

Commercial Land For Sale

±40,407 SF / ±0.93 ACRES

2901 LAS POSITAS ROAD

LIVERMORE, CA

\$1,900,000

- Close freeway access
- Utilities adjacent to property
- Highly visible, strategically positioned location within a strong retail and service hub
- Located along one of Livermore's primary East-West arteries

EXCLUSIVE LISTING BROKER:

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KEY FEATURES

- Land: $\pm 40,407$ SF / ± 0.93 Acres
- APN: 99-15-67
- Ample Parking: 9 paved parking spaces on site plus cross parking agreement with Primrose School for the full parking lot
- Zoning: Broad Commercial Zoning (CNB)
**Allows retail, medical and office*
- Drive-thru allowed with CUP



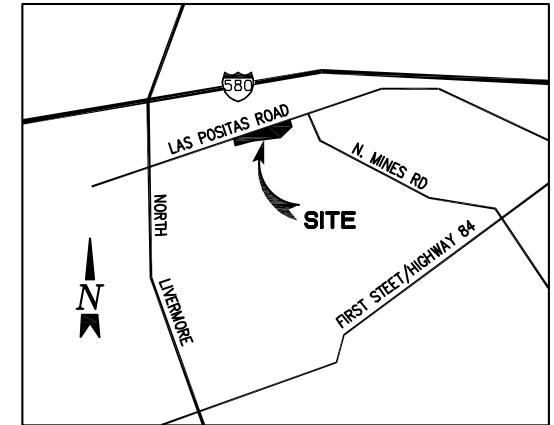
SIGNALIZED ENTRANCE



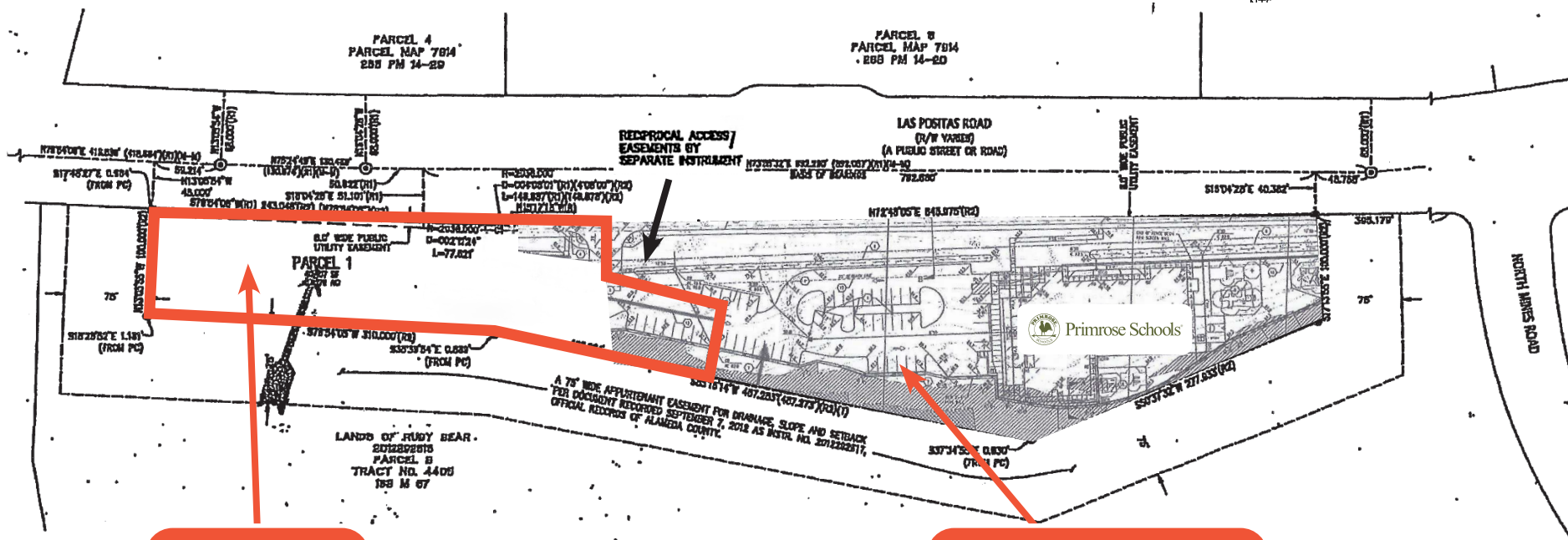
PAVED PARKING

2901 LAS POSITAS ROAD | LIVERMORE, CA

SITE PLAN



VICINITY MAP



**SUBJECT
PARCEL**

**EXCESS PARKING
*SHARED WITH PRIMROSE SCHOOL**

* PLAN NOT TO SCALE

DEMOGRAPHICS

1, 3, & 5 MILES RADIUS

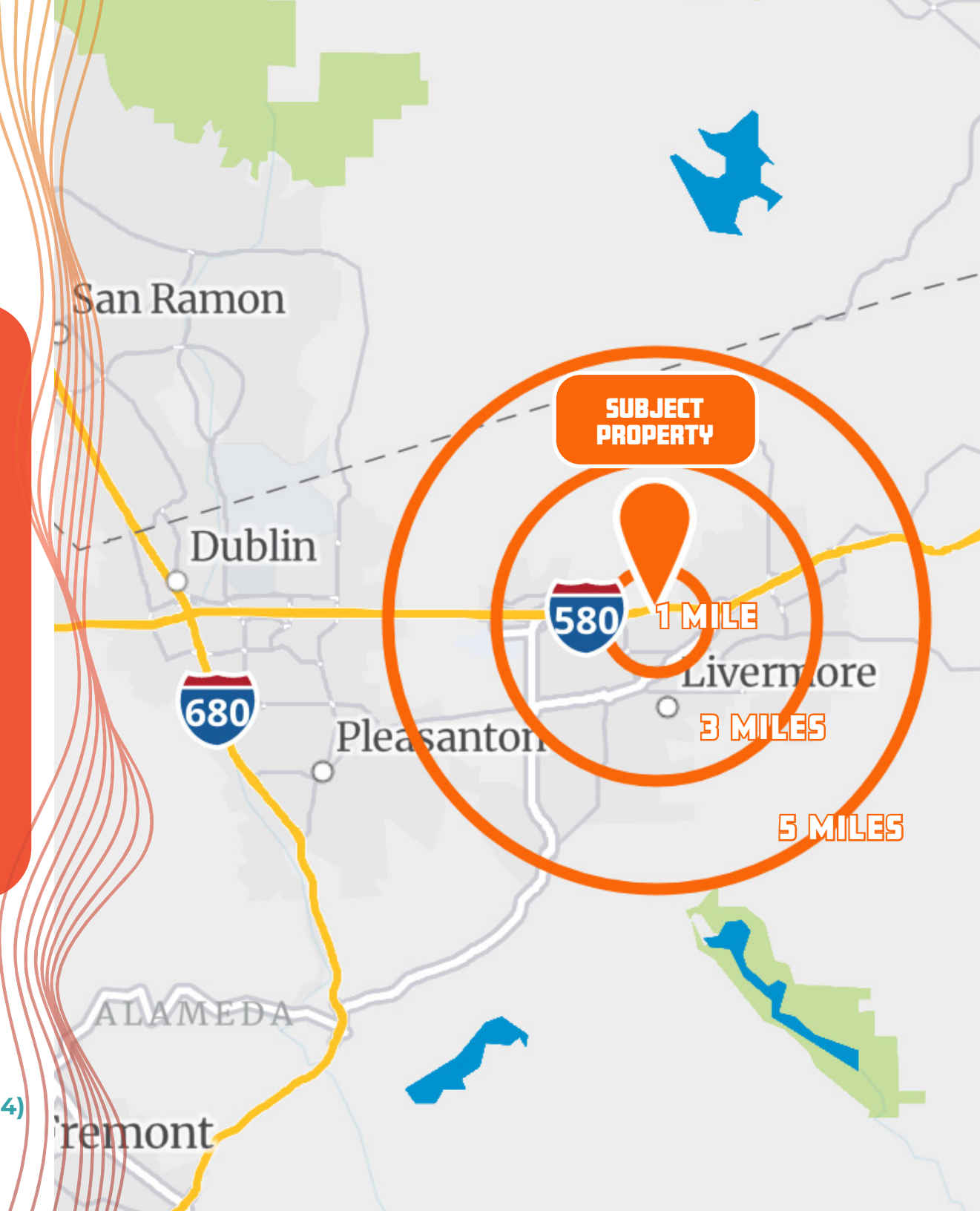
DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------|-----------|-----------|-----------|
| Total Population | 8,341 | 77,102 | 100,852 |
| Daytime Population | 7,828 | 74,463 | 112,969 |
| Total Households | 3,174 | 28,065 | 35,675 |
| Average HH Income | \$164,415 | \$197,344 | \$216,810 |

TRAFFIC COUNTS

Las Positas: 12,709 ADT (2024)

I-580 at North Livermore: 215,000 ADT (2024)



A CLOSER LOOK AT THE AREA

