

2860 KITTY HAWK RD & 2486 NISSEN DR | LIVERMORE, CA 94551

the eonic company®

# KITTY HAWK PLAZA

±2,489 - 2,794 SF  
RETAIL SPACES AVAILABLE

TERRENCE J. ROSE, INC.  
REAL ESTATE  
INVESTMENT & DEVELOPMENT


±2,489 SF  
2486 Nissen Dr


±2,794 SF  
2860 Kitty Hawk Rd  
(with drive-thru)



SHELBY SWANSON | (408) 400-3879  
sswanson@theeoniccompany.com | LIC #02075363





# HIGHLIGHTS

-  Located near Las Positas golf course & the Livermore Municipal Airport

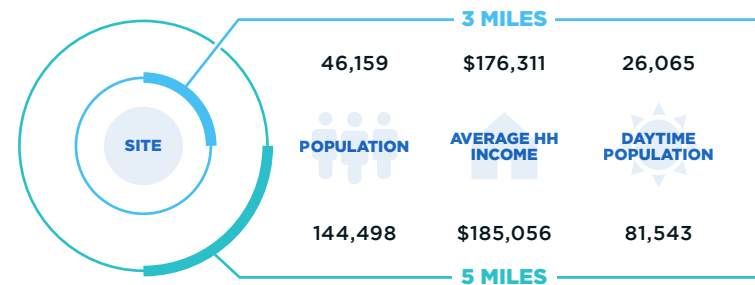
 Neighboring tenants include: Carl's Jr, Starbucks, IMX Pilates, Pacific Service Credit Union & more!

 Ample parking, ratio of 4.4/1000
-  Rare freeway facing building with direct line of sight from I-580

 Located one (1) mile from the San Francisco Premium Outlets

 Building & monument signage available

## DEMOGRAPHICS



## TRAFFIC COUNTS

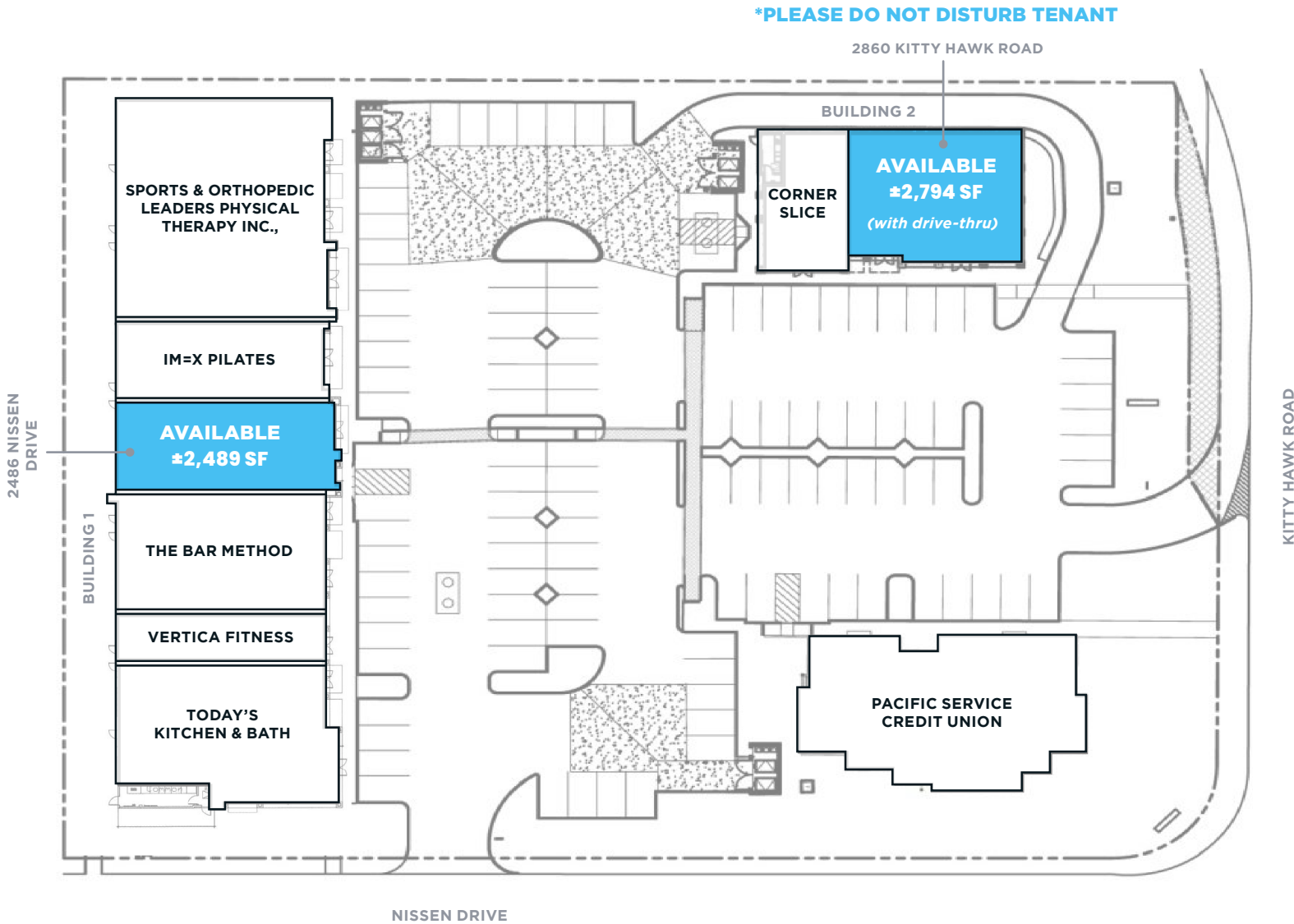
I-580	193,800 ADT
Airway Blvd	21,350 ADT
Kitty Hawk Rd	11,400 ADT

Source: ©2022 Esri.

# NEW RESIDENTIAL DEVELOPMENT PROJECTS



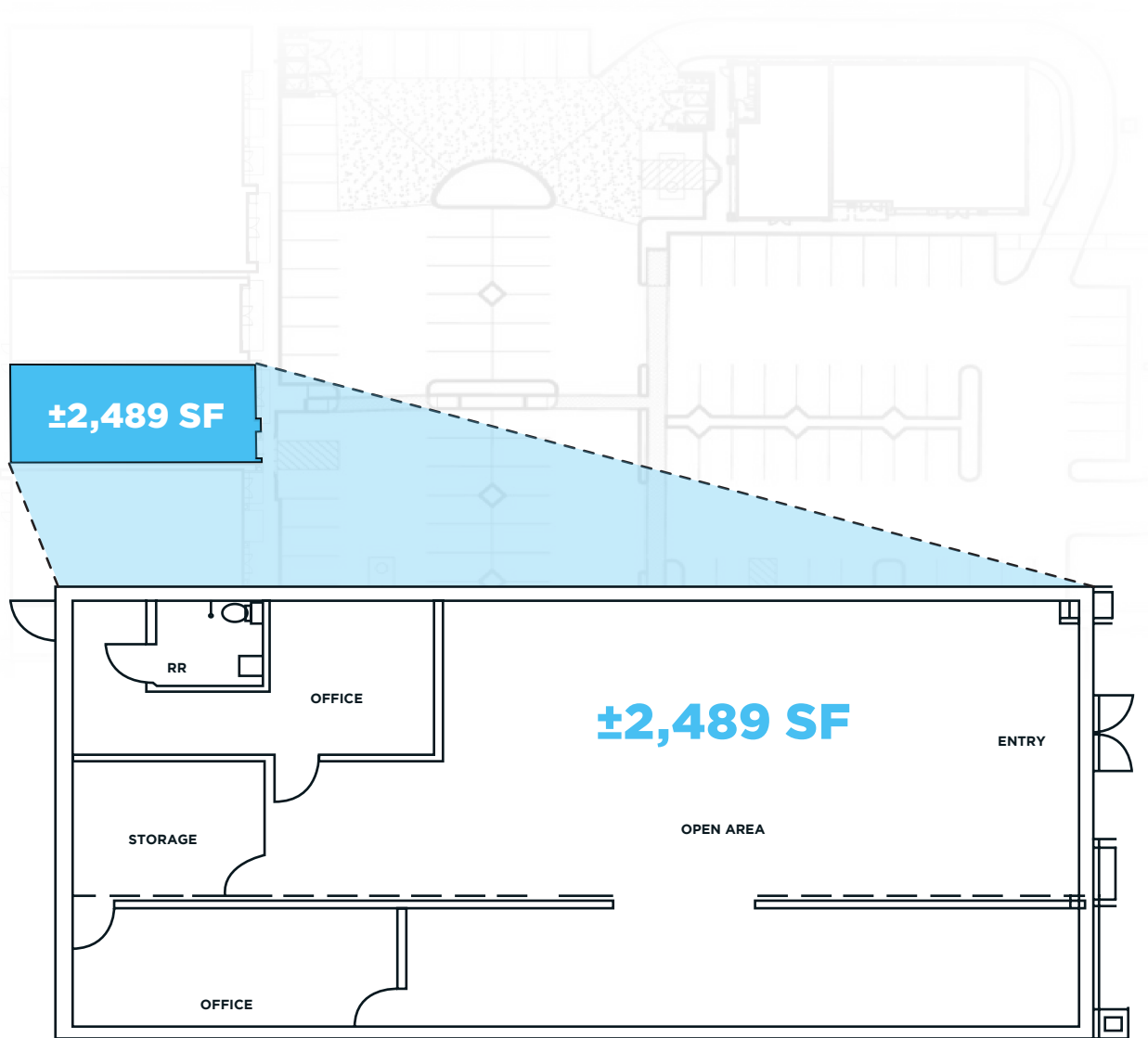
# SITE PLAN



■ AVAILABLE

# FLOOR PLAN

2486 NISSEN DRIVE



*Note: Not to scale on floor plan.*

# GALLERY



# AERIAL

## HACIENDA CROSSINGS SHOPPING CENTER



## FALLON GATEWAY



## DUBLIN PLACE



## KITTY HAWK PLAZA



## STONERIDGE SHOPPING CENTER



## PACIFIC PEARL



## TRADER JOE'S

## PLEASANTON GATEWAY SHOPPING CENTER



## Raley's

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