

# COMMERCIAL LAND DEVELOPMENT OPPORTUNITY

Las Positas @ Hilliker Place, Livermore

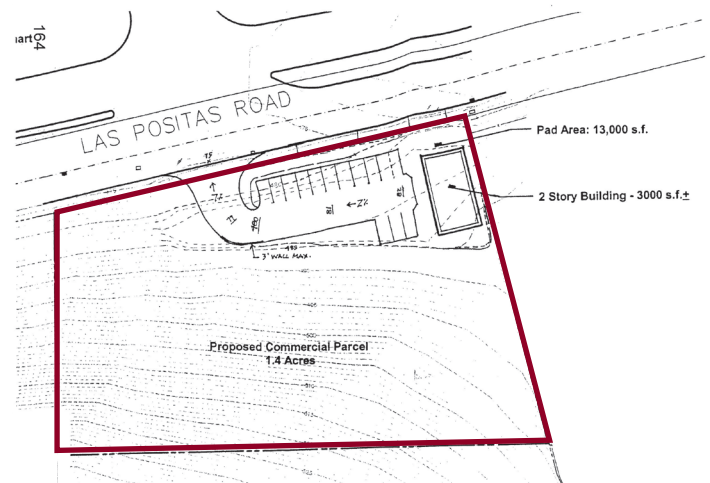


## PROPERTY HIGHLIGHTS

- 1.4 acres with approved General Plan Amendment for Commercial Development (296' on Las Positas Road)
- Previously approved site plans call 3,000 square foot building on a 13,000 development pad (buyer to investigate all development standards and codes with City of Livermore)
- Zoned Community Serving General Commercial (CSCG) – Permitted uses: Retail, Financial, Office, Specialty School, Daycare, and Medical. Automotive with CUP (buyer to verify all zoning and development codes).

## LOCATION HIGHLIGHTS

- Potential for signalized entrance - Traffic counts in excess of 13,485 ADT
- Population of 47,207 in 2 miles
- Adjacent to major national retailers and medical office including: Kaiser, Home Depot, Walmart, Kohls, Chick-Fil-A, In-N-Out
- Priced to Sell at \$990,000



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