

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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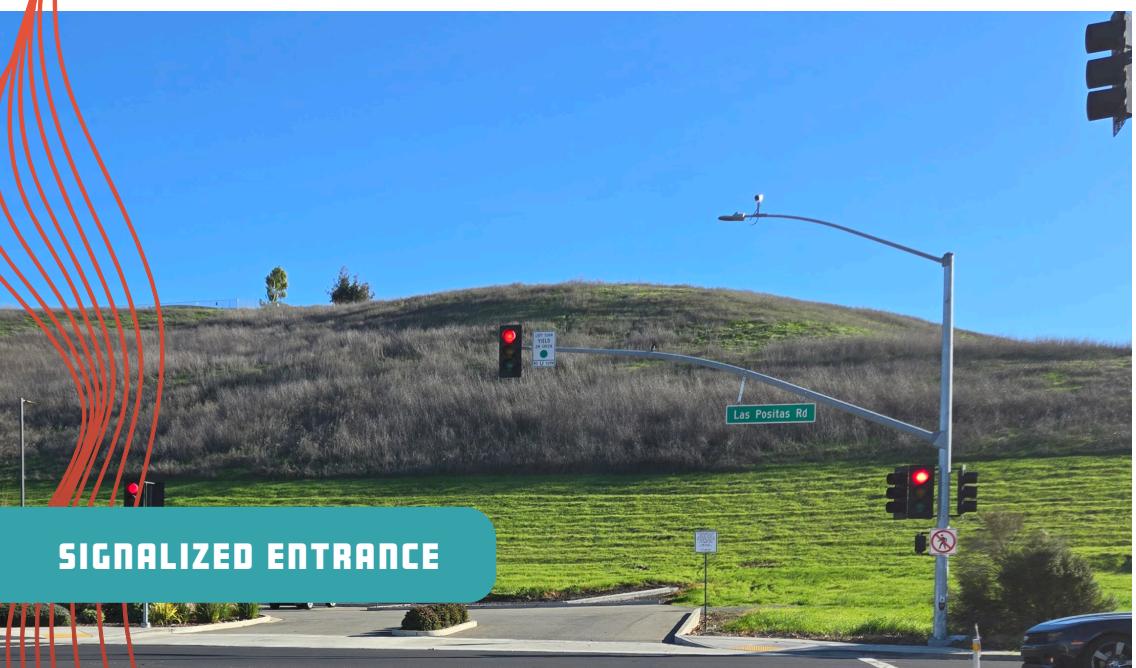
[Sandra.Weck@colliers.com](mailto:Sandra.Weck@colliers.com)

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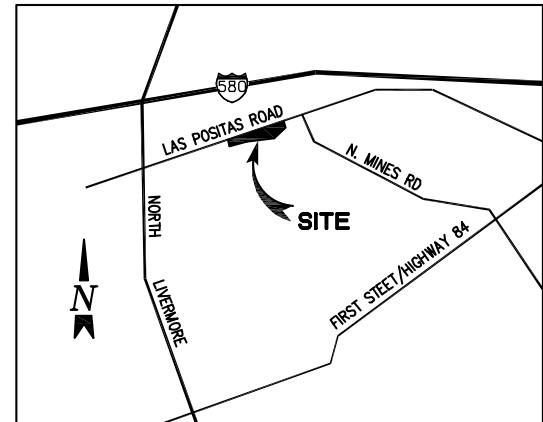


# KEY FEATURES

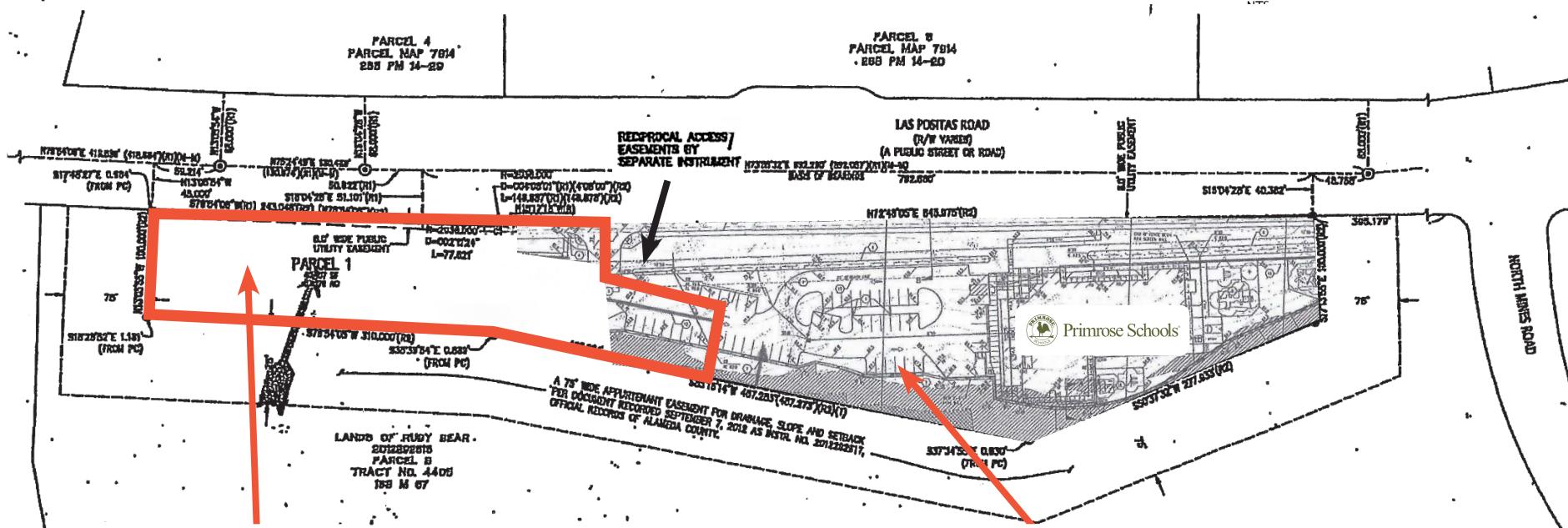
- Land:  $\pm 40,407$  SF /  $\pm 0.93$  Acres
- APN: 99-15-67
- Ample Parking: 9 paved parking spaces on site plus cross parking agreement with Primrose School for the full parking lot
- Zoning: Broad Commercial Zoning (CNB)  
*\*Allows retail, medical and office*
- Drive-thru allowed with CUP



# 2901 LAS POSITAS ROAD | LIVERMORE, CA



## VICINITY MAP



# SUBJECT PARCEL

## **EXCESS PARKING \*SHARED WITH PRIMROSE SCHOOL**

\* PLAN NOT TO SCALE

# DEMOGRAPHICS

## 1, 3, & 5 MILES RADIUS

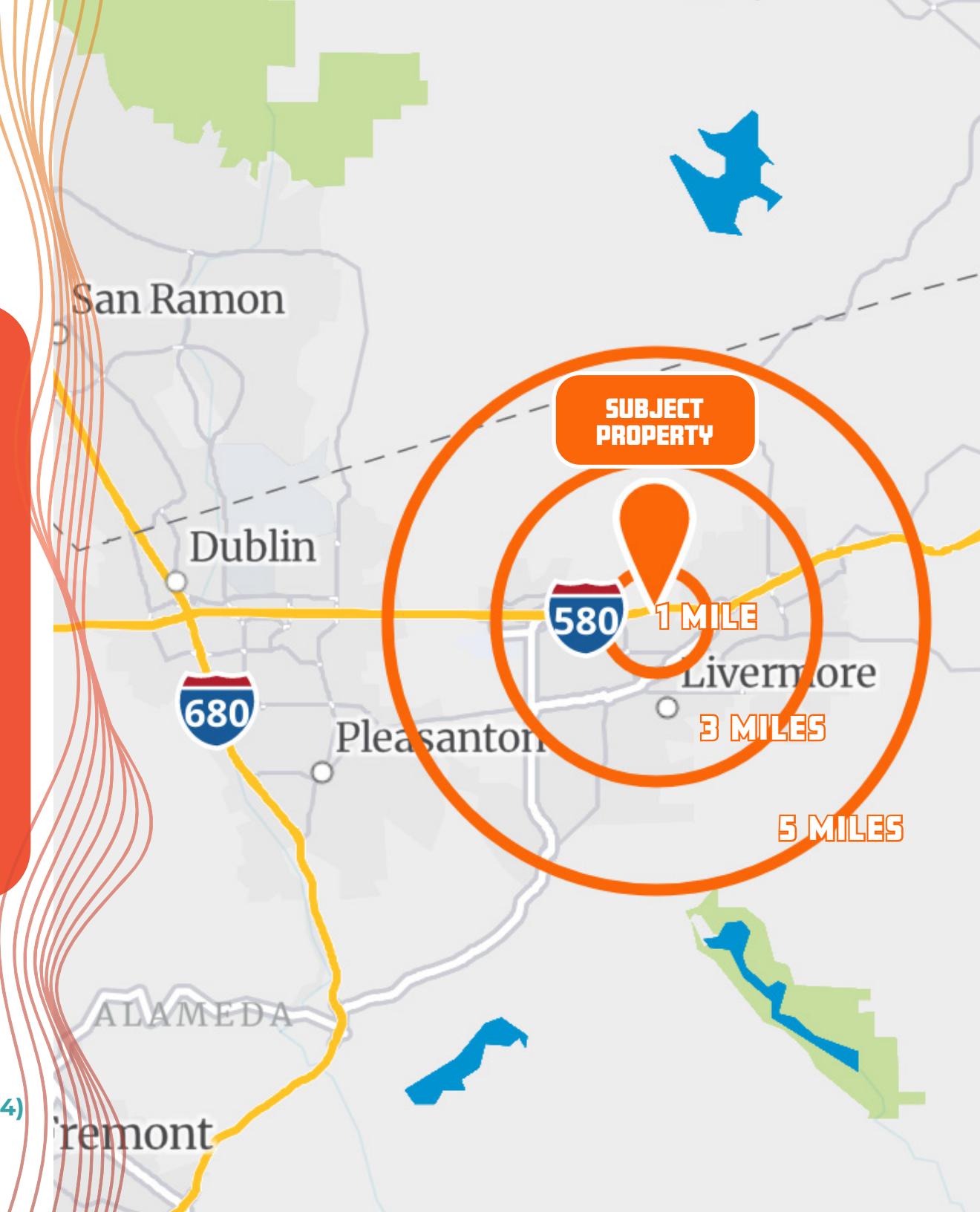
### DEMOGRAPHICS

	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

