



OFFICE/MEDICAL CONDOS FOR SALE AND LEASE



1,121 ±SF - 3,309 ±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



1,121±SF - 3,309±SF Office/Medical Condos



Located at Holmes & Concannon in Livermore



Highly visible freestanding single-story office and medical buildings



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



New restaurants opened summer 2022



New landscape



ADA compliant common areas



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

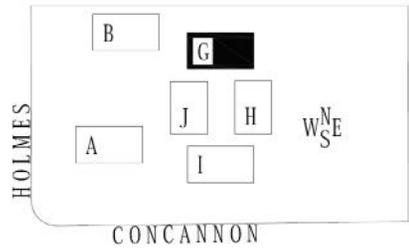


Perfect for Owner-Occupancy and/or Leased Investment Sales.

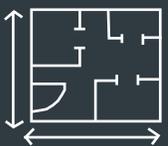


Attractive SBA financing available with 10% down





FLOOR PLAN



BUILDING G - General Medical, Dental, Retail, and Office Uses Permitted

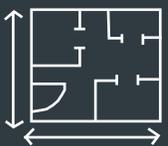
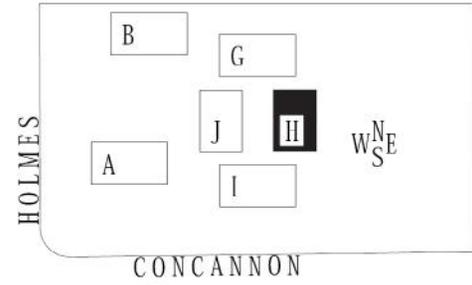
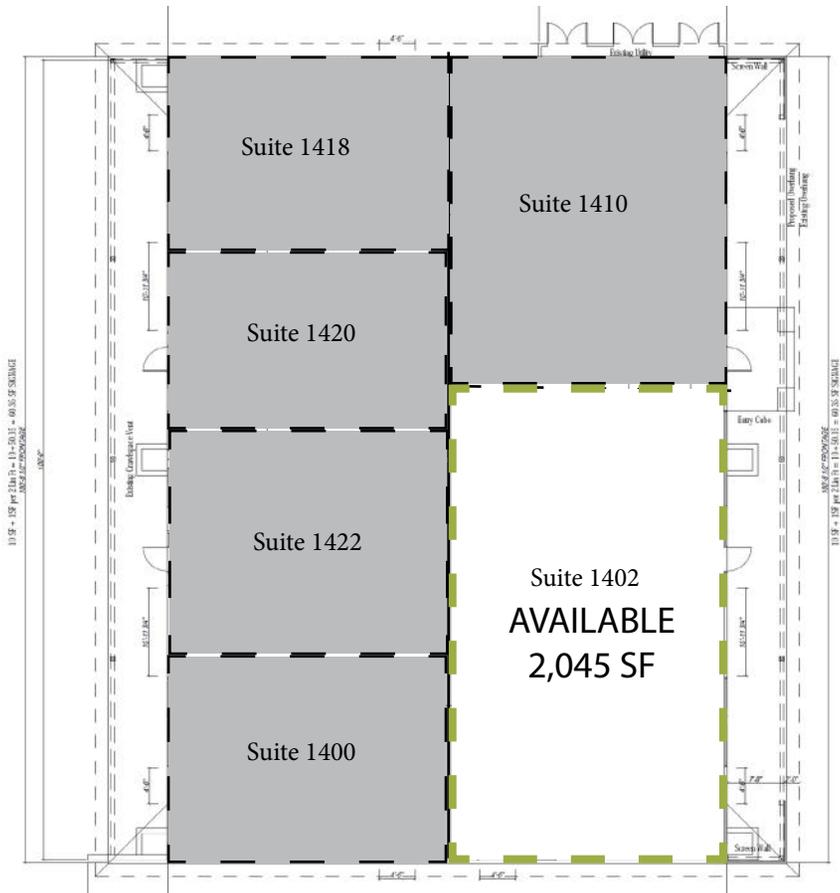
			<u>SQ. FT.</u>
*1428	For Sale or Lease		1,121
*1444	For Sale or Lease		2,188

**Can be combined for a total of 3,309 SF

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FLOOR PLAN



BUILDING H - General Medical, Dental, Retail, and Office Uses Permitted

*1402

For Sale or Lease

SQ. FT.
2,045

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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

Kaiser Permanente
Regional Distribution Center
990 Employees

San Francisco
Premium Outlets

Livermore
Municipal Airport

Livermore Valley
Joint Unified School District
1,290 Employees

Lawrence Livermore
National Laboratory
6,500 Employees

Stanford Health Care
ValleyCare Livermore
1,420 Employees

Downtown
Livermore

Granada High
2,282 Students

Joe Michell K-8
819 Students

Sandia National
Laboratory
1,400 Employees

Emma C Smith
Elementary
719 Students

Sunset Elementary
771 Students

Willam Mendenhall
965 Students



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



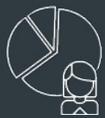
NUMBER OF HOUSEHOLDS

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.

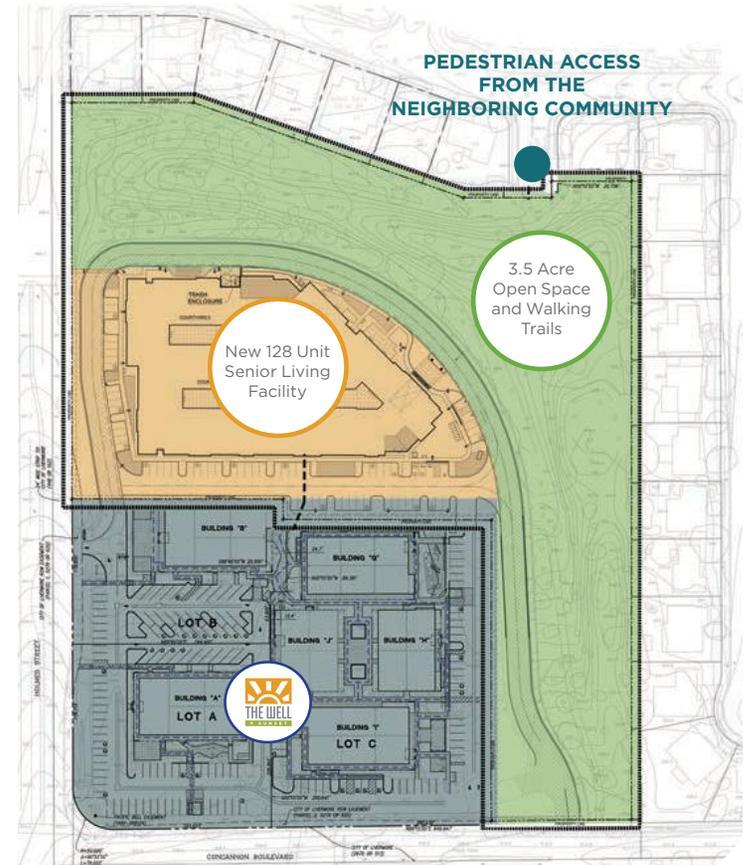




FUTURE SENIOR CENTER

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

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THE WELL AT SUNSET | LIVERMORE, CA 94550



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