

1080 Central Ave Livermore CA

1080 Central Ave Livermore, CA 94551



FOR SALE

Amit Urban

650.382.0777

a.urban@bellstreet.com


BellStreet

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Property Highlights

- Zoned R1 for residential development
- Over 1 acre lot with 5 approved parcels
- Ideal for land investors, contractors, or owner-occupiers
- Approved plans for single-family home development
- Prime location in Livermore, CA

Offering Summary

Sale Price:	Subject to Offer
Lot Size:	1.02 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	425	1,792	3,815
Total Population	1,266	5,125	10,767
Average HH Income	\$178,972	\$156,479	\$151,305

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Description

Bellstreet, Inc. is pleased to present a rare, entitled infill opportunity in desirable North Livermore: four approved and recorded Final Map lots, plus an adjacent single-family home on Lot 5, offered together as a five-lot subdivision.

The Final Map is approved and recorded, Improvement Plans are approved, and the Seller has completed Engineer's Estimates, providing a builder or investor a clear, near-term path to construction.

Each of the four buildable lots accommodates a two-story home of up to 2,745 square feet. Lot 5 includes an existing 978-square-foot residence and a 552-square-foot accessory dwelling unit, offering immediate rental income or an on-site residence during buildout.

The location is easily accessible via I-580 and is just a few minutes from commuters heading toward the Tri-Valley, Silicon Valley, or the Central Valley; everyday shopping amenities include Safeway, CVS, 88 Seafood Supermarket, Starbucks, and Downtown First Street, all a few minutes away.

For offering details, plans, and engineering documents, please contact listing broker.

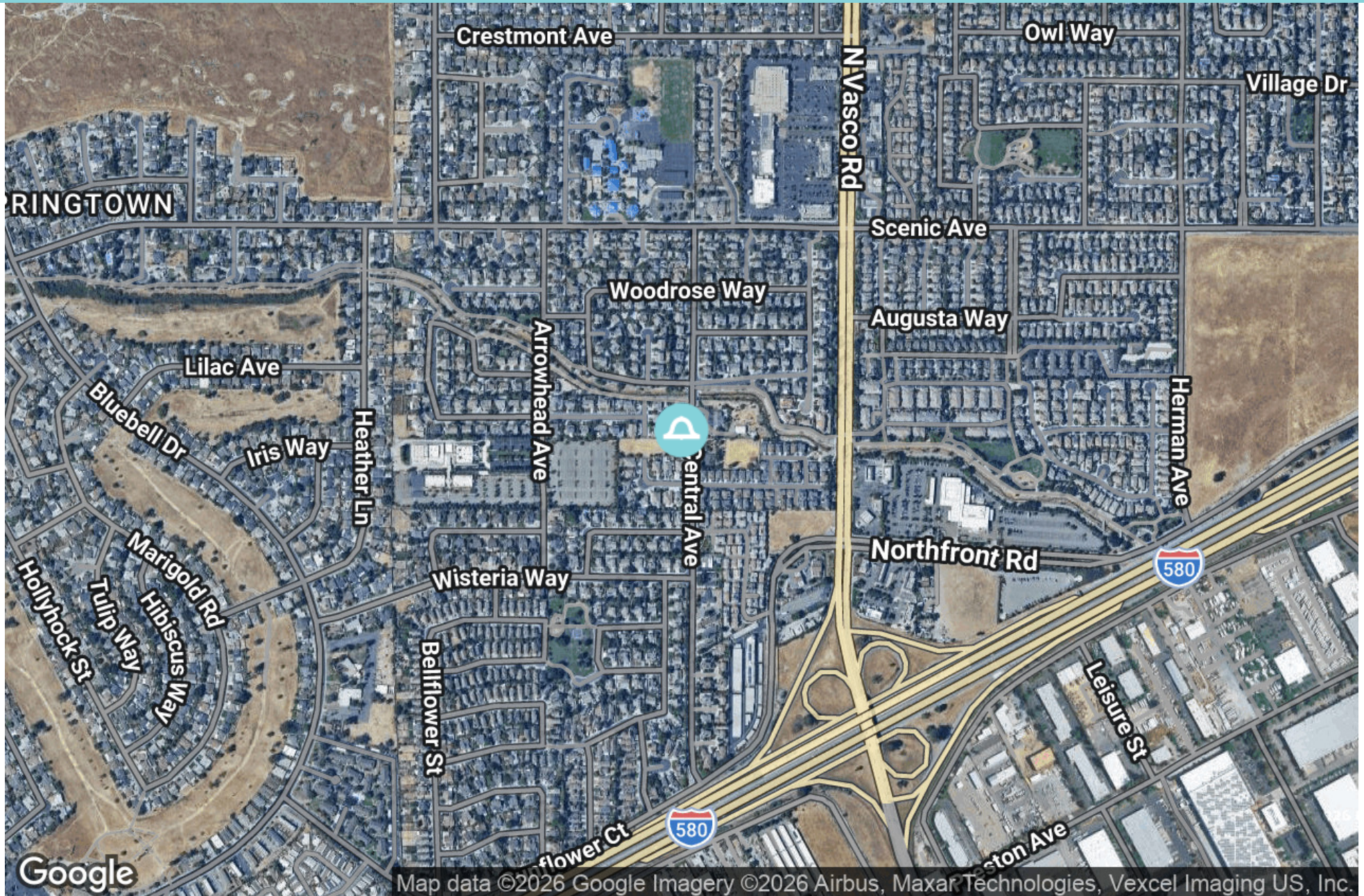
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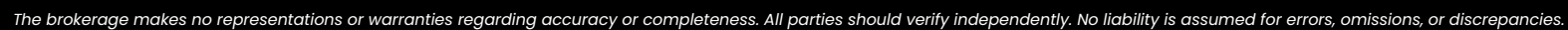


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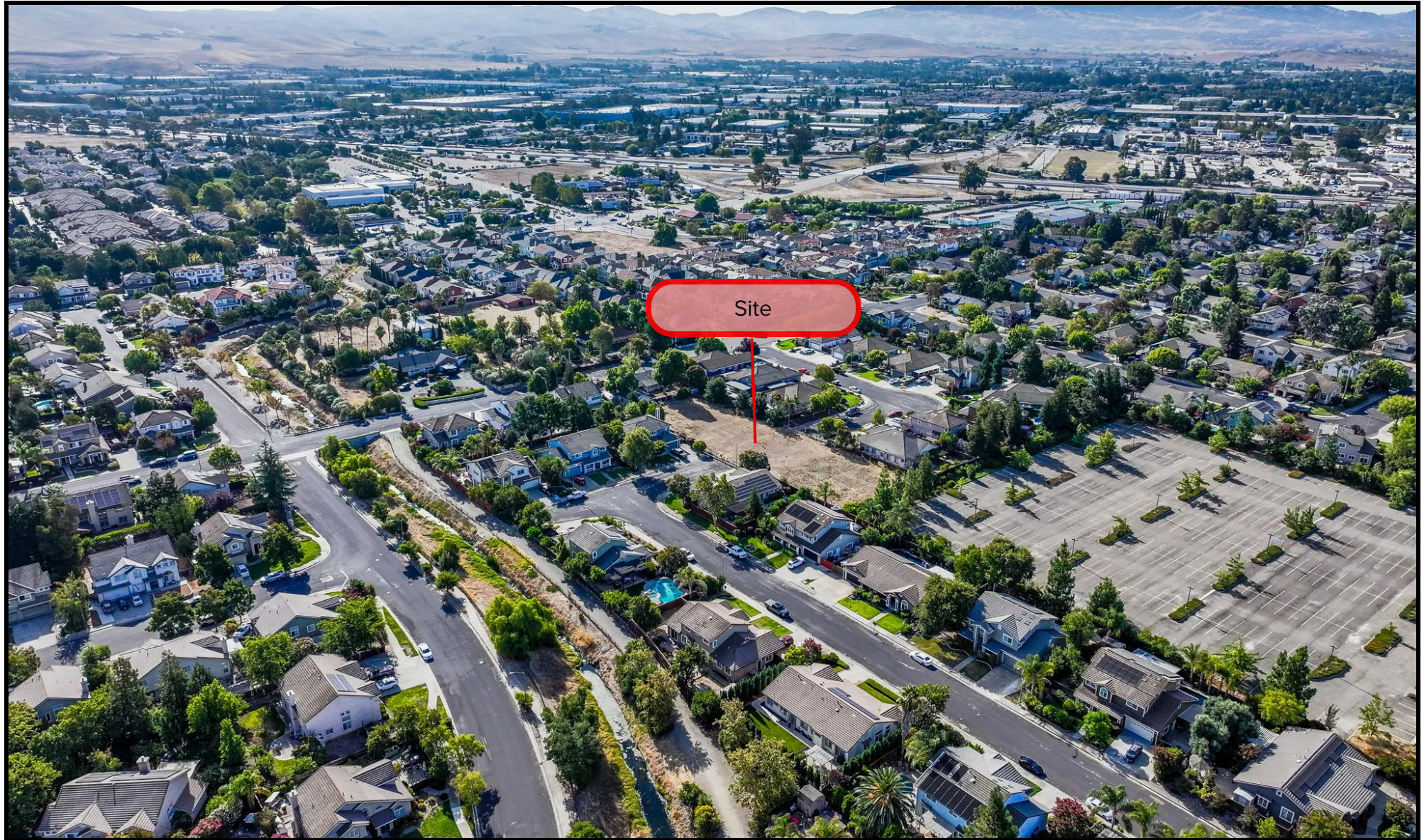


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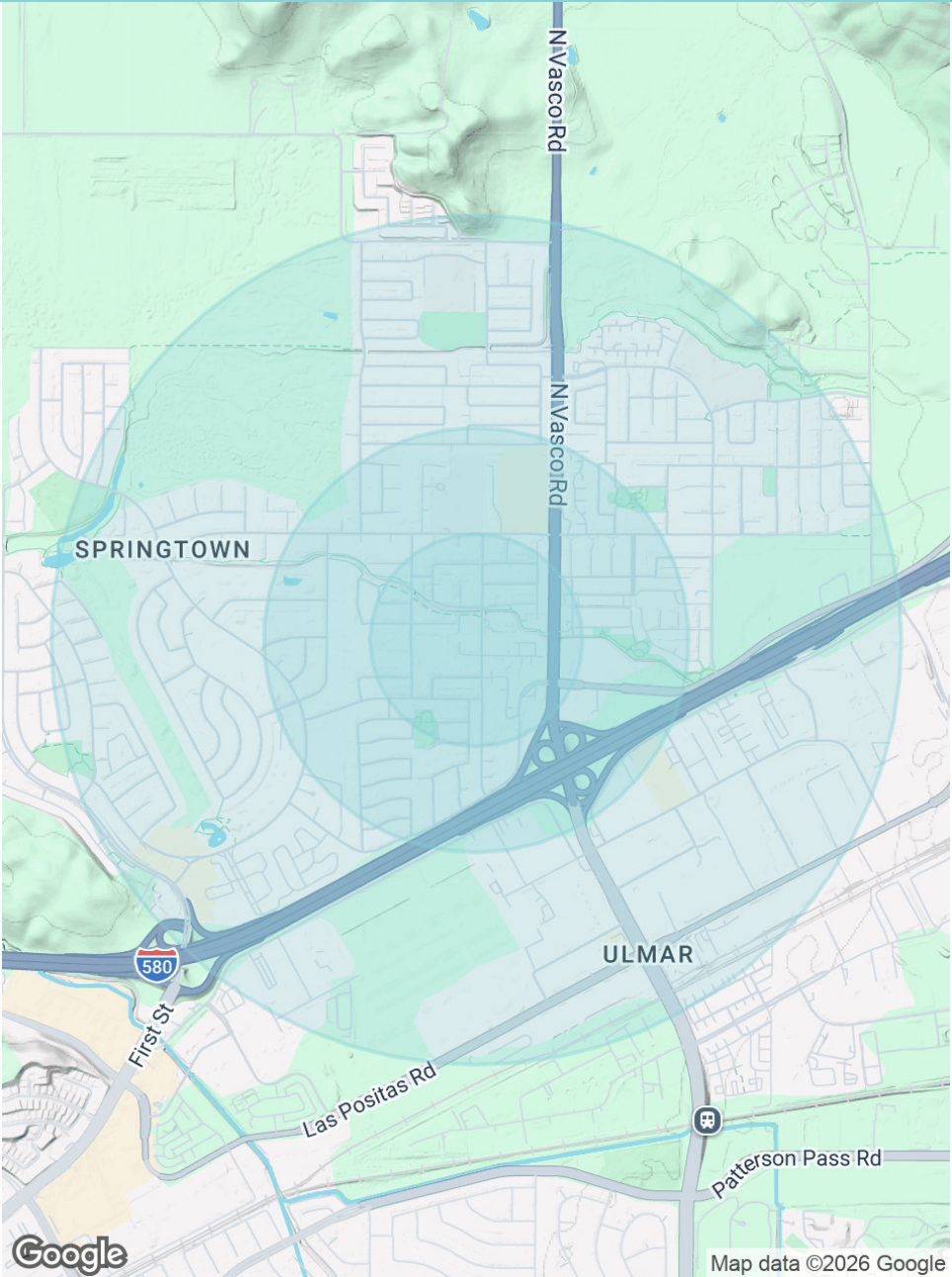
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,266	5,125	10,767
Average Age	37.6	40.2	41.1
Average Age (Male)	38.6	37.6	39.2
Average Age (Female)	38.4	44.6	44.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	425	1,792	3,815
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$178,972	\$156,479	\$151,305
Average House Value	\$1,081,911	\$941,327	\$921,381

2023 American Community Survey (ACS)



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Amit Urban

Director

a.urban@bellstreet.com

Direct: **650.382.0777** | Cell: **650.282.0477**

CalDRE #01998926

Professional Background

Amit Urban's journey from Sunnyvale, California, to becoming the director of BellStreet San Jose is marked by a blend of global experiences, financial expertise, and an entrepreneurial mindset that makes him a standout in commercial real estate. With a degree in International Development from UCLA and minors in political science and Mandarin Chinese, Amit brings an analytical edge and a global perspective to his role.

Before entering commercial real estate, Amit spent years as a management consultant, specializing in helping international companies navigate the complexities of operating in China. This experience honed his skills in marketing analysis, data-driven decision-making, and the cultivation of effective partnerships—tools that now serve as cornerstones of his approach to commercial real estate.

With over ten years of commercial real estate experience, Amit's philosophy revolves around creating sustainable cash flow and maximizing equity for his clients, always with a forward-thinking mindset on financial growth. His emphasis on partnerships and understanding global markets ensures clients receive sound advice and a partner committed to their long-term success.

At BellStreet, Amit is known for his ability to synthesize complex information and turn it into actionable results. His financial savvy and international experience make him an indispensable asset to our team and a trusted advisor to his clients.

My specialties and experience include:

- 1031 Exchanges - Investment Analysis - Passive Replacement Options - Net Leased Investments
- Investment Sales - Development

BellStreet

1881 Page Mill Road, Suite 203
Palo Alto, CA 94304
415.942.1111