



COMMERCIAL CONDOS FOR INVESTMENT SALE

CAP RATES UP TO 6%
PRICES STARTING AS LOW AS \$1,100,000



1,750 ±SF - 2,188 ±SF COMMERCIAL 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 retail, office and medical uses with a 120-unit senior housing development under construction (estimated completion Q4 2025).



 Contact Brokers for Pricing

PROPERTY HIGHLIGHTS



1,750±SF - 2,188±SF Commercial Condos



Located at Holmes & Concannon in Livermore



Highly visible freestanding single-story retail, 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

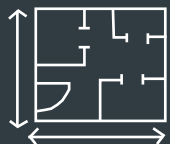


Long term NNN leases with Personal Guarantees

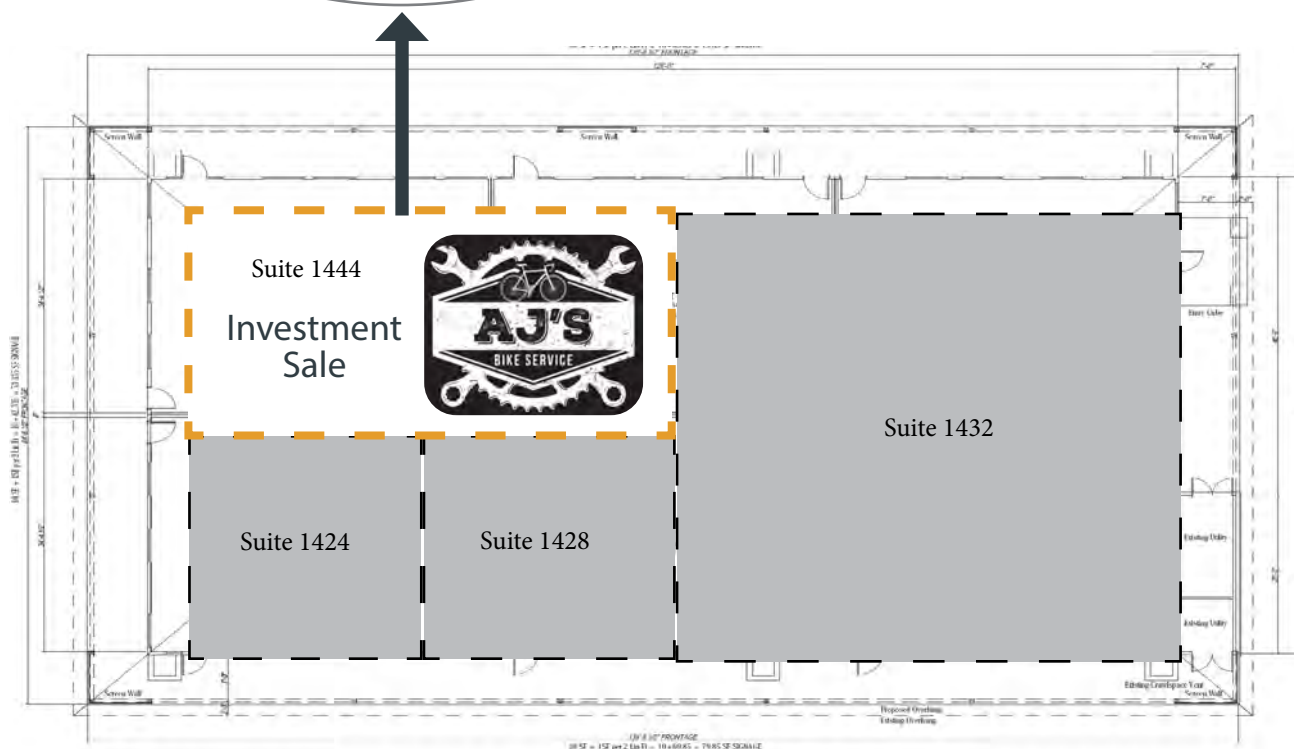


Minimal Landlord Responsibilities

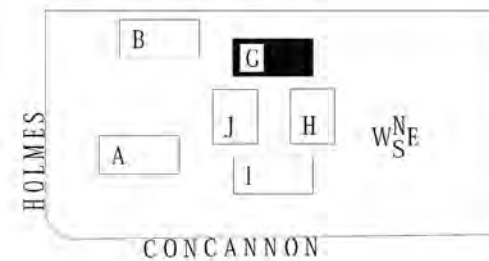


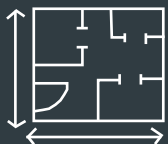


BUILDING G - MEDICAL AND GENERAL OFFICE
 1444 Leased Investment SQ. FT.
 2,188



Leased to
 AJ's Family Cyclery
 NNN Leased Investment
 Price: \$1,422,200.00
 Annual NOI: \$76,668
 Lease Expiration: 3/31/29
 Cap Rate = 5.39%



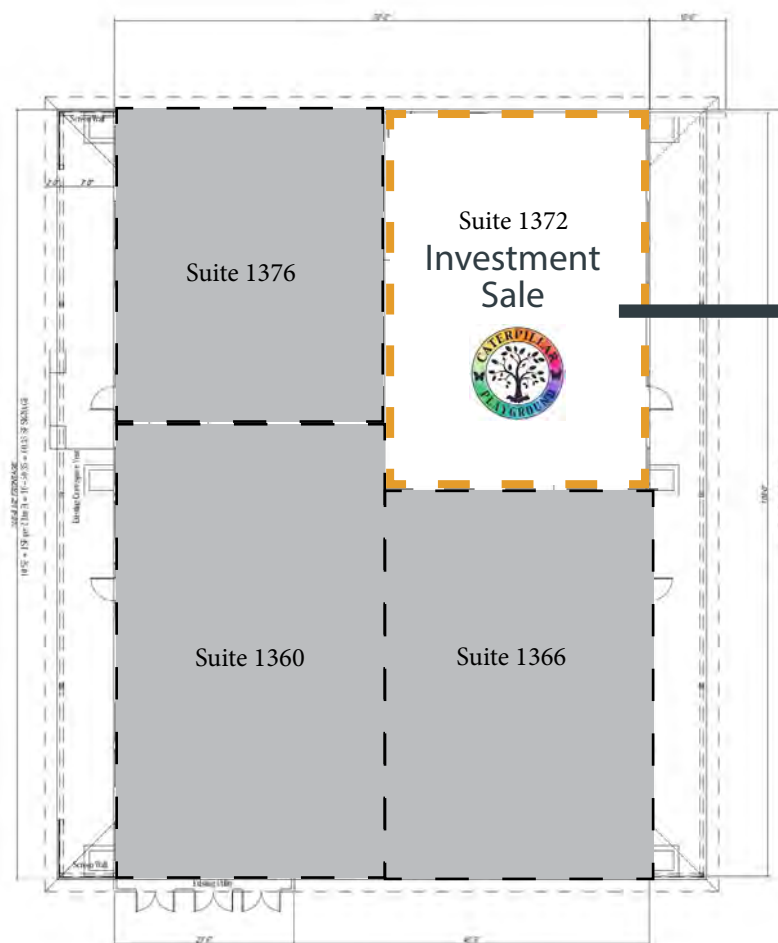


BUILDING J - OFFICE/MEDICAL

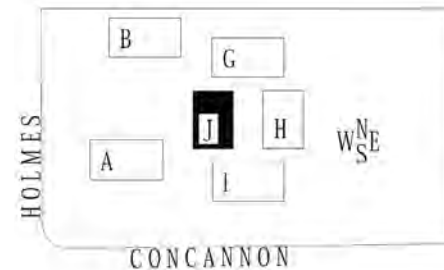
1372

Leased Investment

SQ. FT.
1,750



Leased to
Caterpillar Playground
Occupational & Physical Therapy
NNN Leased Investment
Price: \$1,100,000.00
Annual NOI: \$64,609
Lease Expiration: 6/30/28
Cap Rate = 5.87%



EXECUTIVE OFFICE SUITES



BUILDING "I" PATIO AREA



BUILDING "I" TOWER SIGNAGE





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

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

Sunset Elementary
771 Students

Sandia National
Laboratory
1,400 Employees

Willam Mendenhall
965 Students



Ruby Hill
Country Club

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

Sycamore
Grove Park

Wente Vineyards
676 Employees

10-MINUTE DRIVE TIME

DEMOGRAPHICS



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



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

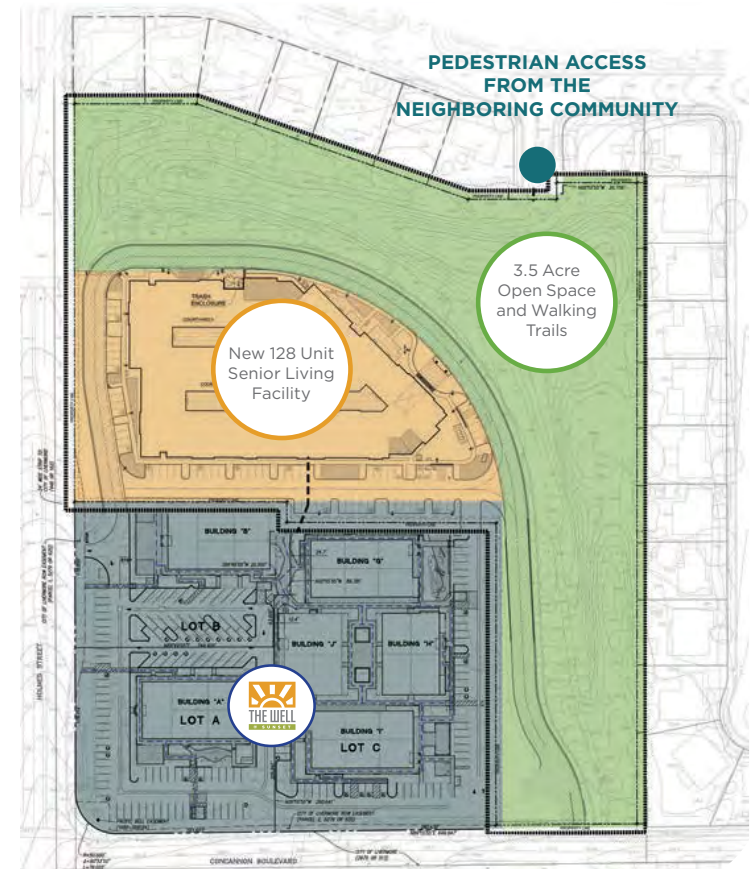
LIVERMORE BY THE NUMBERS.

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.



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 INVESTMENT SALE

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THE WELL AT SUNSET | LIVERMORE, CA 94550



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