

Commercial Land For Sale

±40,407 SF / ±0.93 ACRES

2901 LAS POSITAS ROAD

LIVERMORE, CA

\$1,900,000

- Close freeway access
- Utilities adjacent to property
- Highly visible, strategically positioned location within a strong retail and service hub
- Located along one of Livermore's primary East-West arteries

EXCLUSIVE LISTING BROKER:

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Colliers

KEY FEATURES

- Land: ±40,407 SF / ±0.93 Acres
- APN: 99-15-67
- Ample Parking: 9 paved parking spaces on site plus cross parking agreement with Primrose School for the full parking lot
- Zoning: Broad Commercial Zoning (CNB)
**Allows retail, medical and office*
- Drive-thru allowed with CUP



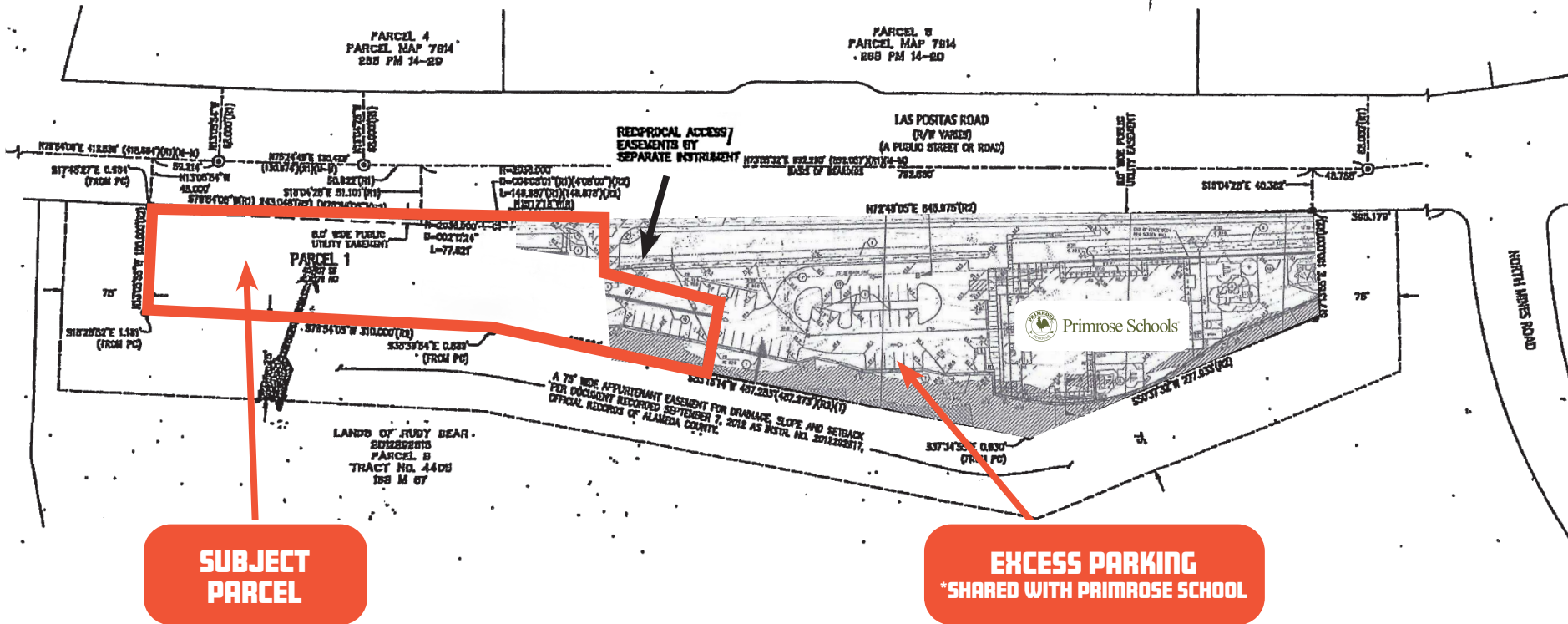
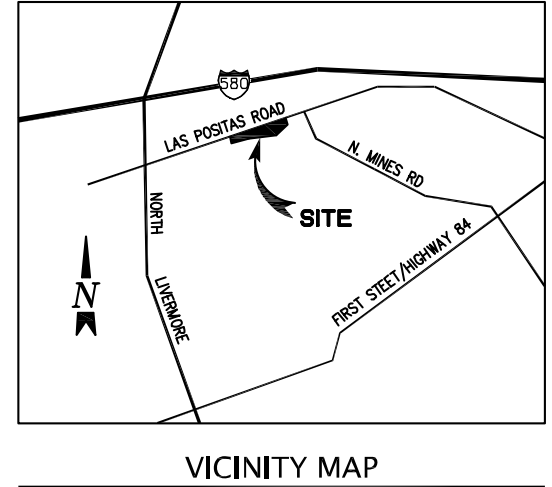
SIGNALIZED ENTRANCE



PAVED PARKING

2901 LAS POSITAS ROAD | LIVERMORE, CA

SITE PLAN



* PLAN NOT TO SCALE

DEMOGRAPHICS

1, 3, & 5 MILES RADIUS

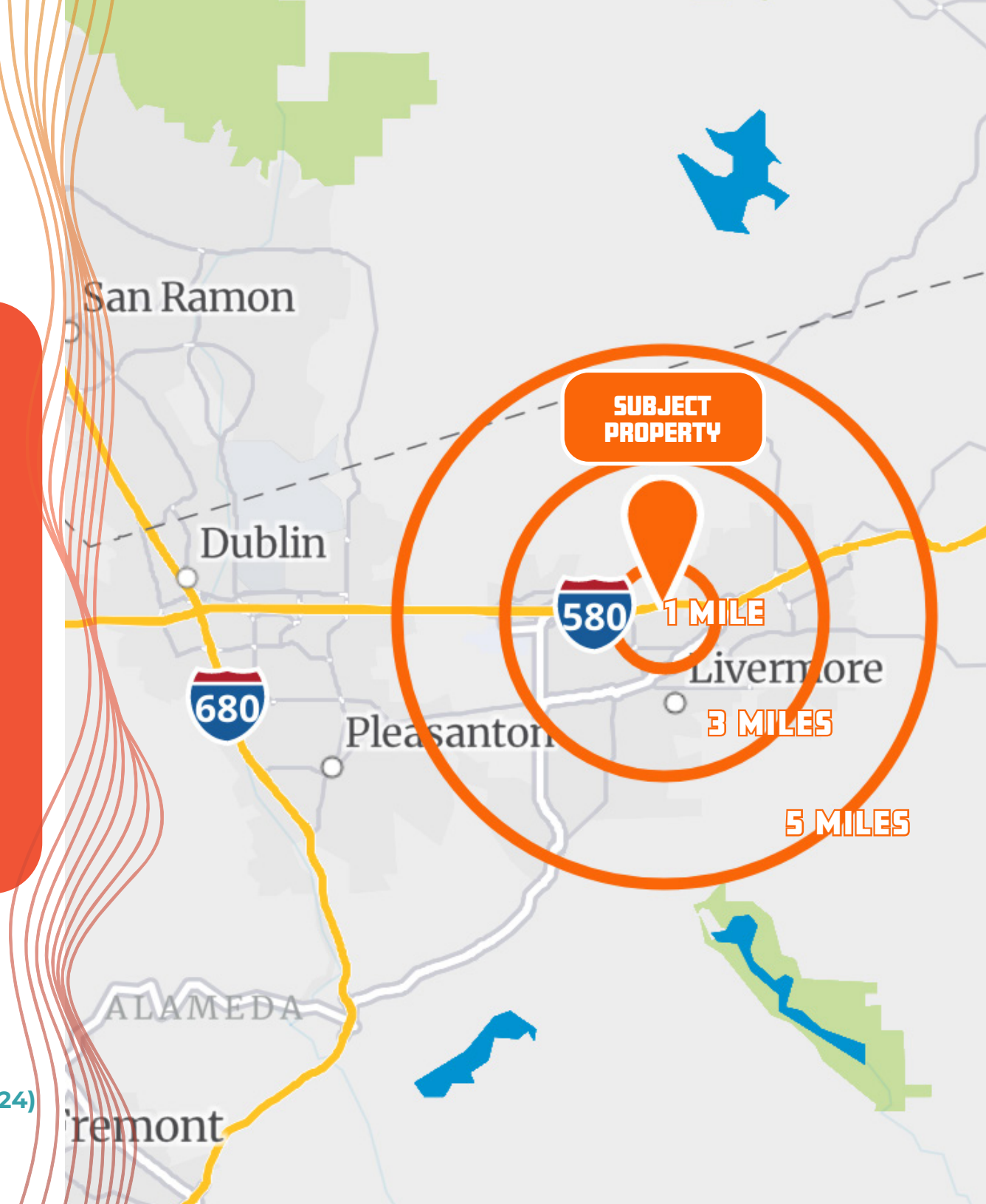
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	8,341	77,102	100,852
Daytime Population	7,828	74,463	112,969
Total Households	3,174	28,065	35,675
Average HH Income	\$164,415	\$197,344	\$216,810

TRAFFIC COUNTS

Las Positas: **12,709 ADT (2024)**

I-580 at North Livermore: **215,000 ADT (2024)**



A CLOSER LOOK AT THE AREA



Chick-fil-A

IN-N-OUT BURGER

COLD STONE CREAMERY

THE HOME DEPOT

POPEYES

KOHL'S

Walmart

SUBWAY

LAS POSITAS ROAD

Hilliker Pl

SUBJECT PROPERTY

KAISER PERMANENTE

Primrose Schools

N Mines Rd

Waverly Cmn

the Habit BURGER GRILL

Lucky

Jamba Juice

Papa Murphy's TAKE 'N BAKE PIZZA

Starbucks

Portola Park

Farnsworth Dr

Wellingham Dr

Harewood Dr

Briarwood Dr

Portola Ave

Kennedy St

Kelly St

Waverley Way

Pickfair Ln

Wimbledon Ln

Edinburgh Dr

Highland St

Scott St