



THE WELL AT SUNSET

PREMIER MEDICAL &
PROFESSIONAL CONDO
IN LIVERMORE

STRONG PAYMENT HISTORY
±1,750 SF LEASED COMMERCIAL CONDO

LAST OPPORTUNITY

NEW DISCOUNTED 6.43% CAP RATE
GET IT BEFORE IT'S GONE!



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICE



RENOVATED 2021

Completely renovated from the ground up, new roofs, plumbing, electrical & more.



BUILT-IN CUSTOMER BASE

128-unit senior living community under construction next door with direct pedestrian access.



HEALTH & WELLNESS USES

Livermore Senior Health & Wellness Campus
Walkable healthcare demand



LONG TERM LEASES

Long term NNN leases with Personal Guarantees

WHY THE WELL AT SUNSET?

THE WELL ADVANTAGE...



COMMUNITY APPEAL

A vibrant setting for neighbors, visitors, and residents. Highly visible freestanding building with ADA-compliant common areas.



AFFLUENT TRADE AREA

High-income demographics with strong daytime population. Minutes to major employment hubs in the Bay Area.



STRATEGIC LOCATION

Located at Holmes & Concannon in Livermore with easy access to I-580, I-680 & Hwy 84.



LOW-MAINTENANCE INVESTMENT

Minimal landlord responsibilities

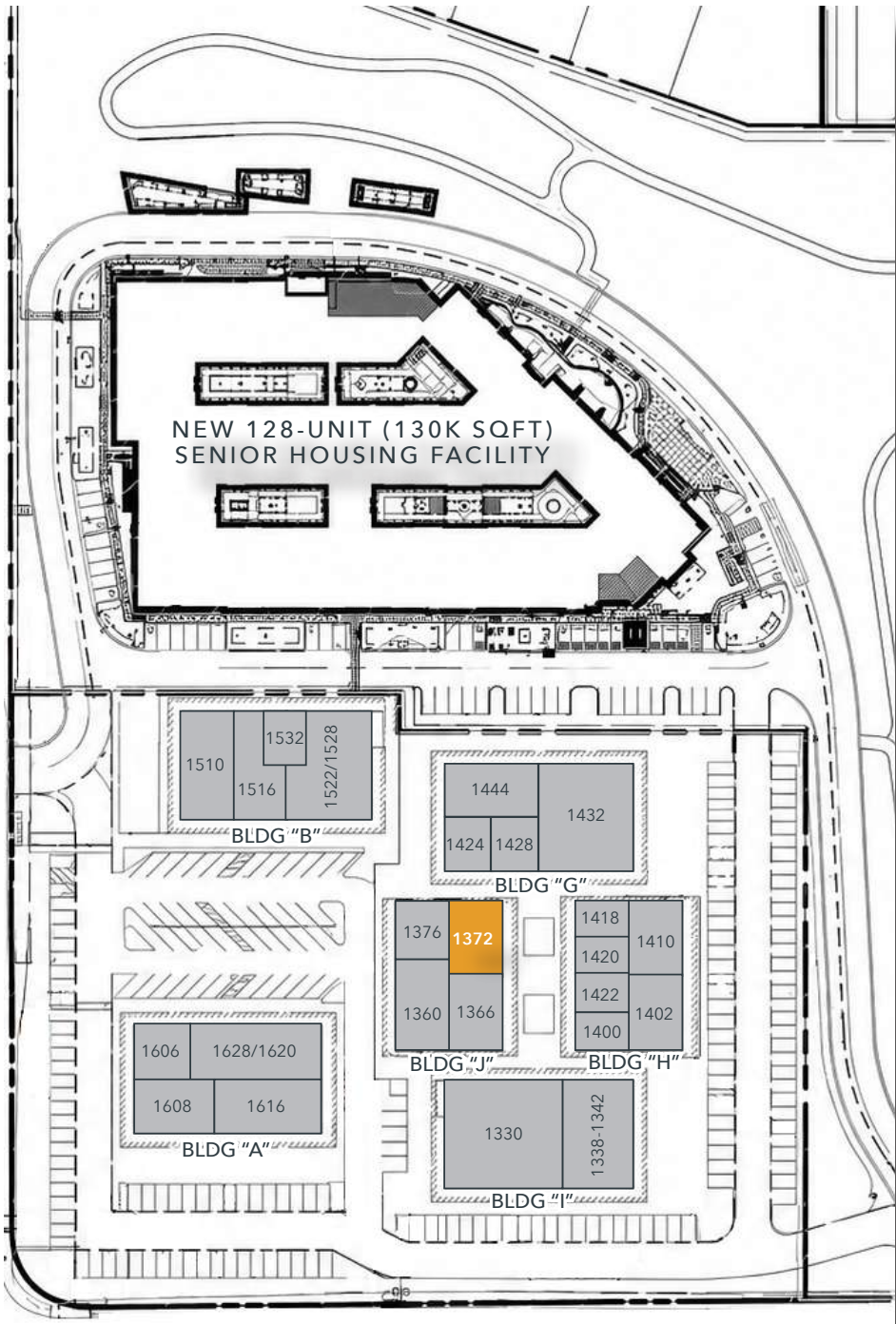


PERFECT FOR 1031 EXCHANGE BUYERS



SOLD INVESTMENTS

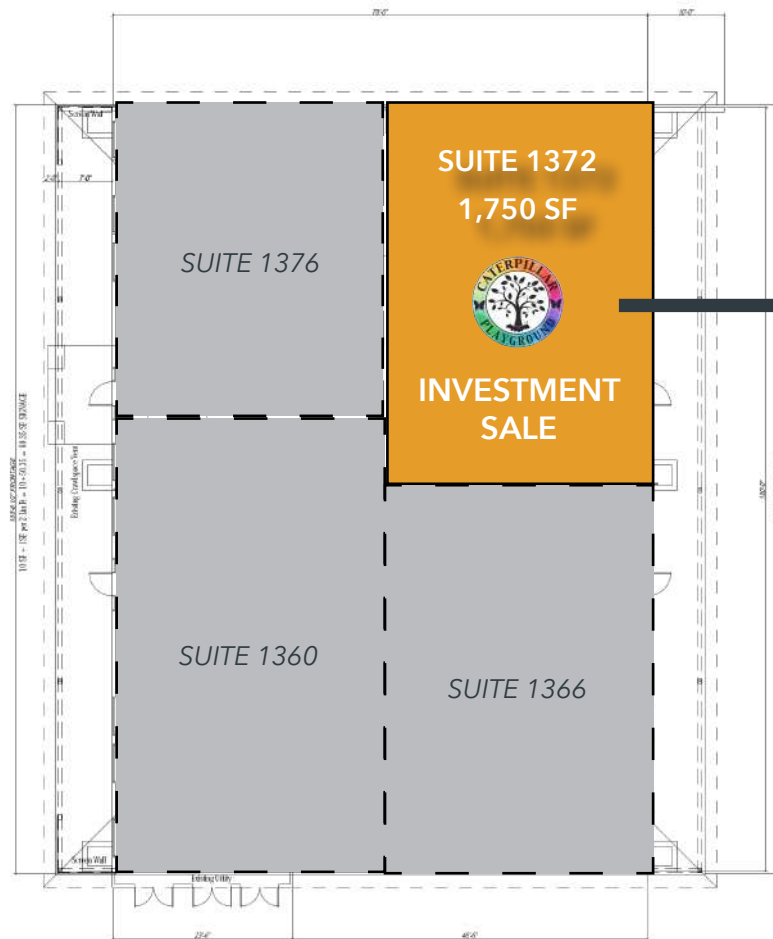
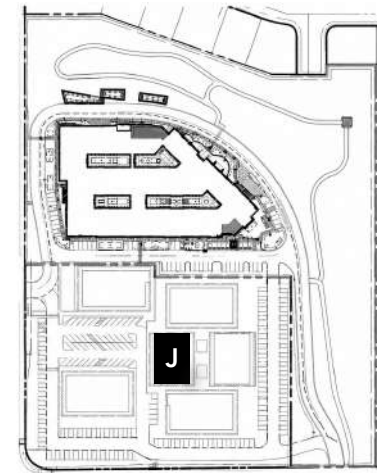
SUITE	SIZE (SF)	SALE DATE	PER SF PRICE	CAP RATE
BUILDING A				
1608	1,685	7/12/2023	\$643	5.60%
1606	1,288	10/10/2023	\$630	5.70%
BUILDING B				
1510	2,575	12/13/2024	\$592	5.00%
BUILDING H				
1400	875	2/29/2024	\$585	5.87%
1418	875	12/23/2024	\$611	5.86%
1420	875	1/21/2025	\$583	6.01%
1422	875	12/6/2024	\$560	5.91%
BUILDING J				
1360	2,021	6/28/2023	\$568	5.28%
1366	1,750	12/30/2024	\$600	6.00%
1372	1,750	AVAILABLE FOR INVESTMENT SALE		6.43%



CONTACT BROKERS FOR MORE DETAILS

FLOOR PLAN | BUILDING J

Suite 1372 (Turn-key Condition) - 1,750 SF



Leased to
Caterpillar Playground
Occupational & Physical Therapy
NNN Leased Investment
Price: \$1,035,000.00
Annual NOI: \$66,547
Lease Expiration: 06/30/28
Cap Rate = 6.43%

3% Annual Base Rent Increases
Current Rent: \$5,545.59/Month
(\$66,547 Annually)

2027-2028 Rent: \$5,711.96/Month
(\$68,544 Annually)

Current Cap Rate: 6.43%
2027-2028 Cap Rate: 6.62%

AVAILABLE FOR INVESTMENT SALE

SOLD

EXPERIENCE THE WELLNESS



OUTDOOR PATIOS & COURTYARDS

AMPLE PARKING & ACCESSIBILITY

HIGHLY VISIBLE TOWER & MONUMENT SIGNAGE

BEAUTIFULLY LANDSCAPED GROUNDS

WALKABLE CAMPUS



YOUR FUTURE PATIENT & CLIENT BASE

An upscale senior living community is now under construction immediately adjacent to the property, overlooking the open space. The approximately 130,000-square-foot development will feature roughly 128 senior housing units, including assisted living residences and memory care suites, designed to offer.

Upon completion, the community is expected to attract residents with an average net worth exceeding \$1 million, creating a highly desirable, affluent population directly next door. For medical and retail users alike, this represents a built-in client base and consistent daily traffic from the adjacent senior living community, enhancing convenience for residents while driving strong, organic demand for on-site and neighboring services.

Now Available: Building J – Suite 1372 located directly next to the new senior living community.



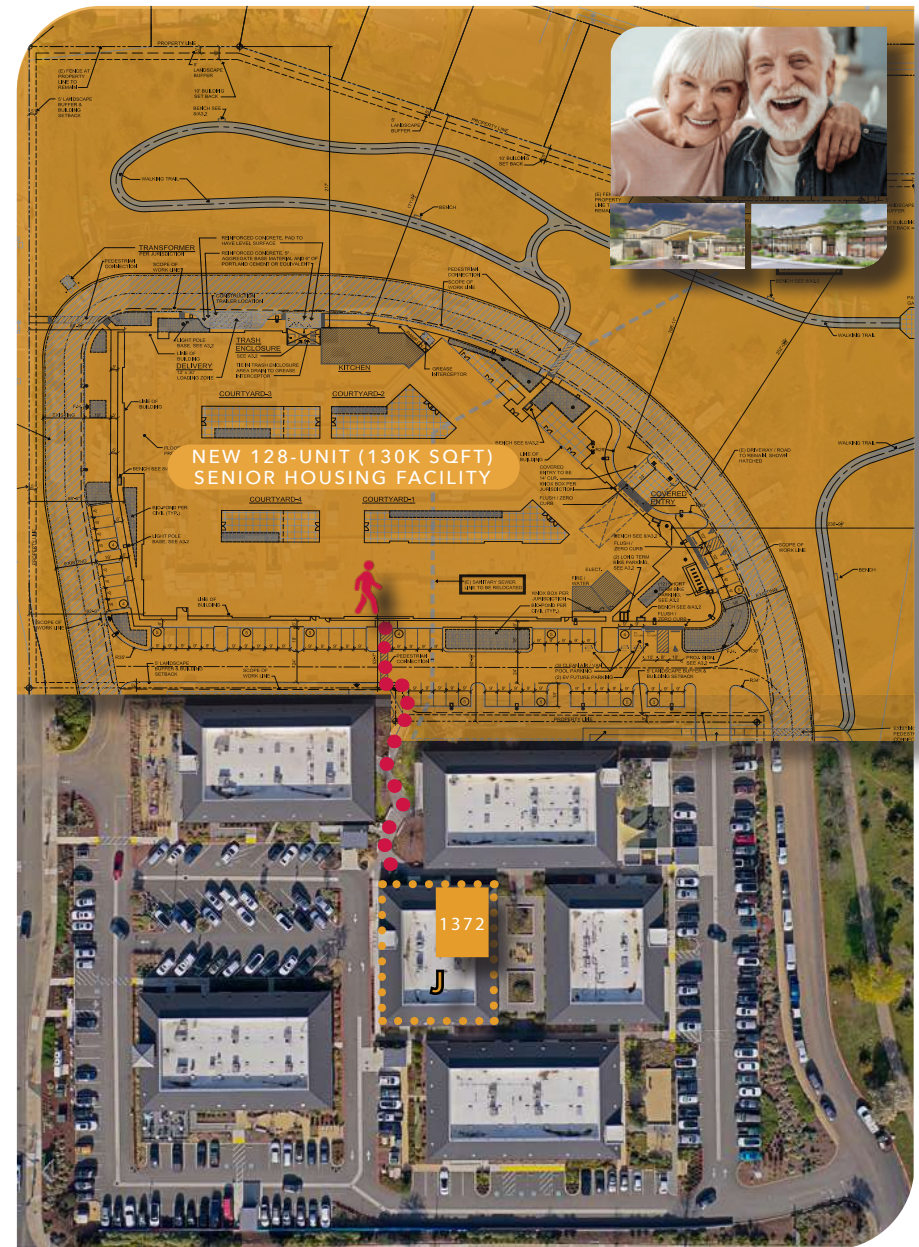
PROGRESS IN MOTION.....



DIRECT PEDESTRIAN
ACCESS TO THE CAMPUS



3.5 ACRE OPEN SPACE &
WALKING TRAILS



A PREMIER COMMUNITY TAKING SHAPE



LIVERMORE BY THE NUMBERS



90,189

Robust Population



\$150,934

Approx. Average Household Income



41%

Bachelor's Degree or Higher



\$1.2 BILLION

Retail Sales Volume



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.



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AVAILABLE FOR INVESTMENT SALE

INFORMATION DISCLOSURE

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Lee & Associates® East Bay, Inc. Corp. ID 01194869 5000 Pleasanton Ave, Suite 220, Pleasanton, CA 94566

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LET'S CONNECT

SCHEDULE A TOUR TODAY



Mark Rinkle

Principal
mrinkle@lee-associates.com
925.737.4145
LIC NO 01512632



Jessica Mauser

Managing Principal
jmauser@lee-associates.com
925.737.4168
LIC NO 01728720

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.