LAST OPPORTUNITY

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

THE WELL
AT SUNSET

PREMIER MEDICAL & PROFESSIONAL CONDO IN LIVERMORE

STRONG PAYMENT HISTORY
±1,750 SF LEASED COMMERCIAL CONDO

LEE & ASSOCIATES

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 INVESTEMENT

Minimal landlord responsibilities

PERFECT FOR 1031 EXCHANGE BUYERS

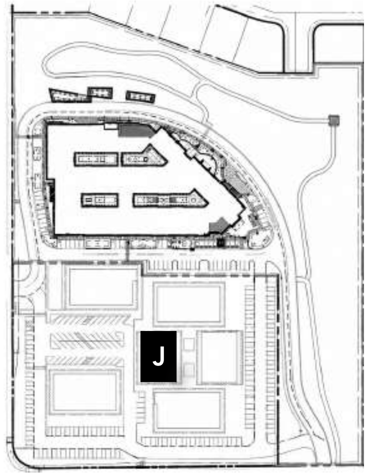
SOLD INVESTMENTS

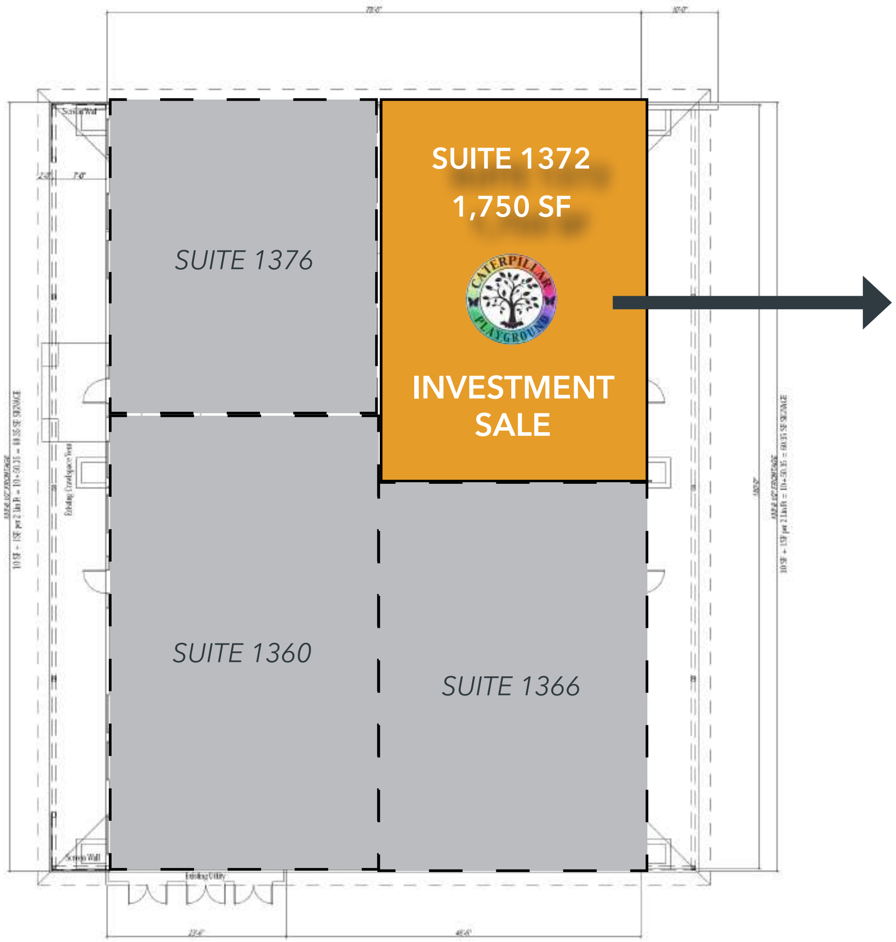
SUITE	SIZE (SF)	SALE DATE	PER SF PRICE	CAP RATE
BUILDING A				
1608	1,685	7/12/2023	$643	5.60%
1606	1,288	10/10/2023	$630	5.70%
BUILDING B				
1510	2,575	12/13/2024	$592	5.00%
BUILDING H				
1400	875	2/29/2024	$585	5.87%
1418	875	12/23/2024	$611	5.86%
1420	875	1/21/2025	$583	6.01%
1422	875	12/6/2024	$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

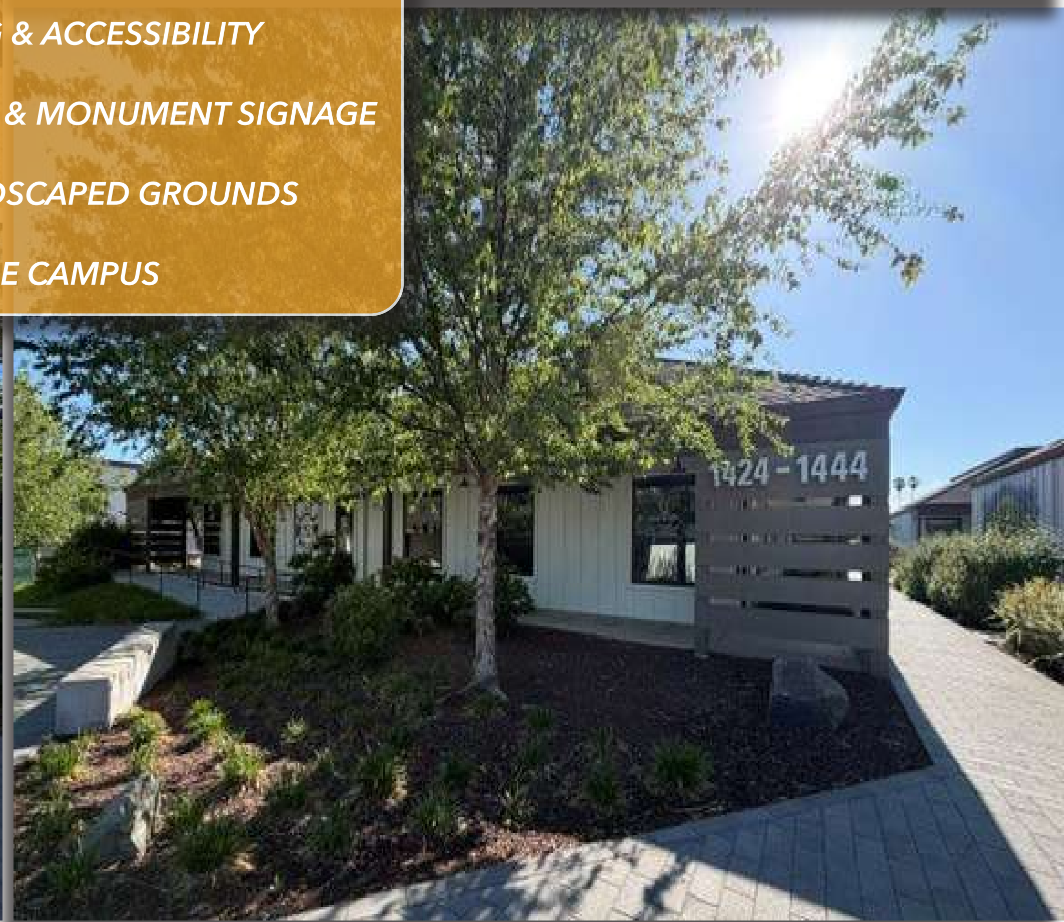
OUTDOOR PATIOS & COURTYARDS

AMPLE PARKING & ACCESSIBILITY

HIGHLY VISIBILE 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.

THE WELL @ SUNSET

LEE & ASSOCIATES

THE WELL
AT SUNSET

±1,750 SF CONDO
AVAILABLE FOR INVESTMENT SALE

INFORMATION DISCLOSURE

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.