

FOR SALE

**4 SINGLE FAMILY LOTS +
1 EXISTING HOME W/ADU**

APPROVED FINAL MAP 4 SFR LOTS

1080 Central Avenue | Livermore, CA

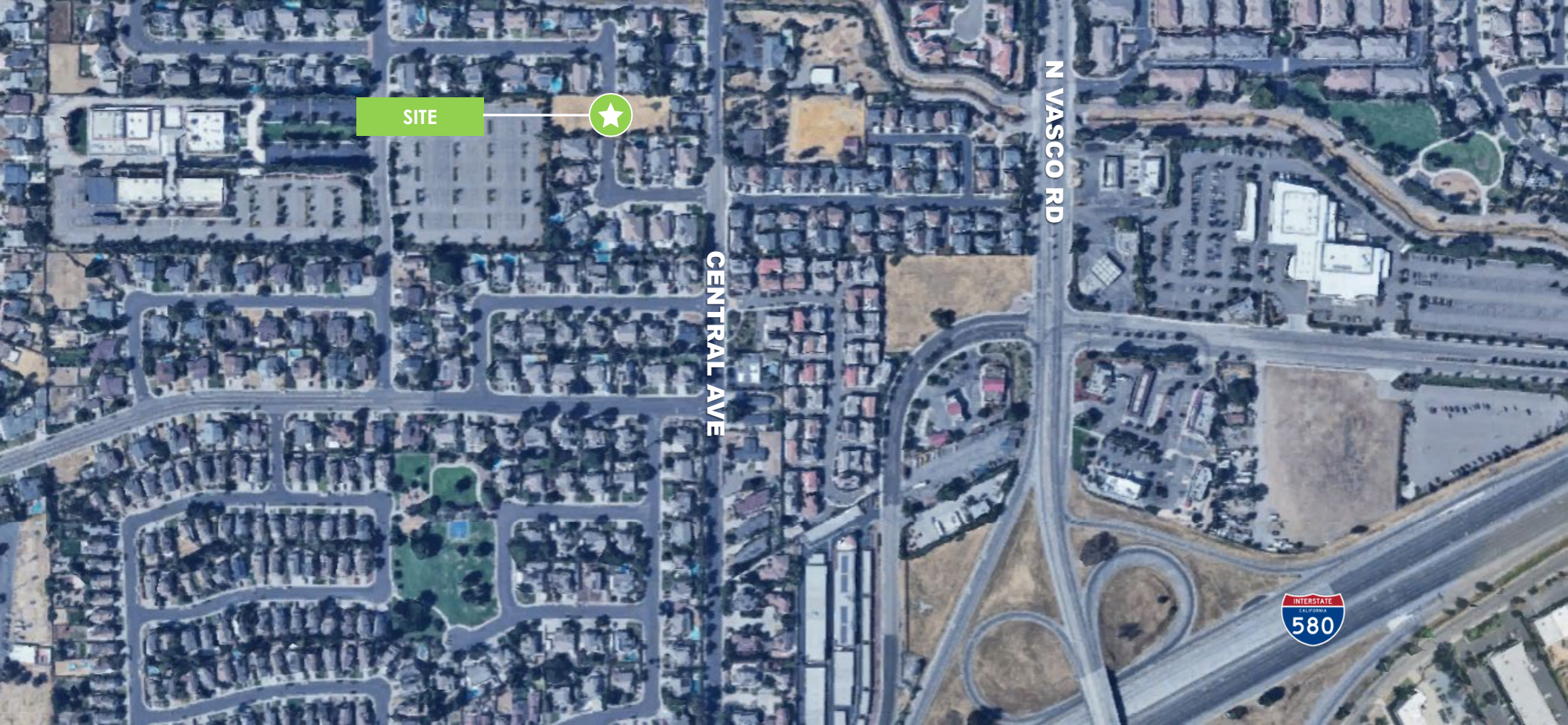
JIM BRENNAN

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CA DRE #01310332





PROPERTY SNAPSHOT

PRICE:	Please make offer	ENTITLEMENT:	#4 Approved Final Mapped Lots + Lot 5 Existing home w/ADU
ADDRESS:	1080 Central Avenue, Livermore CA	STATUS:	Shovel Ready
APN's:	99B-5100-5	LOT DIMENSIONS:	52' x 120' for 4 SFR lots
ACREAGE:	1.02± acres	ENGINEERS ESTIMATE:	\$111,085 per lot

While the information contained herein has been provided in good faith and in an effort to provide prospective purchasers with relevant property data, it is not binding on the Seller, nor Landcastle, and should not be considered a substitute for thorough due diligence by prospective purchaser. Verification of the stated information is the responsibility of each prospective purchaser. The Seller nor Landcastle, make no representation or warranty with respect to the truth or accuracy of the information. All prospective purchaser must take appropriate measures to verify all of the information set forth herein.

EXECUTIVE SUMMARY

Landcastle, Inc. is pleased to offer an opportunity to acquire #4 approved and recorded Final Mapped lots plus an adjacent single-family home in Livermore, California. This 5-lot subdivision is in desirable North Livermore just a few minutes to Highway 580. Safeway, CVS, and Bevmo on First Street are a seven-minute drive from this residential home site.

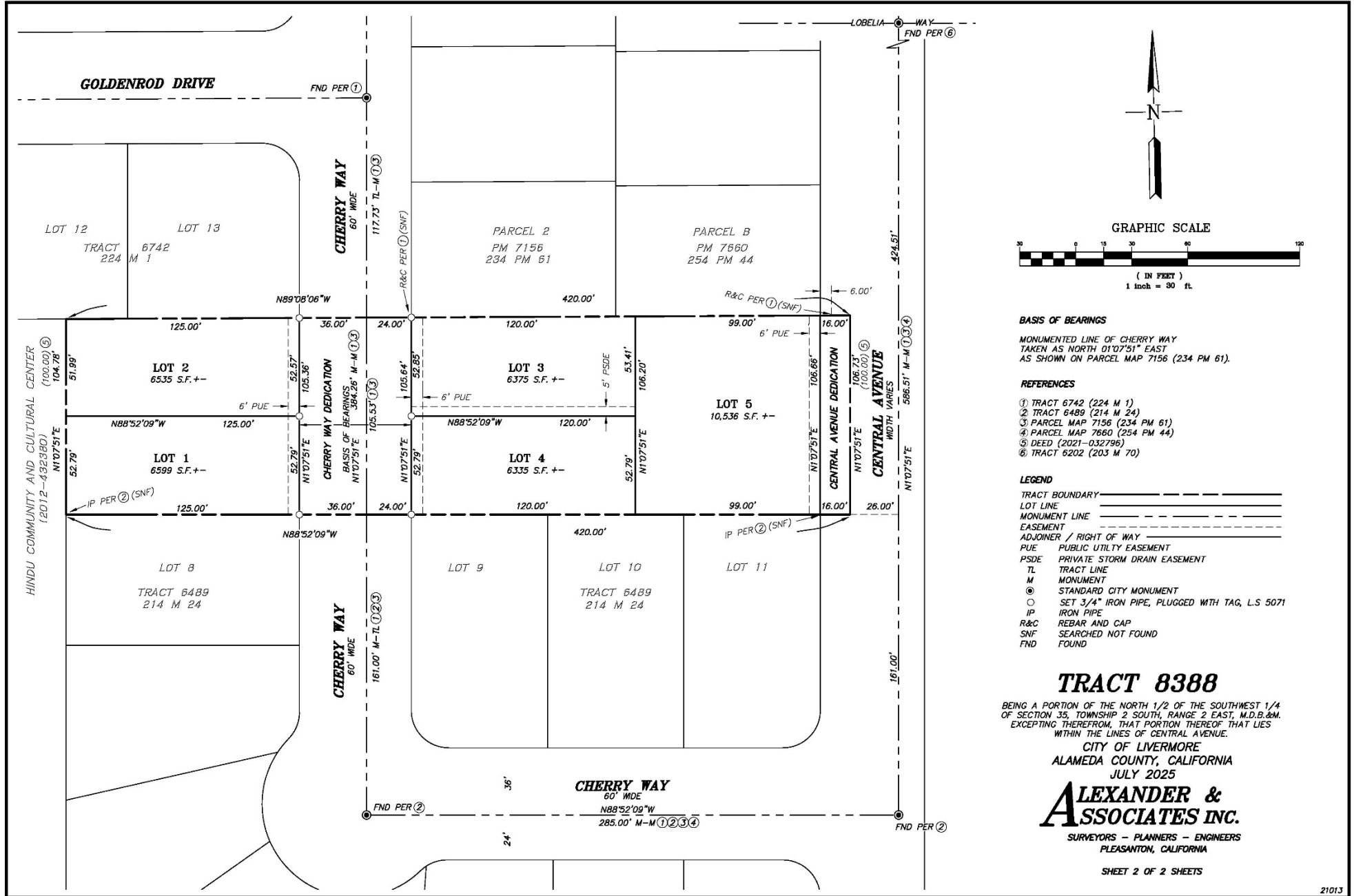
The development includes #4 approved Final Mapped lots, plus the adjacent Lot #5 with an existing home and an accessory dwelling unit. The Seller has completed Engineers Estimates and approved Improvements Plans.

The 4 buildable single family lots allow for 2,745 sq ft. two-story homes. The existing home is 978 sq. ft. and the ADU is 552 sq. ft.

Lot No.	Lot Size	Lot Dimension
1	6,599	52' x 125'
2	6,535	51' x 125'
3	6,375	52' x 120'
4	6,335	52' x 120'

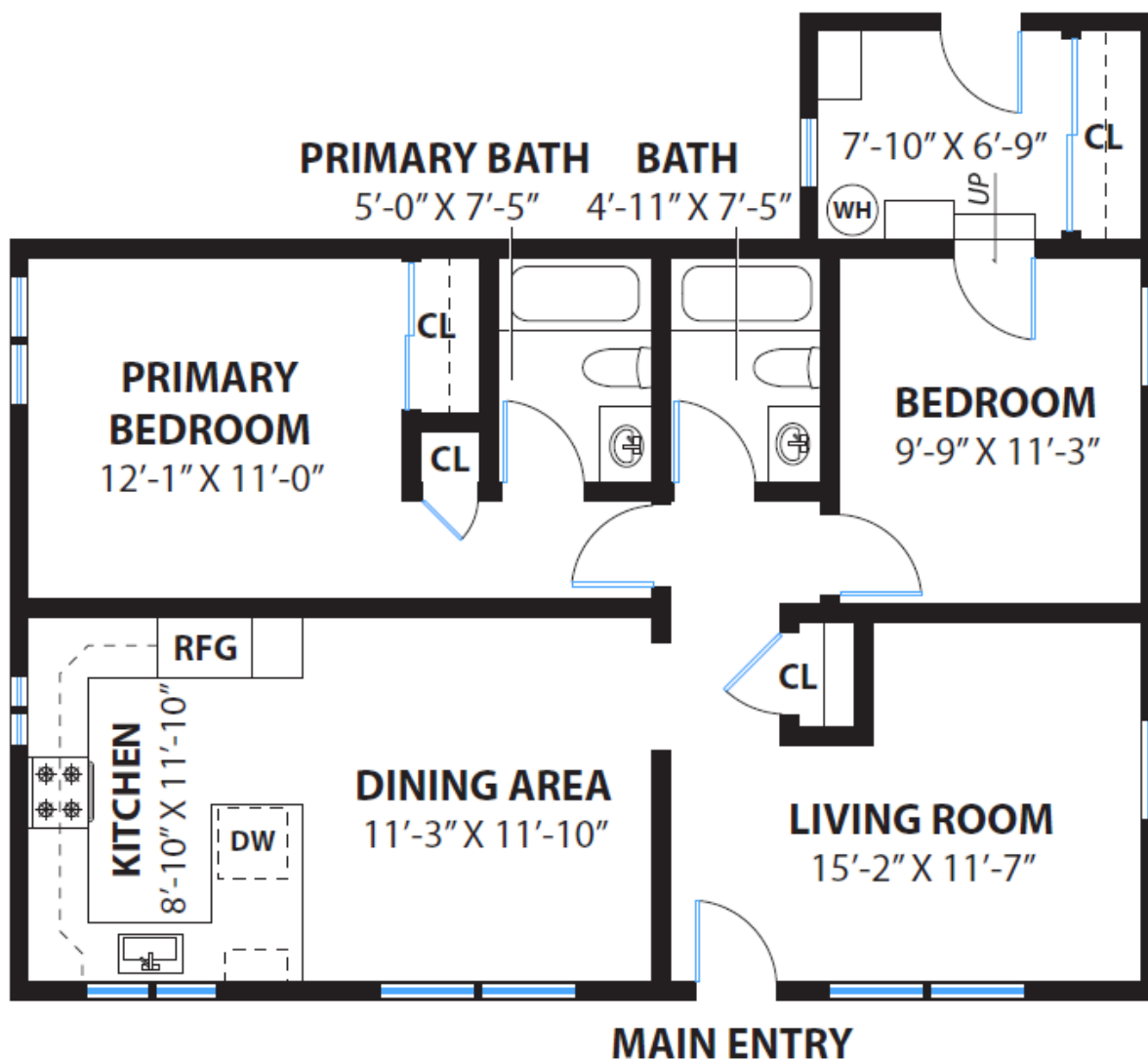


FINAL MAP



TRACT 8388
BEING A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4
OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 EAST, M.D.B.&M.
EXCEPTING THEREFROM, THAT PORTION THEREOF THAT LIES
WITHIN THE LINES OF CENTRAL AVENUE.
CITY OF LIVERMORE
ALAMEDA COUNTY, CALIFORNIA
JULY 2025
ALEXANDER & ASSOCIATES INC.
SURVEYORS - PLANNERS - ENGINEERS
PLEASANTON, CALIFORNIA
SHEET 2 OF 2 SHEETS

EXISTING HOME SQ FT

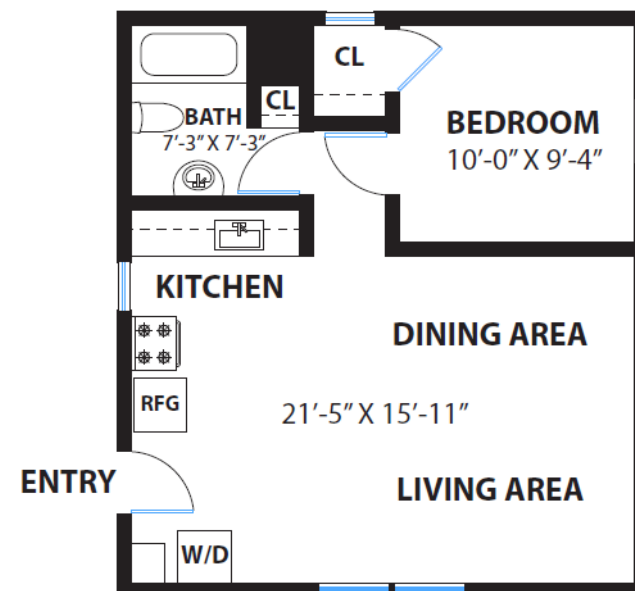


PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED TO THE EXTERIOR WALLS

LIVING SPACE: 1530 SQ FT

- Main House: 978 Sq Ft
- ADU: 552 Sq Ft



LEO GROCE
ELEMENTARY

Vasco
Plaza

TENANTS

- 88 Seafood Supermarket
- Hop DeVine
- Starbucks
- Téquilas Taqueria
- Kiddie Academy
- UPS Store

SCENIC AVE

N VASCO RD

CENTRAL AVE

SITE

WISTERIA WAY





N VASCO RD

SITE

N LIVERMORE AVE

INTERSTATE CALIFORNIA 580

ISABEL AVE

SAN FRANCISCO PREMIUM OUTLETS

LAS POSITAS GOLF COURSE

DOWNTOWN LIVERMORE



PROPERTY PHOTOS



LOCATION OVERVIEW

Livermore offers a blend of small-town charm and Bay Area accessibility, making it one of the most desirable places to live in the East Bay. Livermore is at the heart of Northern California wine country with more than 50 local wineries, abundant parks, and outdoor recreation opportunities, and the San Francisco Premium Outlets. Residents enjoy a walkable downtown filled with restaurants, shops, farmers markets, and year-round events that create a strong sense of connection and quality of life.

The Livermore real estate market remains strong and competitive, reflecting the city's appeal. Median home prices generally range around low-to-mid \$1 million. Employment opportunities are a major draw, with prominent local employers such as Lawrence Livermore National Laboratory and Sandia National Laboratories, along with access to jobs throughout the Tri-Valley, East Bay, and Silicon Valley. The city's high median household income and stable employment base make it an attractive choice for professionals and families alike.

Livermore is well positioned for commuters. The Altamont Corridor Express (ACE) train provides weekday rail service to Silicon Valley and San Jose, offering a convenient alternative to driving. Nearby Dublin/Pleasanton BART connects residents to San Francisco, Oakland, and the greater Bay Area. Easy access to Interstate 580 and multiple transit options allows residents to enjoy a relaxed lifestyle at home without sacrificing connectivity to major employment centers.



Demographics

City of Livermore



\$153,602

Median Household Income



\$1,100,000

Median Home Value



87,955

Population



3.15

Average Household Size



30,835

Number of Households



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LANDCASTLE

The information contained herein and attached is information provided from sources deemed reliable. We, however, do not guarantee any of the information and must disclaim for obvious legal reasons. All information should be independently verified.

CENTRAL AVE