THE WELL @ SUNSET

RETAIL CONDO FOR SALE AND LEASE

±859 SF RETAIL CONDOMINIUM

THE WELL AT SUNSET, LIVERMORE, CA 94550

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE & ASSOCIATES

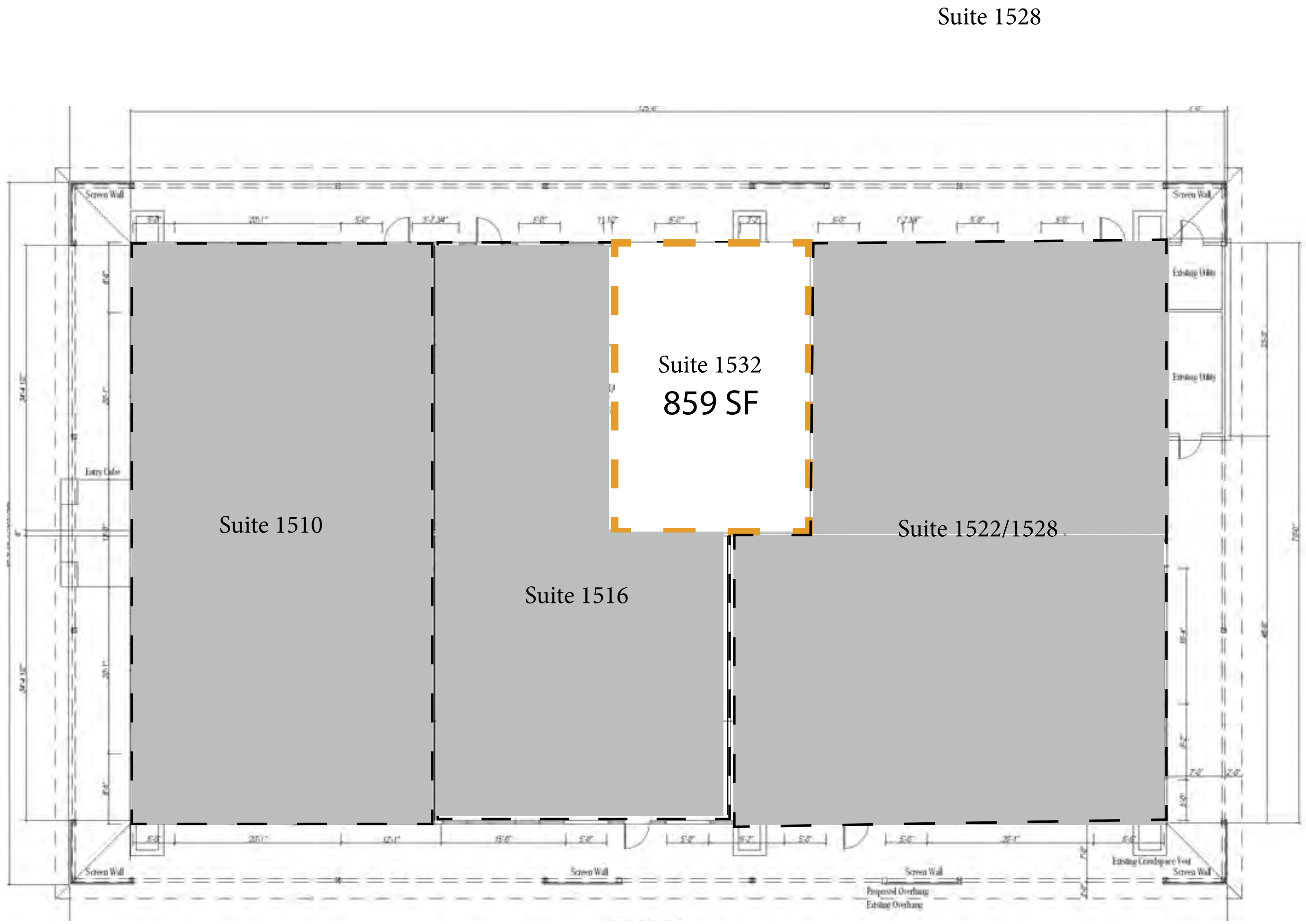
The mixed-use property consists of six commercial buildings suitable for retail uses with a 120-unit senior housing development under construction (estimated completion Q4 2025).

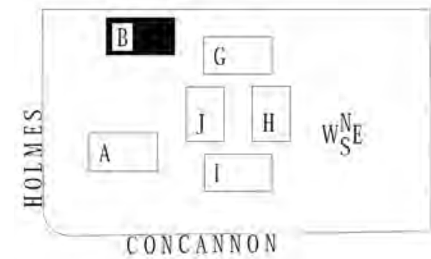
Contact Brokers for Pricing

PROPERTY HIGHLIGHTS

- ±859 SF Retail Condo
- Located at Holmes & Concannon in Livermore
- Highly visible freestanding single-story retail 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
- Perfect for Owner-Occupancy and/or Leased Investment Sales.
- Attractive SBA financing available with 10% down

THE WELL @ SUNSET





FLOOR PLAN

BUILDING B - Retail, General Medical, Dental, and Office Uses Permitted

		SQ .FT.
1532	For Sale or Lease	859

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AREA MAP

2020 SUMMARY - 10 MIN DRIVE TIME

Population	75,384
Households	27,075
Average Familly Size	3.18
Median Age	41.1
Median HH income	$ 141,236
Average HH income	$ 171,383

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

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

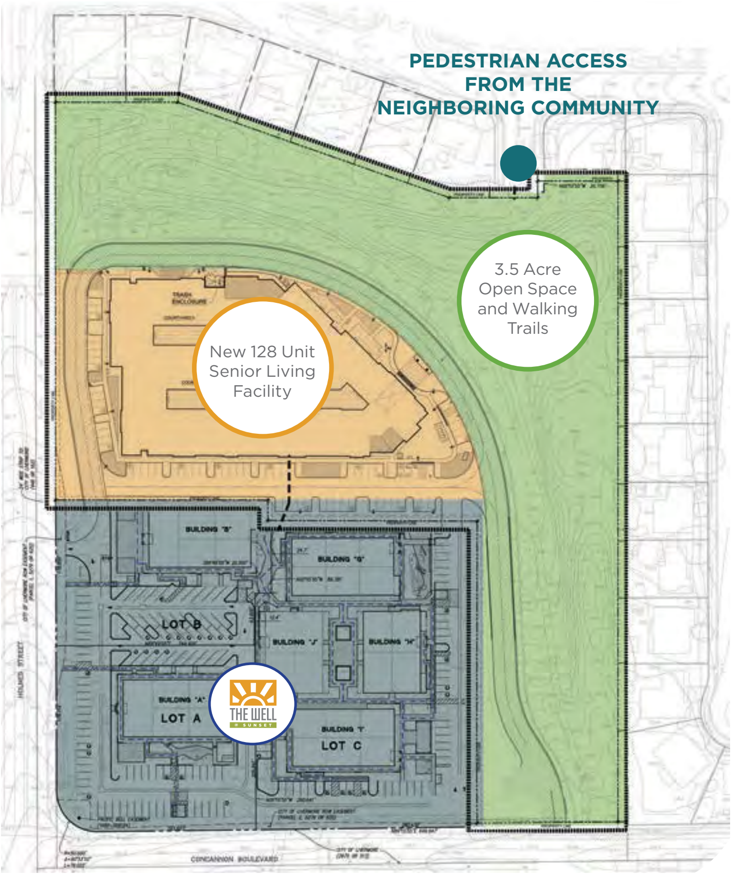
LIVERMORE BY THE NUMBERS.

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 SALE AND LEASE

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