



# OFFICE/MEDICAL CONDOS FOR SALE AND LEASE



2,045 ±SF - 2,188 ±SF OFFICE/MEDICAL CONDOMINIUMS

THE WELL AT SUNSET, LIVERMORE, CA 94550  
LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



LEE & ASSOCIATES

The mixed-use property consists of six commercial buildings suitable for office and medical uses with a 120-unit senior housing development under construction (estimated completion Q4 2025).



 Contact Brokers for Pricing

PROPERTY HIGHLIGHTS



2,045±SF - 2,188±SF Office/Medical Condos



New landscape



Located at Holmes & Concannon in Livermore



ADA compliant common areas



Highly visible freestanding single-story office and medical buildings



Affluent neighborhood with easy access from Silicon Valley and San Francisco metros



Completely renovated in 2021 from the ground up. New Electrical, Plumbing and Roofs



Perfect for Owner-Occupancy and/or Leased Investment Sales.

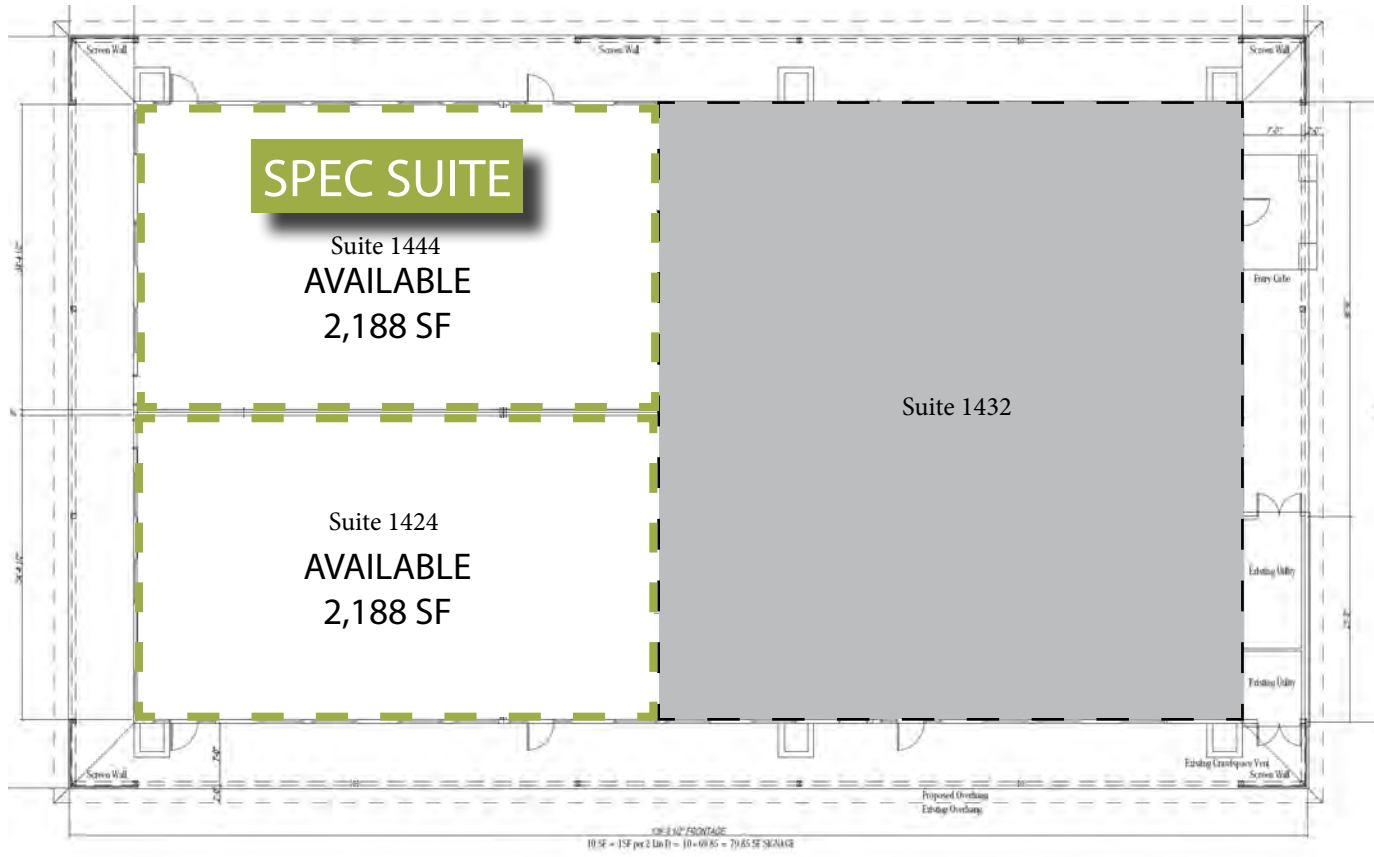
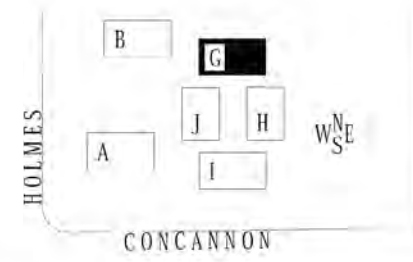


New restaurants opened summer 2022



Attractive SBA financing available with 10% down





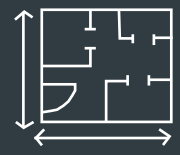
**SPEC SUITE**

Suite 1444  
AVAILABLE  
2,188 SF

Suite 1424  
AVAILABLE  
2,188 SF

Suite 1432

**FLOOR PLAN**



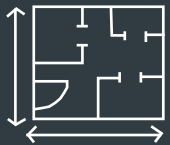
**BUILDING G - EDUCATION (No outdoor areas)**

|                   |                   |  | <u>SQ .FT.</u> |
|-------------------|-------------------|--|----------------|
| *1424             | For Sale or Lease |  | 2,188          |
| 1444 (Spec Suite) | For Sale or Lease |  | 2,188          |

\*can be divisible into 2 separate spaces

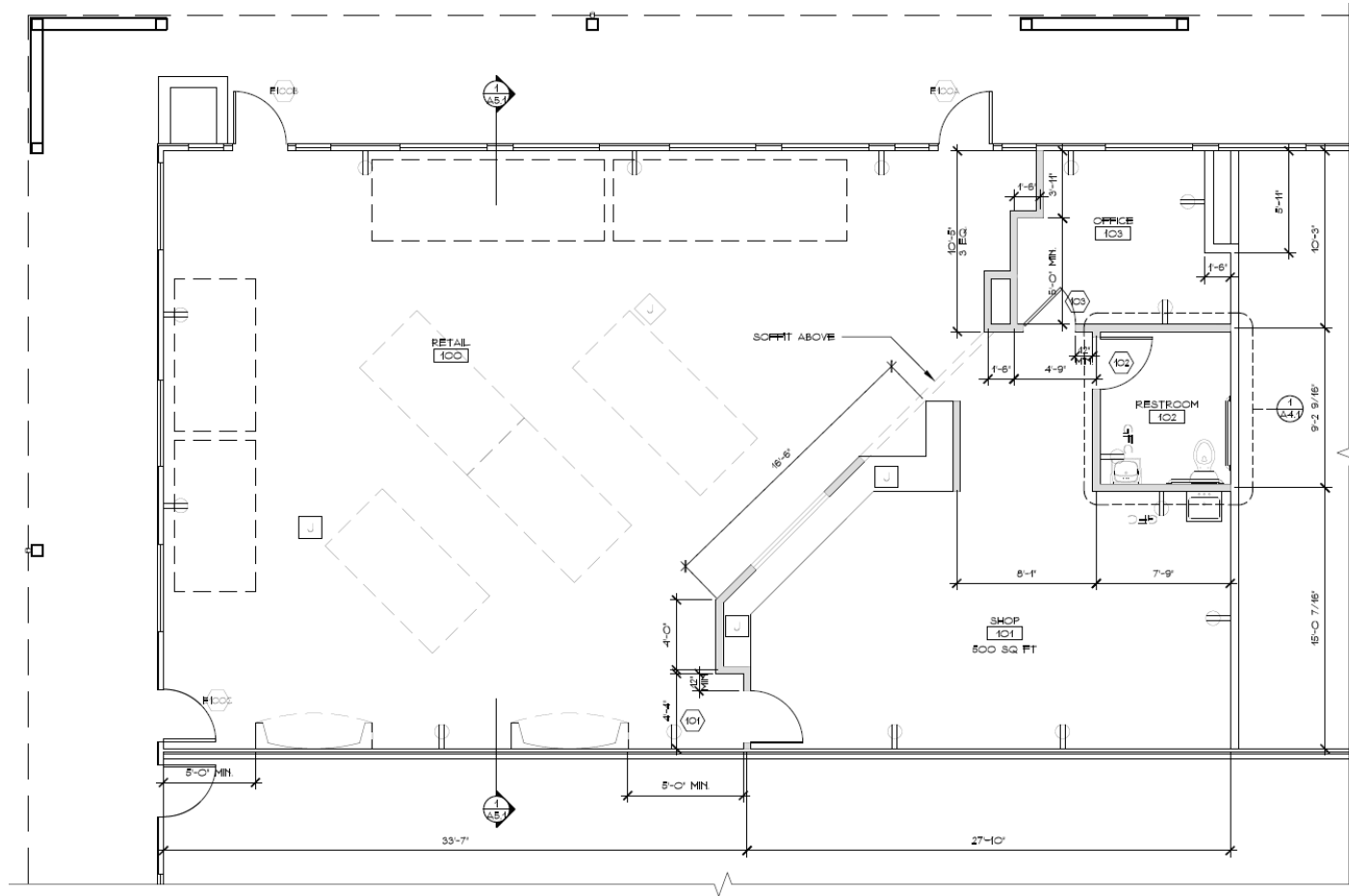
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1444

SPEC SUITE LAYOUT





EXECUTIVE OFFICE SUITES



BUILDING "I" PATIO AREA



BUILDING "I" TOWER SIGNAGE



EXTERIOR PHOTOS



# AREA MAP



## 2020 SUMMARY - 10 MIN DRIVE TIME

|                     |            |
|---------------------|------------|
| Population          | 75,384     |
| Households          | 27,075     |
| Average Family Size | 3.18       |
| Median Age          | 41.1       |
| Median HH income    | \$ 141,236 |
| Average HH income   | \$ 171,383 |

ComCast Cable  
300 Employees

Isabel Neighborhood  
4,100 New Homes

San Francisco  
Premium Outlets

Livermore  
Municipal Airport

Livermore Valley  
Joint Unified School District  
1,290 Employees

Kaiser Permanente  
Regional Distribution Center  
990 Employees

Stanford Health Care  
ValleyCare Livermore  
1,420 Employees

Downtown  
Livermore

Lawrence Livermore  
National Laboratory  
6,500 Employees

Granada High  
2,282 Students

Joe Michell K-8  
819 Students

Emma C Smith  
Elementary  
719 Students

Sandia National  
Laboratory  
1,400 Employees



Sunset Elementary  
771 Students

Willam Mendenhall  
965 Students



84

Ruby Hill  
Country Club

Private Jack Nicholas  
Country Club  
850 Homes  
Average Price \$3M

Sycamore  
Grove Park

Wente Vinyards  
676 Employees

10-MINUTE DRIVE TIME



| DEMOGRAPHICS     | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------|-----------|-----------|-----------|
| MEDIAN HH INCOME | \$162,052 | \$138,052 | \$148,560 |
| POPULATION       | 14,773    | 63,855    | 106,322   |
| TOTAL HOUSEHOLDS | 5,150     | 22,766    | 37,919    |
| MEDIAN AGE       | 44.7      | 41.1      | 40.9      |



DISTANCE TO:

|                 |          |
|-----------------|----------|
| San Francisco   | 45 Miles |
| San Jose        | 32 Miles |
| Walnut Creek    | 28 Miles |
| Oakland Airport | 28 Miles |

DEMOGRAPHICS



ROBUST POPULATION

**90,189**



NUMBER OF HOUSEHOLDS

**30,545**



APPROX. AVERAGE HH INCOME

**\$150,934**



MEDIAN AGE

**39.7**



4 YEAR DEGREE OR HIGHER

**41%**



RETAIL SALES VOLUME

**\$1.2 billion**

LIVERMORE BY THE NUMBERS.

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.



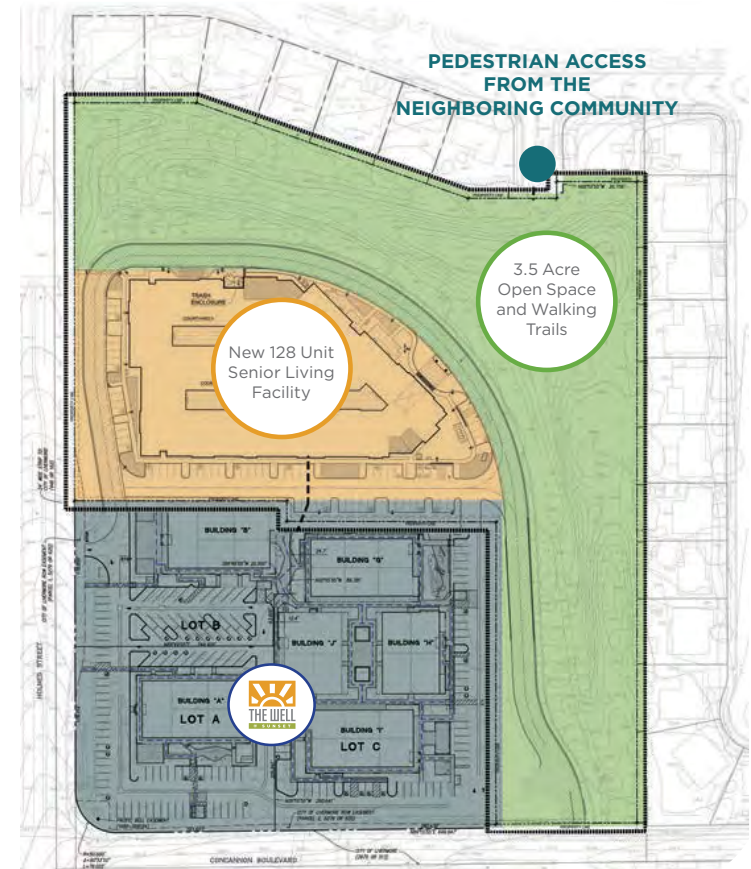




# FUTURE SENIOR CENTER

## MEET YOUR NEIGHBORS.

A brand new upscale senior living residence will be built on the site immediately adjacent to the property, overlooking the open space. The 112,000 square foot property will have 84 assisted living units, 44 memory care units and will offer a convenient, lock-and-leave lifestyle for renters aged 55+. The average resident net worth is anticipated to be \$1 million+.





# FOR SALE AND LEASE

## 2,045±SF - 2,188±SF OFFICE/MEDICAL CONDOMINIUMS

### THE WELL AT SUNSET | LIVERMORE, CA 94550



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