

SUBLEASE OPPORTUNITY

**Livermore
Technology Park**

7633 SOUTHFRONT ROAD

Livermore, CA 94551

PRESENTED BY:

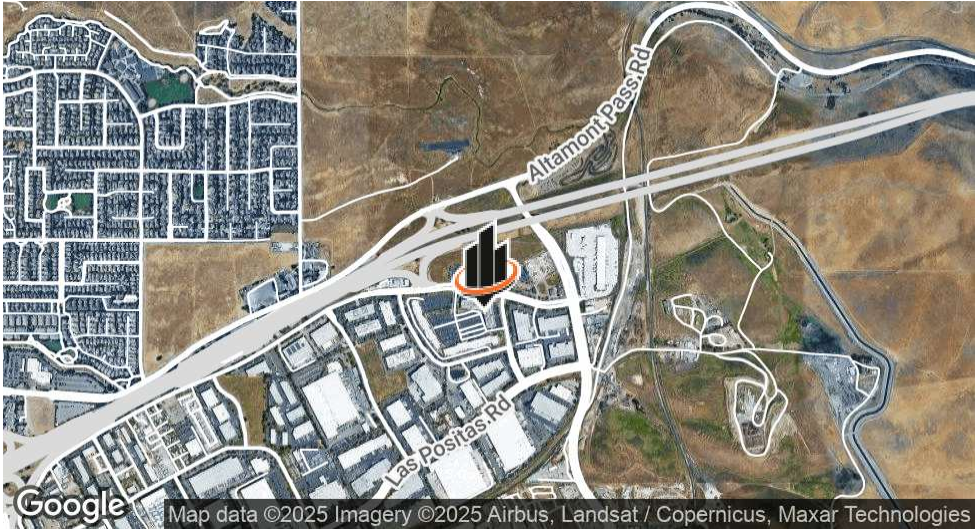
JOSE LECHUGA, CCIM

O: 408.896.0628

jose.lechuga@svn.com

CalDRE #02095520

PROPERTY SUMMARY



OFFERING SUMMARY

MONTHLY RENT:	\$4,878.96 Per Month
LEASE TYPE:	Full Service
AVAILABLE SF:	2,009 SF
LOT SIZE:	7.48 Acres
BUILDING SIZE:	51,910 SF

PROPERTY HIGHLIGHTS

- Ground floor unit
- Conference Room
- Natural light
- Break Room
- Excellent access to I-580 & I-680
- Available within 30 days
- LED 08/31/2026

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ADDITIONAL PHOTOS



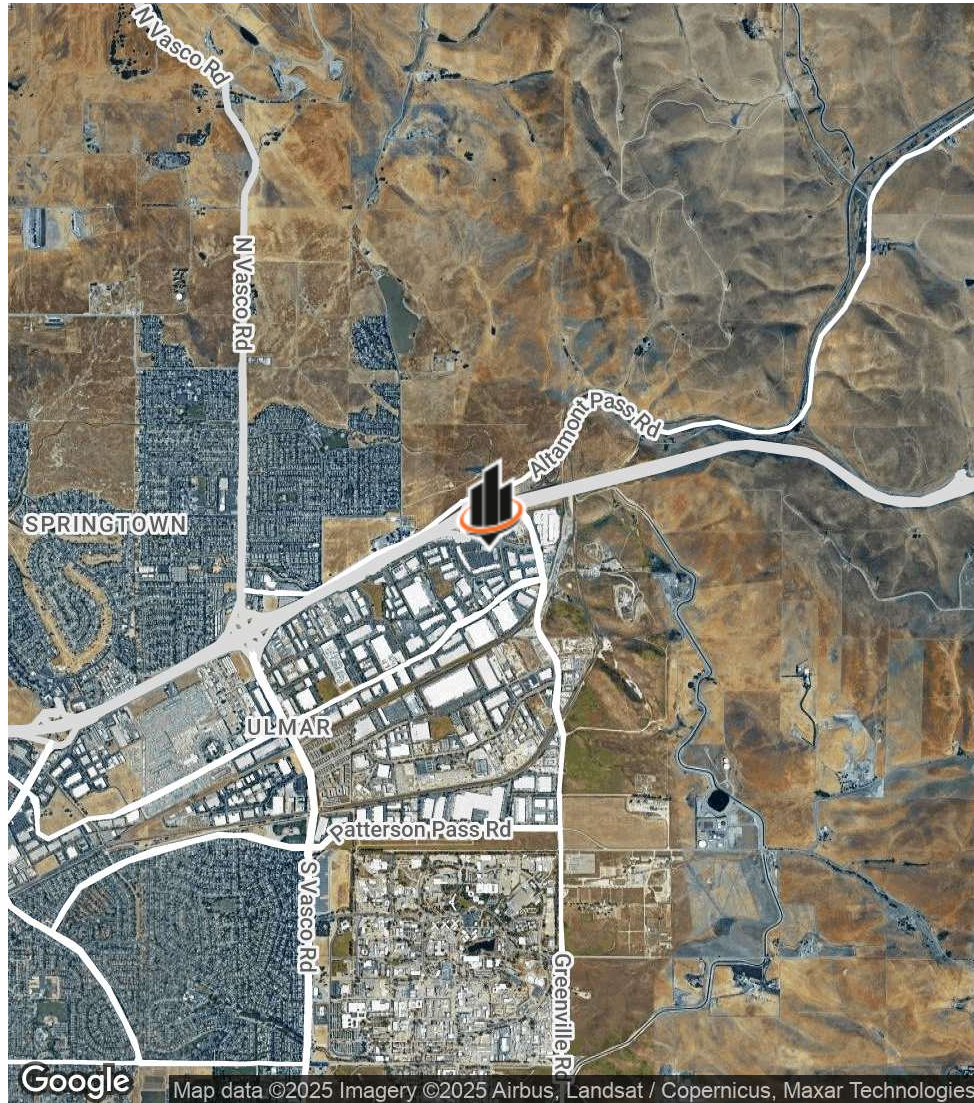
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LOCATION MAP



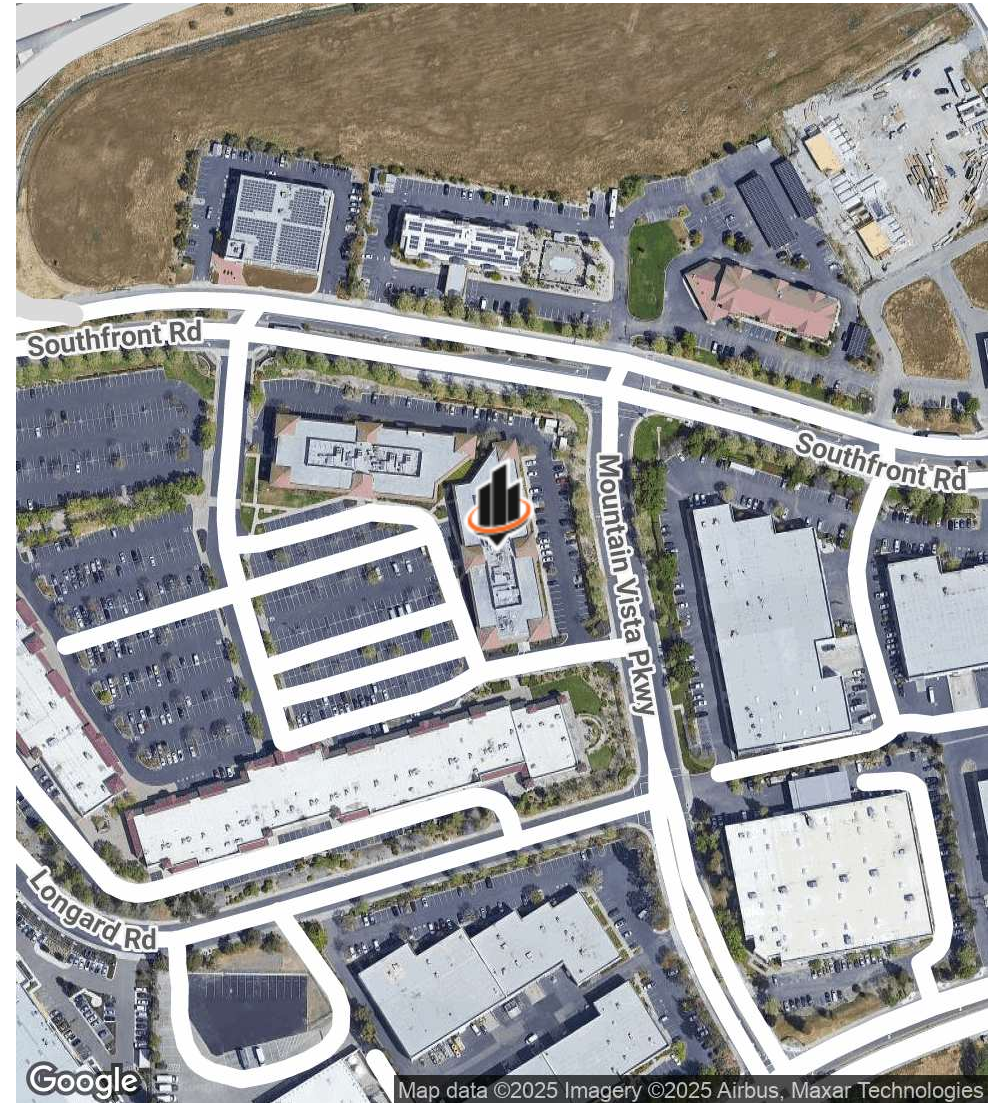
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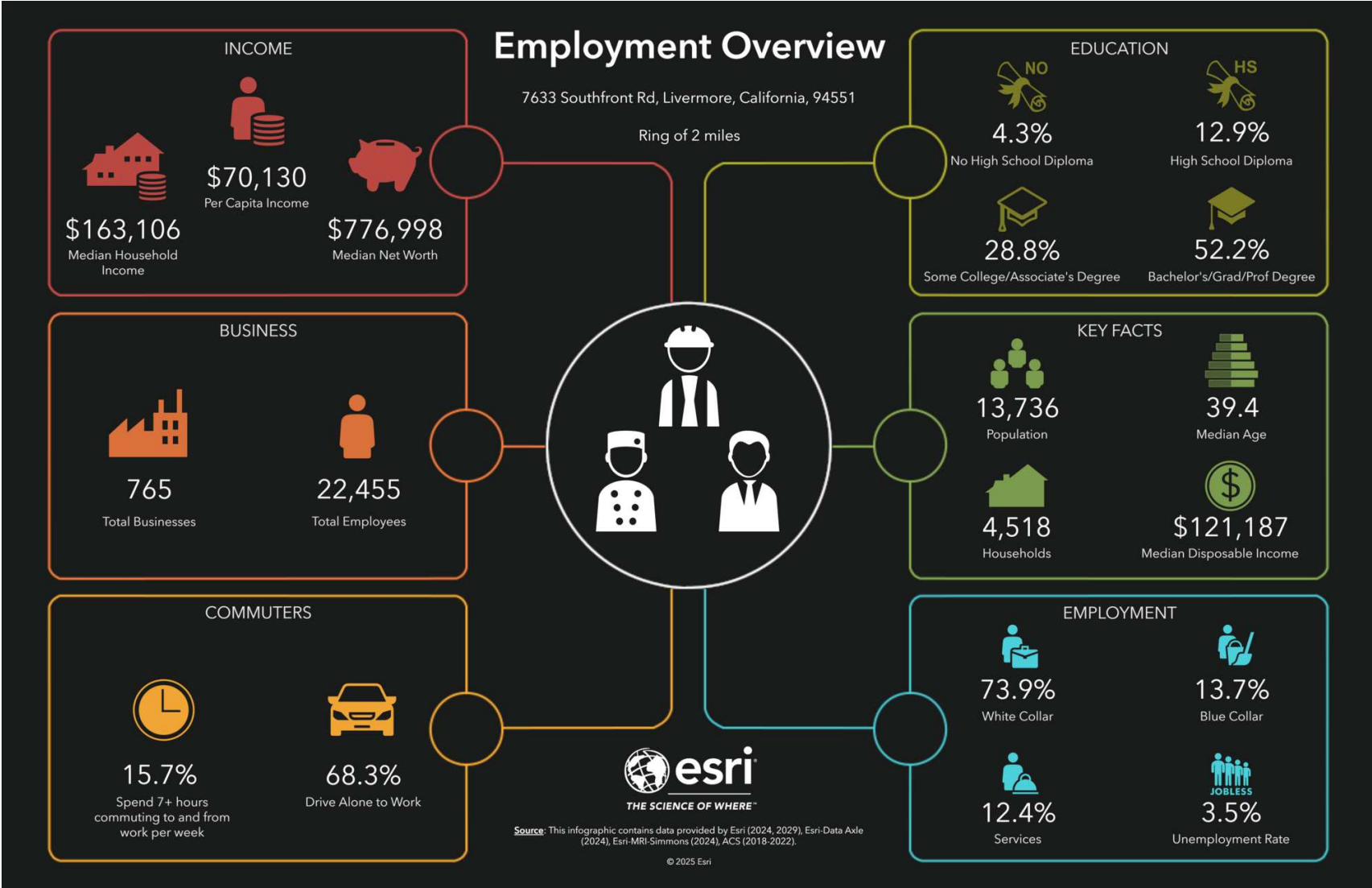
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SVN | CAPITAL WEST PARTNERS 4

AREA EMPLOYMENT OVERVIEW



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AREA ANALYTICS

POPULATION1 MILE3 MILES5 MILES

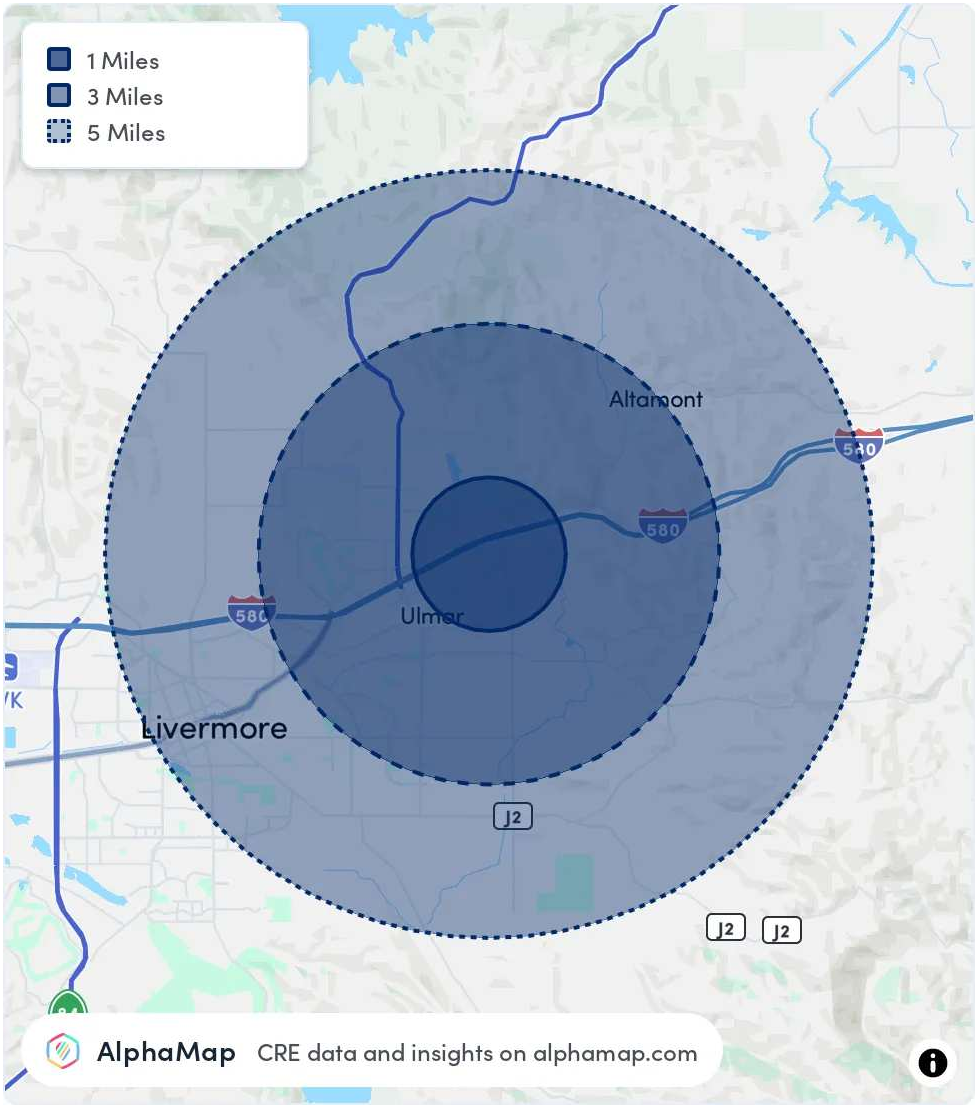
TOTAL POPULATION	3,106	25,801	53,438
AVERAGE AGE	38	40	40
AVERAGE AGE (MALE)	37	39	39
AVERAGE AGE (FEMALE)	38	40	41

HOUSEHOLD & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	1,022	8,956	19,178
PERSONS PER HH	3	2.9	2.8



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AREA ANALYTICS

AVERAGE HH INCOME	\$223,118	\$205,398	\$191,002
AVERAGE HOUSE VALUE	\$1,189,314	\$1,131,821	\$1,087,371
PER CAPITA INCOME	\$74,372	\$70,826	\$68,215

Map and demographics data derived from AlphaMap



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