



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).



PROPERTY HIGHLIGHTS



Contact Brokers for Pricing



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

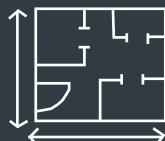


Long term NNN leases with Personal Guarantees



Minimal Landlord Responsibilities

FLOOR PLAN



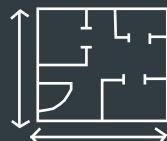
BUILDING G - MEDICAL AND GENERAL OFFICE
1444 Leased Investment 2,188 SQ .FT.



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.

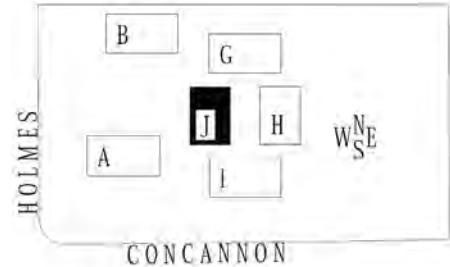
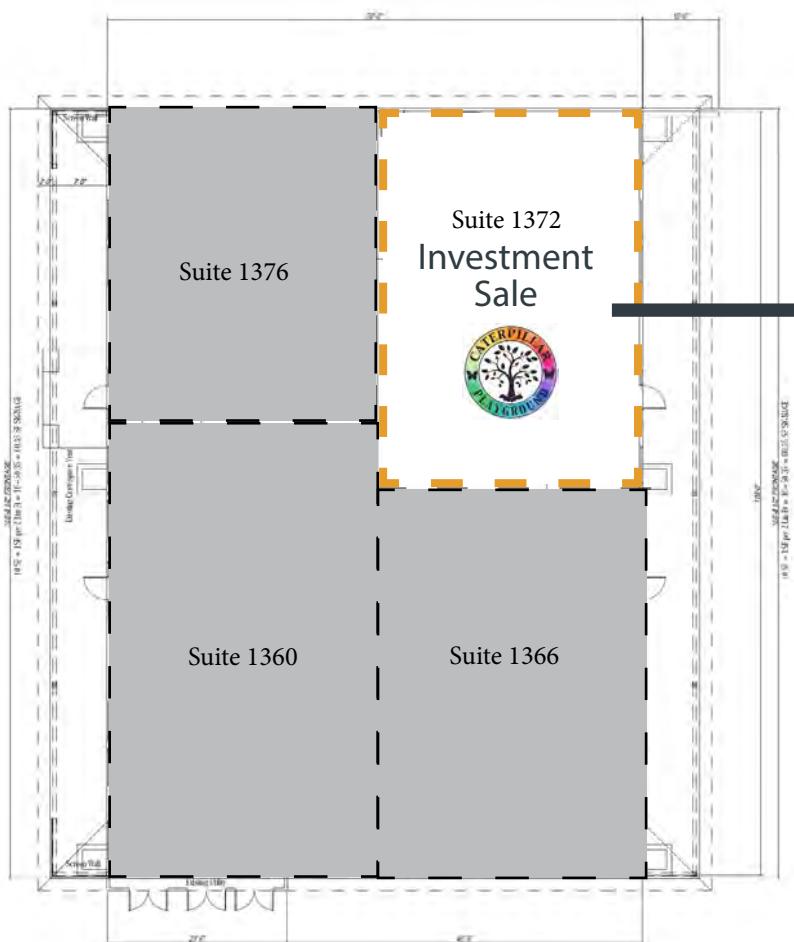


FLOOR PLAN



BUILDING J - OFFICE/MEDICAL

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%

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EXECUTIVE OFFICE SUITES



BUILDING "I" PATIO AREA



EXTERIOR PHOTOS





AREA MAP



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



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

LIVERMORE BY THE NUMBERS.

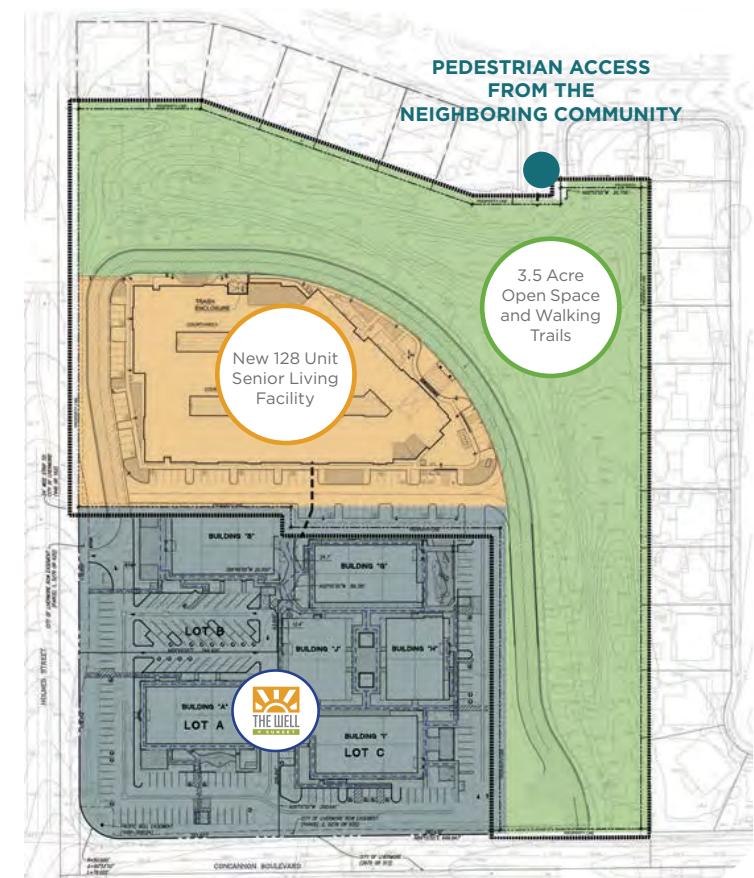
Livermore is the easternmost city in the San Francisco Bay Area and the gateway to the Central Valley. Powered by its wealth of research, technology and innovation, it is a technological hub and an academically engaged community. Many highly skilled people come to the region to work at the National Labs (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 INVESTMENT SALE

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THE WELL AT SUNSET | LIVERMORE, CA 94550



Mark Rinkle

Principal
mrinkle@lee-associates.com
925.737.4145
LIC NO 01512632



Jessica Mauser

Managing Principal
jmauser@lee-associates.com
925.737.4168
LIC NO 01728720

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Lee & Associates® East Bay, Inc. Corp. ID 01194869 5000 Pleasanton Ave, Suite 220, Pleasanton, CA 94566

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