

AVAILABLE

COMMERCIAL LAND

3458 FREISMAN ROAD • PLEASANTON, CA 94588

CBRE





PROPERTY OVERVIEW

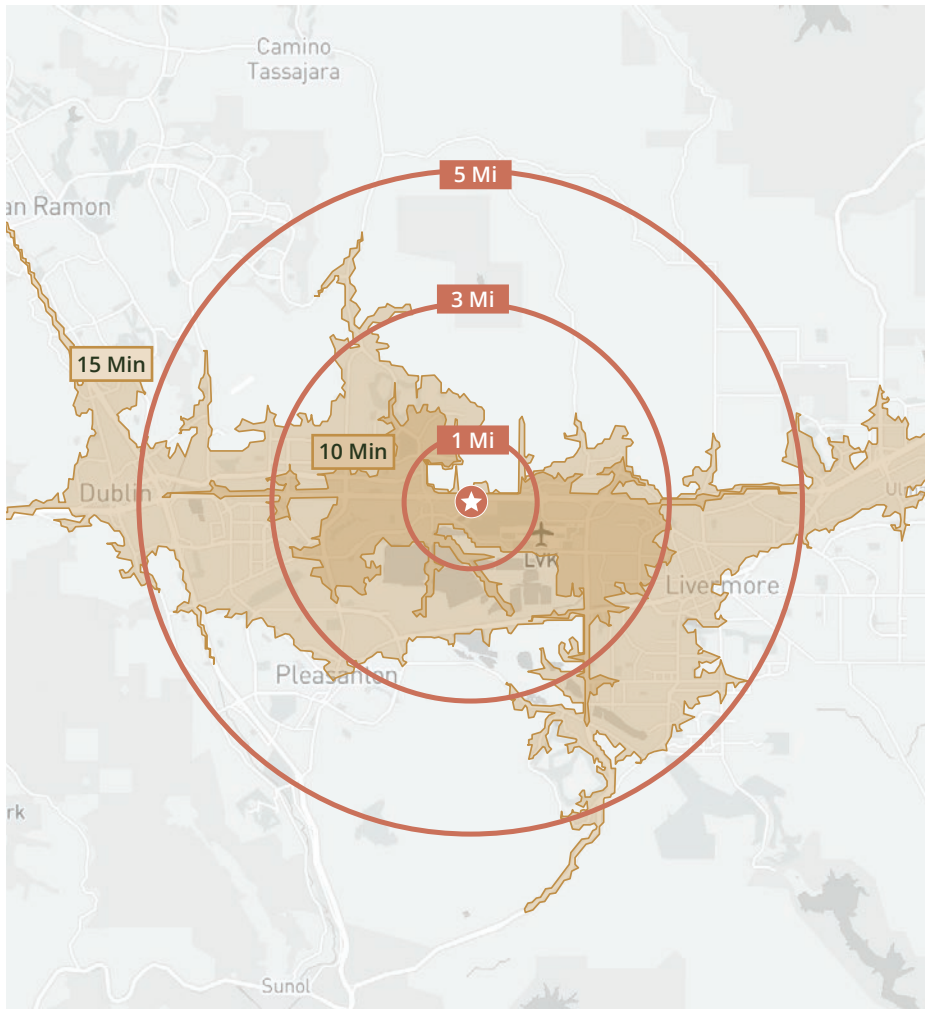
PRIME RETAIL LOCATION

The subject site is situated in a prime retail hub with high visibility along I-580. Adjacent to San Francisco Premium Outlets, one of the most visited outlet malls in the country, attracting over nine million visitors annually. The area's strong consumer traffic and established retail presence creates an ideal environment for new ventures. Site highlights include:

- 2.48 Acres
- Parcel #904-15-9
- Zoning: PD 18-005
- Easy access to the I-580 & El Charro Road interchange.
- The Tri-Valley region, is firmly establishing itself as a dominant retail hub, marked by substantial growth in retail and mixed-use development.

DEMOGRAPHICS

 2024 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	4,161	5,409	\$200,001	1,644	43.7
3 Miles	82,024	77,710	\$200,001	27,043	39.3
5 Miles	197,941	208,722	\$186,403	67,599	40.0
5 Minutes	67,599	10,037	\$200,001	2,129	43.7
10 Minutes	114,328	134,125	\$180,626	39,468	38.5
15 Minutes	270,466	308,051	\$185,522	92,677	40.2



BUSINESSES (3 MI)

- 3,051

EMPLOYEES (3 MI)

- 32,270

MAJOR EMPLOYERS

- Lawrence Livermore National Laboratory
- Sandia National Laboratories
- Gillig
- Kaiser Permanente
- Lam Research

MAJOR TRAFFIC GENERATORS

- San Francisco Premium Outlets
- Fallon Gateway
- Rosewood Commons

AREA HOTELS (3 MI)

- 12 Hotels / 1,307 Rooms

This aerial map of the Livermore area features a central red star labeled "SITE". Numerous retail and commercial locations are marked with callouts, each displaying the store's name and its distance from the central site. The map includes major highways (680, 580, 84) and local landmarks such as Dublin High School, Las Positas College, and the Livermore Municipal Airport. The following table summarizes the callout information:

Location / Store Group	Distance from Site
Dublin Place & Dublin Plaza Center (Target, Hobby Lobby, Burlington, PetSmart, Bassett's, Ashley, Savers)	148,000
Hacienda Crossings (TJ-Maxx, Best Buy, Ulta, Old Navy, Five Below, Barnes & Noble)	224,000
Fallon Gateway (Target, Dick's Sporting Goods, PetSmart, BJ's Restaurant & Brewhouse)	225,000
Plaza 580 (Target, Ross Dress for Less, TJ-Maxx, Petco)	221,000
Stoneridge Shopping Center (Macy's, JCPenney, H&M, Saks Fifth Avenue, PF Chang's)	178,000
Dublin (Costco Wholesale, Walmart, 99 Ranch Market, Trader Joe's, Safeway, Lucky)	188,000
Kaiser Permanente	224,000
Roche	225,000
The Shops at Livermore (Crate & Barrel Outlet, Kirkland's, Ross Dress for Less, Ulta)	217,000
Livermore Municipal Airport	206,000
Las Positas College (8,500 Students)	44,500
Trader Joe's, Safeway, Grocery Outlet	220,000
Safeway, Lowe's, Salsbury Industries	214,000
Livermore High School	41,000
Granada High School	29,500
Alameda Co Fairgrounds	125,000
Village High School	110,000
Raley's	125,000
The Club at Ruby Hill	29,500

AVAILABLE COMMERCIAL LAND

3458 FREISMAN ROAD ▪ PLEASANTON, CA 94588

ALEX SAGUES

Senior Vice President

Lic. 02055525

+1 415 772 0306

alex.sagues@cbre.com

CANDACE THURMOND

Senior Associate

Lic. 02157562

+1 415 772 0325

candace.thurmond@cbre.com

CBRE | SAN FRANCISCO

415 Mission St, Suite 4600

San Francisco, CA 94105

+1 415 772 0123

Licensed Real Estate Broker

PER THE REQUEST OF OUR CLIENT, PROPERTIES IN THE PORTFOLIO ARE MARKETING UNPRICED.

[VIEW PORTFOLIO WEBSITE](#)

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

