



# RETAIL CONDO FOR SALE AND LEASE



±859 SF RETAIL CONDOMINIUM

THE WELL AT SUNSET, LIVERMORE, CA 94550

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



LEE & ASSOCIATES

The mixed-use property consists of six commercial buildings suitable for retail uses with a 120-unit senior housing development under construction (estimated completion Q4 2025).



 Contact Brokers for Pricing

PROPERTY HIGHLIGHTS



±859 SF Retail Condo



New landscape



Located at Holmes & Concannon in Livermore



ADA compliant common areas



Highly visible freestanding single-story retail buildings



Affluent neighborhood with easy access from Silicon Valley and San Francisco metros



Completely renovated in 2021 from the ground up. New Electrical, Plumbing and Roofs



Perfect for Owner-Occupancy and/or Leased Investment Sales.



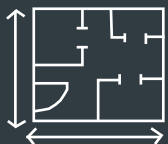
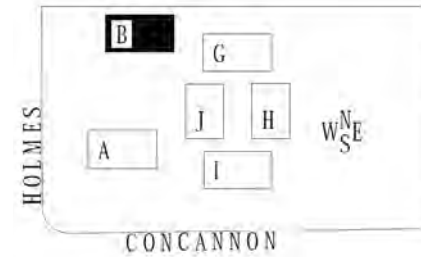
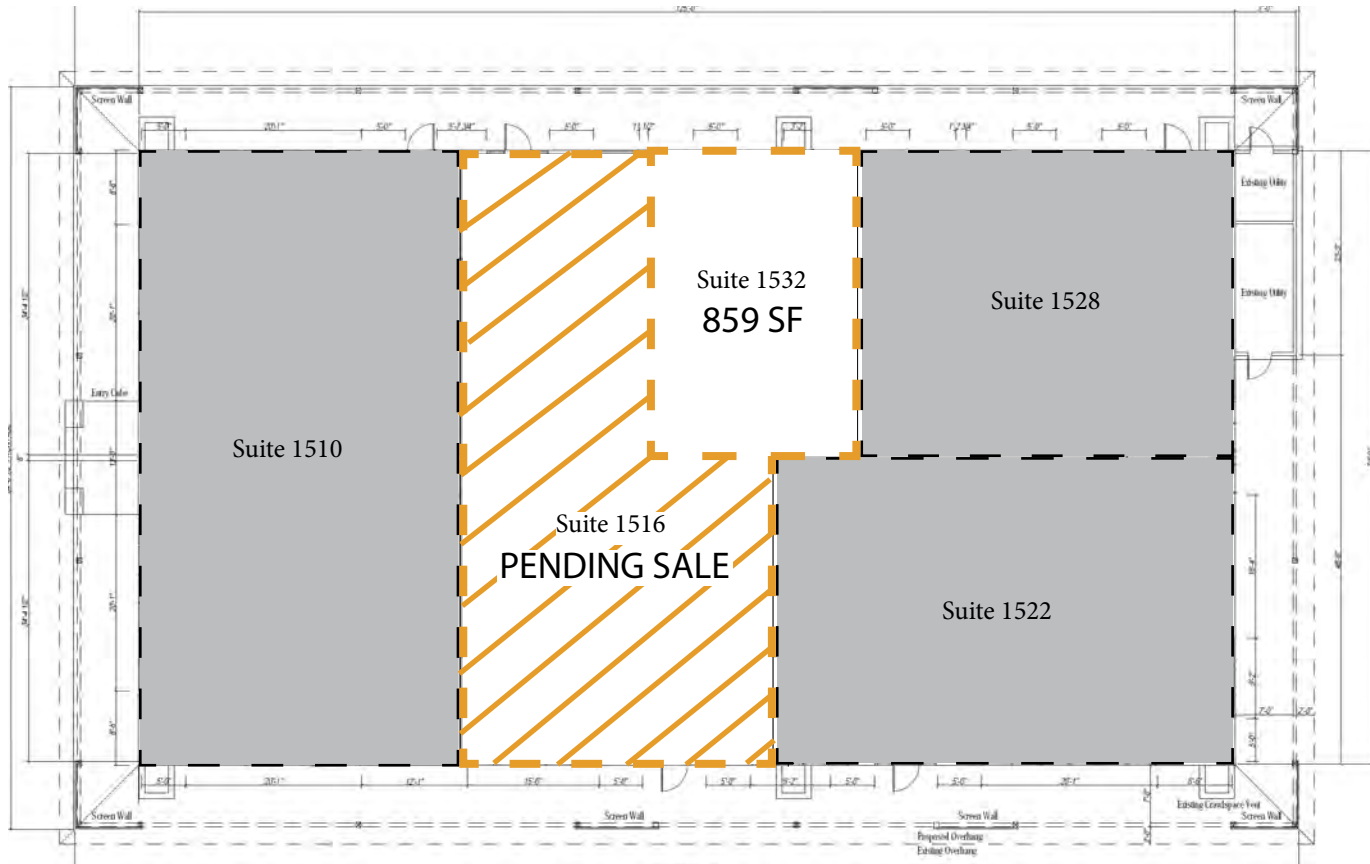
New restaurants opened summer 2022



Attractive SBA financing available with 10% down



# FLOOR PLAN



BUILDING B - RETAIL

1532 For Sale or Lease

SQ .FT.  
859

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# AREA MAP



### 2020 SUMMARY - 10 MIN DRIVE TIME

Population	75,384
Households	27,075
Average Family Size	3.18
Median Age	41.1
Median HH income	\$ 141,236
Average HH income	\$ 171,383

ComCast Cable  
300 Employees

Isabel Neighborhood  
4,100 New Homes

San Francisco  
Premium Outlets

Livermore  
Municipal Airport

Livermore Valley  
Joint Unified School District  
1,290 Employees

Kaiser Permanente  
Regional Distribution Center  
990 Employees

Stanford Health Care  
ValleyCare Livermore  
1,420 Employees

Downtown  
Livermore

Lawrence Livermore  
National Laboratory  
6,500 Employees

Granada High  
2,282 Students

Joe Michell K-8  
819 Students

Emma C Smith  
Elementary  
719 Students

Sunset Elementary  
771 Students

Sandia National  
Laboratory  
1,400 Employees

Willam Mendenhall  
965 Students



Ruby Hill  
Country Club  
*Private Jack Nicholas  
Country Club  
850 Homes  
Average Price \$3M*

Sycamore  
Grove Park

Wente Vinyards  
676 Employees

10-MINUTE DRIVE TIME



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
MEDIAN HH INCOME	\$162,052	\$138,052	\$148,560
POPULATION	14,773	63,855	106,322
TOTAL HOUSEHOLDS	5,150	22,766	37,919
MEDIAN AGE	44.7	41.1	40.9



DISTANCE TO:

San Francisco	45 Miles
San Jose	32 Miles
Walnut Creek	28 Miles
Oakland Airport	28 Miles

DEMOGRAPHICS



ROBUST POPULATION

90,189



NUMBER OF HOUSEHOLDS

30,545



APPROX. AVERAGE HH INCOME

\$150,934



MEDIAN AGE

39.7



4 YEAR DEGREE OR HIGHER

41%



RETAIL SALES VOLUME

\$1.2 billion

LIVERMORE BY THE NUMBERS.

Livermore is the easternmost city in the San Francisco Bay Area and the gateway to the Central Valley. Powered by its wealth of research, technology and innovation, it is a technological hub and an academically engaged community. Many highly skilled people come to the region to work at the National Labs (LLNL and Sandia), corporate headquarters, and many entrepreneurial ventures.

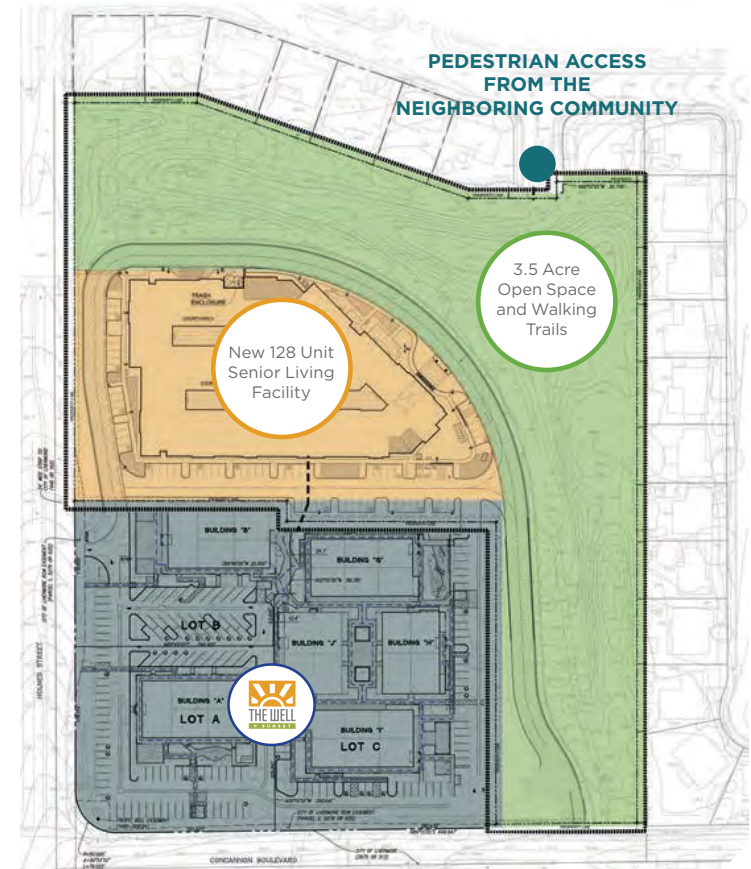




# FUTURE SENIOR CENTER

## MEET YOUR NEIGHBORS.

A brand new upscale senior living residence will be built on the site immediately adjacent to the property, overlooking the open space. The 112,000 square foot property will have 84 assisted living units, 44 memory care units and will offer a convenient, lock-and-leave lifestyle for renters aged 55+. The average resident net worth is anticipated to be \$1 million+.





# FOR SALE AND LEASE

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### THE WELL AT SUNSET | LIVERMORE, CA 94550



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