

FOR SALE

Livermore Residential Infill Development Opportunity

1777 Cordoba Street | Livermore, CA 94550



PDF
THE PAUL D FRANK *Team*



eXp COMMERCIAL

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™

Fully Entitled 4 Lot Residential Subdivision in the Sunset West Neighborhood

- 0.71 Acre Residential Development Site
- Entitled for Four Single Family Residential Lots
- Located in the Sunset West Neighborhood
- Zoning: RS - Single Family Residential (City of Livermore)
- **Offering Price: \$2,800,000**



PROPERTY OVERVIEW

1777 Cordoba Street represents a rare residential infill development opportunity located in the highly desirable Sunset West neighborhood of Livermore. The property consists of approximately 0.71 acres (about 30,800 square feet) and is entitled for four residential lots, providing a developer or homebuilder with the opportunity to deliver new housing in one of the East Bay's most supply constrained markets.

The site is zoned RS (Single Family Residential) by the City of Livermore, a designation intended to accommodate low density residential development consisting primarily of detached single family homes. The approved subdivision aligns with the surrounding neighborhood character, which is comprised largely of established single family residences.

Located within an existing residential community, the property benefits from strong local demographics, mature neighborhood infrastructure, and convenient access to major regional transportation corridors including Interstate 580 and Highway 84. The location also provides close proximity to neighborhood retail, schools, and the amenities of downtown Livermore.

With the entitlement process already completed for four residential lots, the property offers a streamlined path toward development in a region where development ready residential land remains extremely limited. This creates a compelling opportunity for builders seeking a small scale infill project within the Tri Valley housing market.

DEVELOPMENT OPPORTUNITY

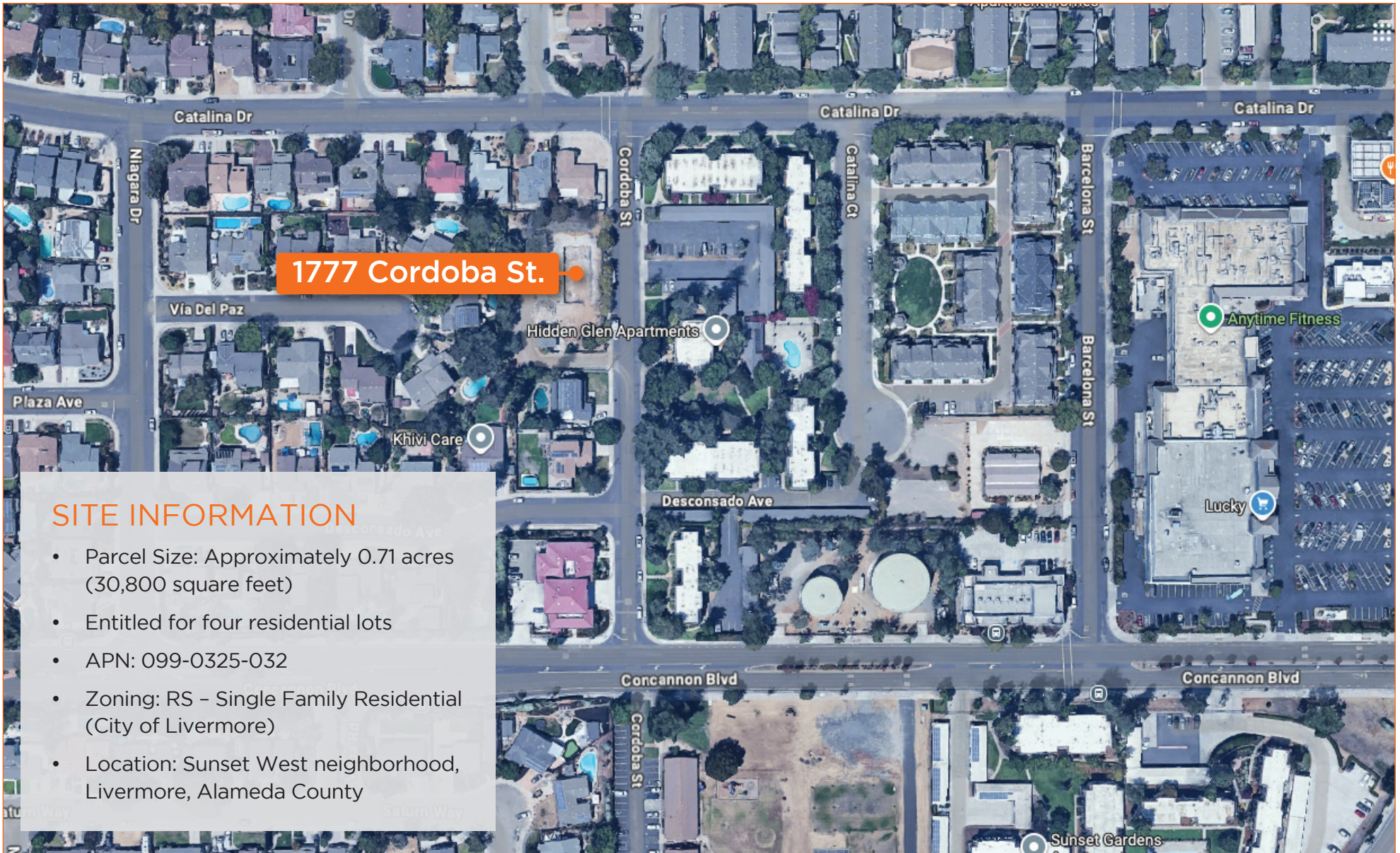
The property is entitled for four residential lots and offers an ideal opportunity for a builder seeking a small scale residential infill project within the Livermore market. The size and configuration of the site allows for efficient residential development while benefiting from the surrounding established neighborhood.

Livermore continues to experience strong housing demand driven by its proximity to major Bay Area employment centers, including Silicon Valley and the East Bay technology and life sciences corridor. Opportunities to acquire entitled residential land within existing neighborhoods are extremely limited, making this project particularly attractive for developers seeking near term construction opportunities.

With the entitlement work completed, a future buyer can focus primarily on construction planning and delivery of new housing product in a market with strong buyer demand.

INVESTMENT HIGHLIGHTS

- Residential infill development opportunity
- Entitled for four residential lots
- Approximately 0.71 acres
- Located in the Sunset West neighborhood of Livermore
- Established surrounding residential community
- Convenient access to Highway 84 and Interstate 580
- Strong housing demand throughout the Tri Valley region
- Limited supply of entitled residential development land



1777 Cordoba St.

SITE INFORMATION

- Parcel Size: Approximately 0.71 acres (30,800 square feet)
- Entitled for four residential lots
- APN: 099-0325-032
- Zoning: RS - Single Family Residential (City of Livermore)
- Location: Sunset West neighborhood, Livermore, Alameda County



LOCATION OVERVIEW

The property is located within the Sunset West neighborhood of Livermore, an established residential area known for its quiet streets, family oriented environment, and convenient access to nearby amenities.

The site benefits from its proximity to Highway 84 and Interstate 580, providing efficient access to the greater Bay Area, including Pleasanton, Dublin, San Ramon, and Silicon Valley employment centers. The property is also located within close proximity to neighborhood retail centers, grocery stores, restaurants, and schools.

Livermore's historic downtown district, known for its vibrant dining scene, boutique shopping, and regional wineries, is located just a short drive away and serves as a major destination within the Tri Valley region.



About Livermore, California

Livermore is located in Alameda County within the highly desirable Tri Valley region of the San Francisco Bay Area. Known for its strong economy, high quality of life, and excellent connectivity to major employment centers, the city continues to attract residents, businesses, and developers.

Positioned along the Interstate 580 corridor, Livermore provides convenient access to Silicon Valley, Oakland, and the greater East Bay. The city is home to major employers including Lawrence Livermore National Laboratory and Sandia National Laboratories, both of which contribute to strong regional employment and housing demand.

Livermore is also widely recognized for its historic downtown district, award winning wineries, and vibrant local culture. The city continues to experience steady population growth and housing demand, making residential development opportunities in established neighborhoods increasingly scarce.

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FOR MORE INFORMATION

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