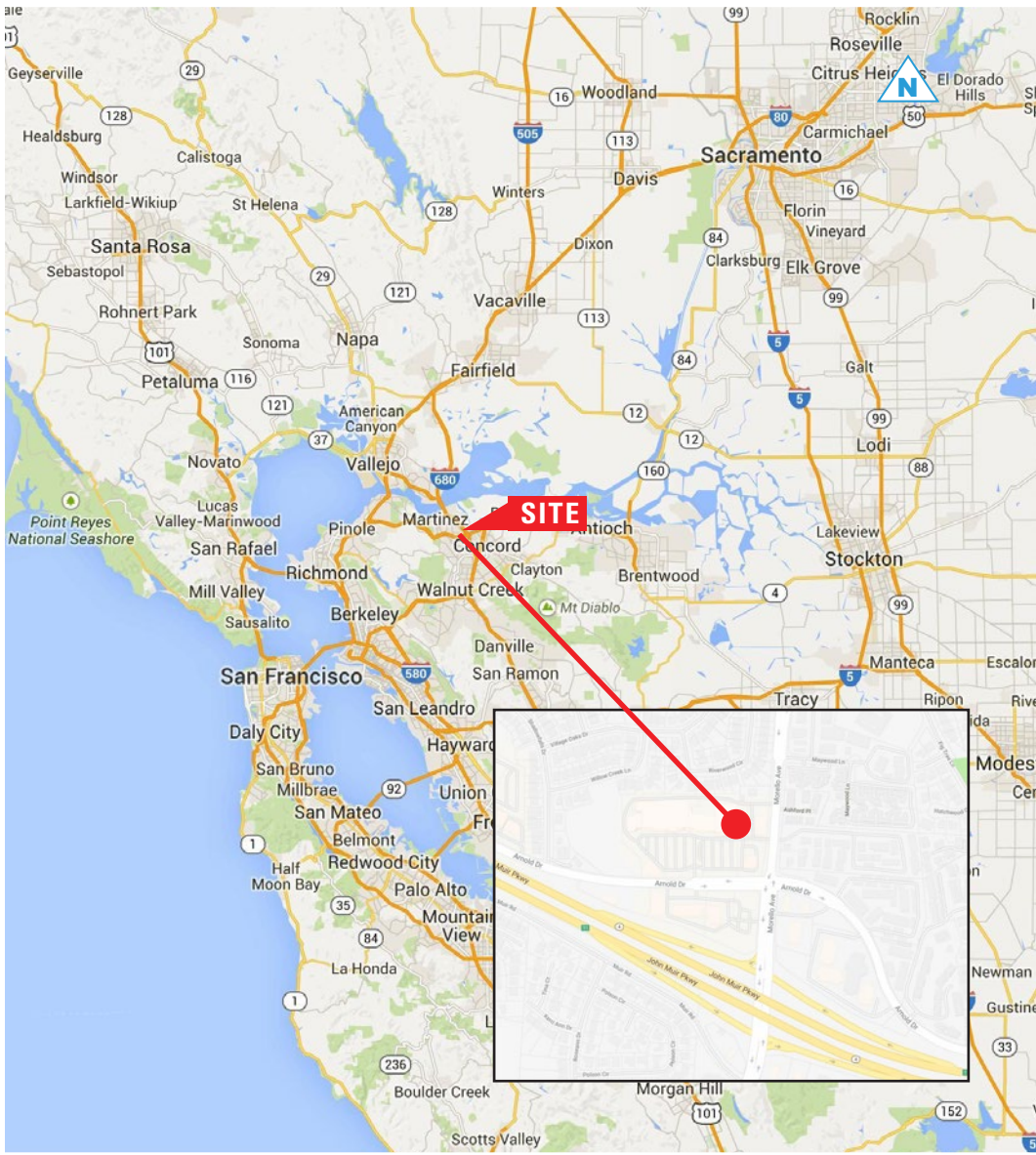
LOCATION & DEMOGRAPHICS

		1-Mile	2-Mile	3-Mile	5-Mile
POPULATION	2018 Estimated Population	15,720	45,077	64,784	164,773
	2023 Projected Population	16,493	47,491	68,170	173,169
	2010 Census Population	14,561	41,370	59,705	152,431
	2000 Census Population	13,782	40,645	59,451	150,565
	Projected Annual Growth 2018 to 2023	1.0%	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2018	0.8%	0.6%	0.5%	0.5%
	2018 Median Age	41.1	41.9	41.8	39.1
	Adj. Daytime Demographics Age 16 Years+	14,070	34,279	60,953	142,564
HOUSEHOLDS	2018 Estimated Households	5,821	17,240	24,954	61,683
	2023 Projected Households	6,064	18,028	26,070	64,322
	2010 Census Households	5,560	16,316	23,694	58,752
	2000 Census Households	5,318	16,219	23,751	58,652
	Projected Annual Growth 2018 to 2023	0.8%	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	0.5%	0.3%	0.3%	0.3%
RACE & ETHNICITY	2018 Estimated White	69.8%	72.4%	71.2%	65.3%
	2018 Estimated Black or African American	4.5%	3.4%	3.6%	4.0%
	2018 Estimated Asian or Pacific Islander	13.1%	11.6%	13.1%	12.7%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.6%	0.6%
	2018 Estimated Other Races	12.1%	11.9%	11.5%	17.4%
	2018 Estimated Hispanic	16.7%	17.5%	16.7%	27.0%
INCOME	2018 Estimated Average Household Income	$125,447	$127,859	$128,197	$119,207
	2018 Estimated Median Household Income	$102,216	$101,007	$100,928	$91,779
	2018 Estimated Per Capita Income	$46,746	$49,060	$49,685	$44,801
EDUCATION (25+)	2018 Estimated Elementary (Grade 0-8)	4.4%	4.0%	3.5%	5.6%
	2018 Estimated Some High School (Grade 9-11)	3.5%	4.3%	3.9%	5.1%
	2018 Estimated High School Graduate	20.0%	19.9%	18.8%	19.0%
	2018 Estimated Some College	23.6%	24.5%	24.5%	23.6%
	2018 Estimated Associates Degree Only	11.5%	10.0%	9.8%	8.4%
	2018 Estimated Bachelors Degree Only	24.2%	25.1%	26.2%	26.1%
	2018 Estimated Graduate Degree	12.8%	12.2%	13.3%	12.2%
BUSINESS	2018 Estimated Total Businesses	670	1,554	3,441	8,953
	2018 Estimated Total Employees	9,474	21,177	41,259	93,911
	2018 Estimated Employee Population per Business	14.1	13.6	12.0	10.5
	2018 Estimated Residential Population per Business	23.5	29.0	18.8	18.4



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