

2441 Constitution Drive, Ste. B
Livermore, CA

COMPASS



Offered at: **\$ 1.75/SF/mo**
+ NNN Charges (\pm \$0.54/sf/mo)

Exclusively Listed By:

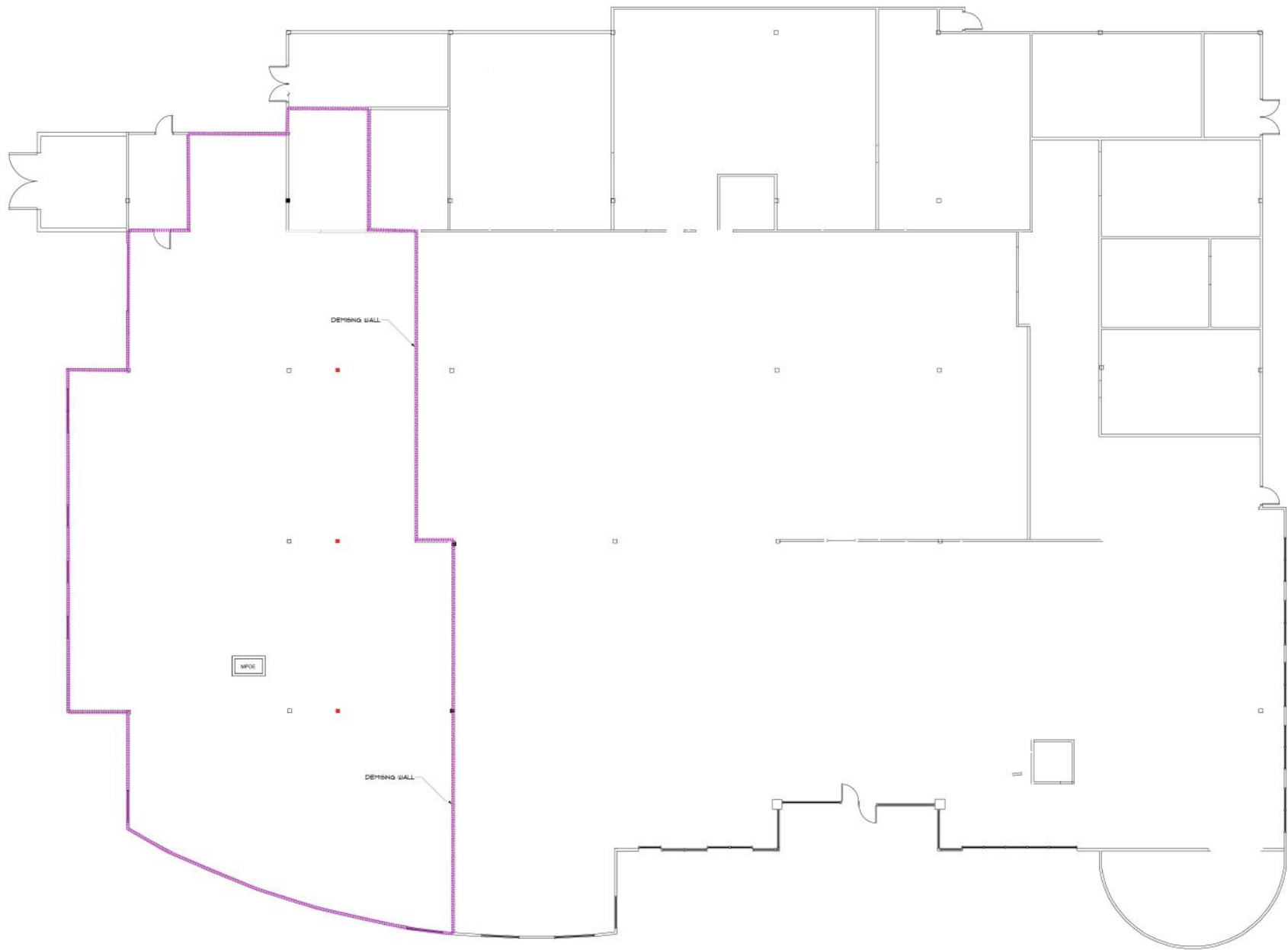
Greg Terry
Brokers Associate
COMPASS

Property Highlights:

- \pm 7,707 Rentable Square Feet
- Fire Sprinkler System Installed
- 17 Assigned Parking Spaces
- 1 Exterior Grade Level Loading Roll-Up Door (12' H x 12' W)
- Broad Zoning Criteria: Isabel Business Park Zoning
- Shell Warehouse Space - Build to Suit
- Fiber Internet Available
- Exterior Trash Enclosure Area

As-Built Floor Plans

This is an as-built floor plan of a building. The plan shows a large central open area, a smaller room at the top left, and a series of rooms along the right side. A purple line, labeled 'DEMISING WALL' in two locations, runs along the left and bottom edges of the central area, separating it from the other parts of the building. A small rectangular area is labeled 'WFOE'. The plan also shows various doors, windows, and structural elements like columns and walls.











2441



ZONING INFORMATION

The three primary objectives of the Isabel Neighborhood Specific Plan are to: Create a safe, vibrant neighborhood that includes amenities for residents, workers, and students and that is compatible with existing development and community character; Support citywide goals for increased transportation options, housing choices, and economic vitality; Support the Valley Link rail project through development of a complete neighborhood.

PERMITTED USES:

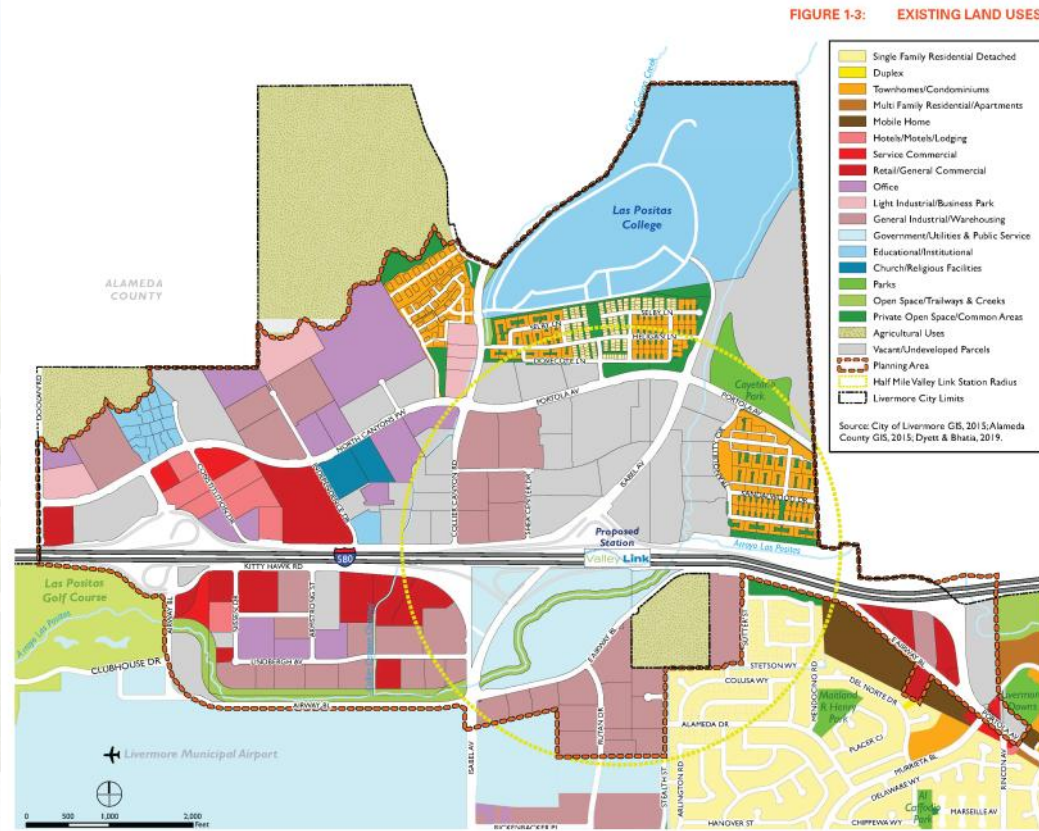
The following uses are permitted in the Business Park District:

- a. Fitness Facility ($\leq 10,000$ SF) & ($> 10,000$ SF);
- b. Meeting Facility - Public or Private ($< 1,000$ People);
- c. School & Education - Specialty;
- d. Studio: Art, Dance, Martial Art, Music;
- e. Home Improvement Sales & Services - Minor ($\leq 20,000$ SF) & Minor ($> 20,000$ SF);
- f. Business, Financial, Professional - ATM & Business Support Services;
- g. Medical - Clinic, Urgent Care, Doctor Office (Includes Dental);
- h. Office - Business, Service, Professional/Administrative;
- i. Animal Care - Dog Day Care;
- j. Misc. Service Uses - No Outdoor Storage, Printing & Processing, Repair Services (e.g. Equipment, appliances);
- k. Manufacturing and Storage Alcoholic Beverages including Brewery, Distillery & Winery;
- l. Laboratory - Experimental, Analytical & Research;
- m. Manufacturing/Processing - Light Industrial, Research & Development Facility;
- n. Contract Construction - No Outdoor Storage.

Accessory Use Only (a), Conditional (c), Temporary (t) & Zoning (z) Uses:

The following are conditional uses requiring a conditional use permit in the Business Park District:

- a. Agricultural - Community Garden (a);
- b. Recreation - Private Swim Club & Recreation Center (z);
- c. Recreation - Commercial Amusement Facility (c);



- d. Meeting Facility - Public or Private ($\geq 1,000$ People) (c);
- e. Public & Quasi-Public (c);
- f. School & Education - Community College Satellite Facility (c);
- g. Restaurant, Café or Coffee Shop (c);
- h. Drive-In Business (inc. Fast Food w/ Drive Through) (c);
- i. Mobile Food Vendors (Motorized Vehicles) (t);
- j. General Retail (a);
- k. Business, Financial, Professional - Bank, Financial Service (c);
- l. Medical - Extended Care & Hospital (c);
- m. Day Care Center - Commercial or Non-Profit (z);
- n. Animal Care - Veterinary Clinic, Animal Hospital (c);
- o. Hotel/Motel (c);
- p. Misc. Service Uses—Outdoor Storage, Radio Recording & Television Studios (c);
- q. Car Wash (c);
- r. Recycling Facility - Retail Certified, Processing, Wholesale Certified (c);
- s. Fueling Station, Private (z);
- t. Manufacturing/Processing - Medium Industrial (c);
- u. Self-Storage Facility (c);
- v. Contract Construction - Outdoor Storage (c).



LAS POSITAS
COLLEGE

COMCAST

PRINCE
PEACE

Davita
Kidney Care

Chevron

HOME2
SUITES BY HILTON
Hilton
Garden Inn
COURTYARD

N CANYONS PKWY

SUBJECT
PROPERTY

28,038 VPD

ZONE 7
WATER AGENCY

T

COSTCO
WHOLESALE

ALAMEDA COUNTY
SOCIAL SERVICES
AGENCY

CALTROL
Pelican
Wireless Systems
Shea

PORTOLA AVE 18,225 VPD

580

202,200 VPD

24
FITNESS

84

28,038 VPD

LAS POSITAS
GOLF COURSE

KITTY HAWK PLAZA

7
ELEVEN
Starbucks
Coffee
Castlemans
STEAKHOUSE
TODAY'S
KITCHEN & BAKERY
BBQ
OUTLETS
Carl's Jr.

SHRINE
EVENT CENTER

Maserati
Atlas
STREIVOR INC.
Ford
BLACK LABEL

LIVERMORE
MUNICIPAL AIRPORT

INTERSTATE STORAGE
RV BOATS & MORE

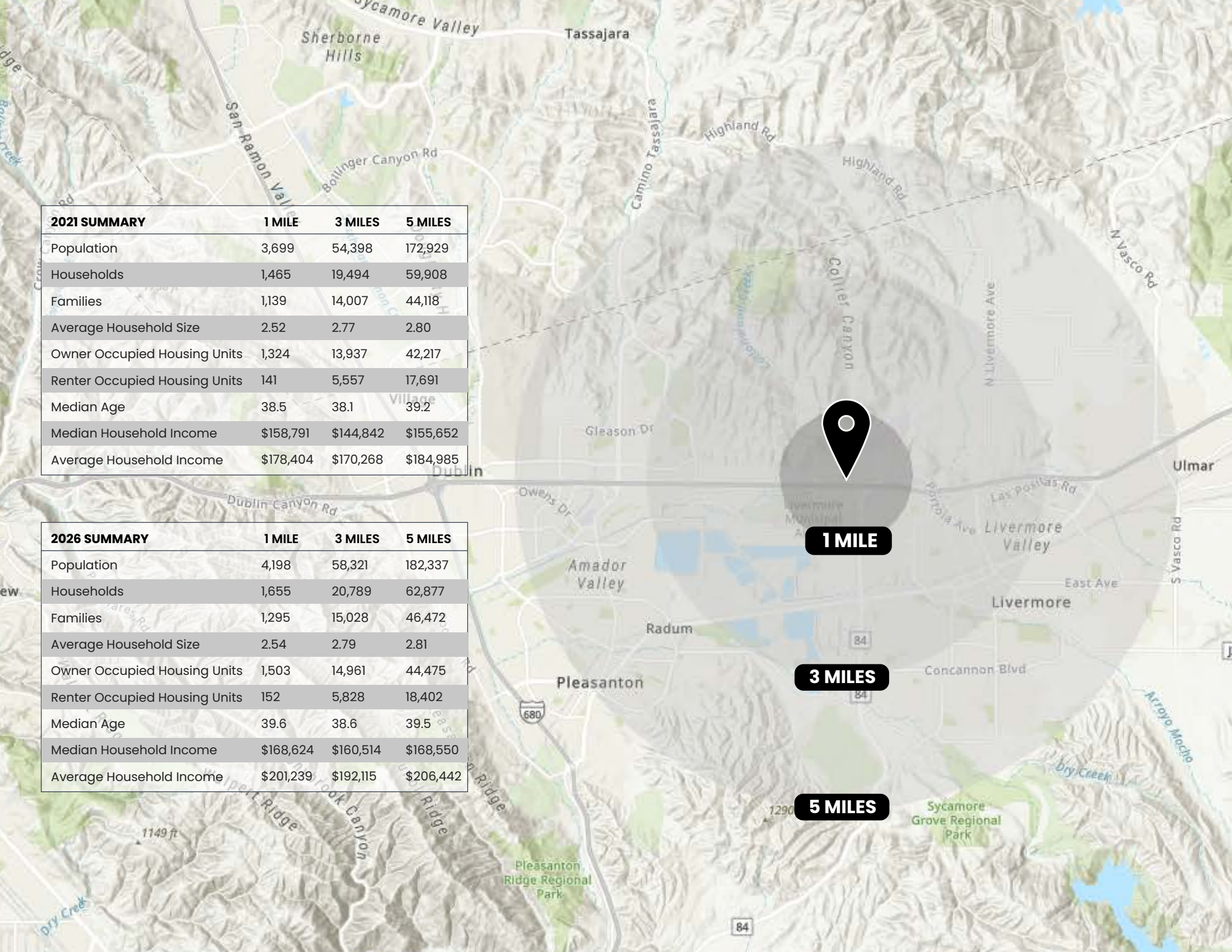
SUN VALLEY
MOBILE ESTATES

ELITE
BUILDER SERVICES
BAUER
COMPRESSORS
insign electric
SemiTorr Group

Airport
Self Storage

2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,699	54,398	172,929
Households	1,465	19,494	59,908
Families	1,139	14,007	44,118
Average Household Size	2.52	2.77	2.80
Owner Occupied Housing Units	1,324	13,937	42,217
Renter Occupied Housing Units	141	5,557	17,691
Median Age	38.5	38.1	39.2
Median Household Income	\$158,791	\$144,842	\$155,652
Average Household Income	\$178,404	\$170,268	\$184,985

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,198	58,321	182,337
Households	1,655	20,789	62,877
Families	1,295	15,028	46,472
Average Household Size	2.54	2.79	2.81
Owner Occupied Housing Units	1,503	14,961	44,475
Renter Occupied Housing Units	152	5,828	18,402
Median Age	39.6	38.6	39.5
Median Household Income	\$168,624	\$160,514	\$168,550
Average Household Income	\$201,239	\$192,115	\$206,442



CONFIDENTIALITY & DISCLOSURE



Compass ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Owner of the Property ("Owner") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to lease from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to lease between the Owner and prospective tenant. You are invited to review this opportunity and make an offer to lease based upon your analysis. If your offer results in the Owner choosing to open negotiations with you, you will be asked to provide financial references. The eventual tenant will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Owner deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the occupancy of the Property. The material is not to be copied and/or used for any other purpose or made available to any other person without the expressed written consent of Broker or Owner. The Material does not purport to be all-inclusive or to contain all of the information that a prospective tenant may require. The information contained in the Material has been obtained from the Owner and other sources and has not been verified by the Owner or its affiliates. The pro forma is delivered only as an accommodation and neither the Owner, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors or officers, makes any representation or warranty regarding such pro forma. Tenant must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Owner reserves the right, for any reason, to withdraw the Property from the market. Owner has no obligation, expressed or implied, to accept any offer. Further, Owner has no obligation to lease the Property unless and until the Owner executes and delivers a signed agreement of lease on terms acceptable to the Owner, in its sole discretion. By submitting an offer, a tenant will be deemed to have acknowledged the foregoing and agreed to release Owner and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Please contact Broker for any additional information.

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