

AVAILABLE

COMMERCIAL LAND

3458 FREISMAN ROAD ▪ LIVERMORE, CA 94588

CBRE





PROPERTY OVERVIEW

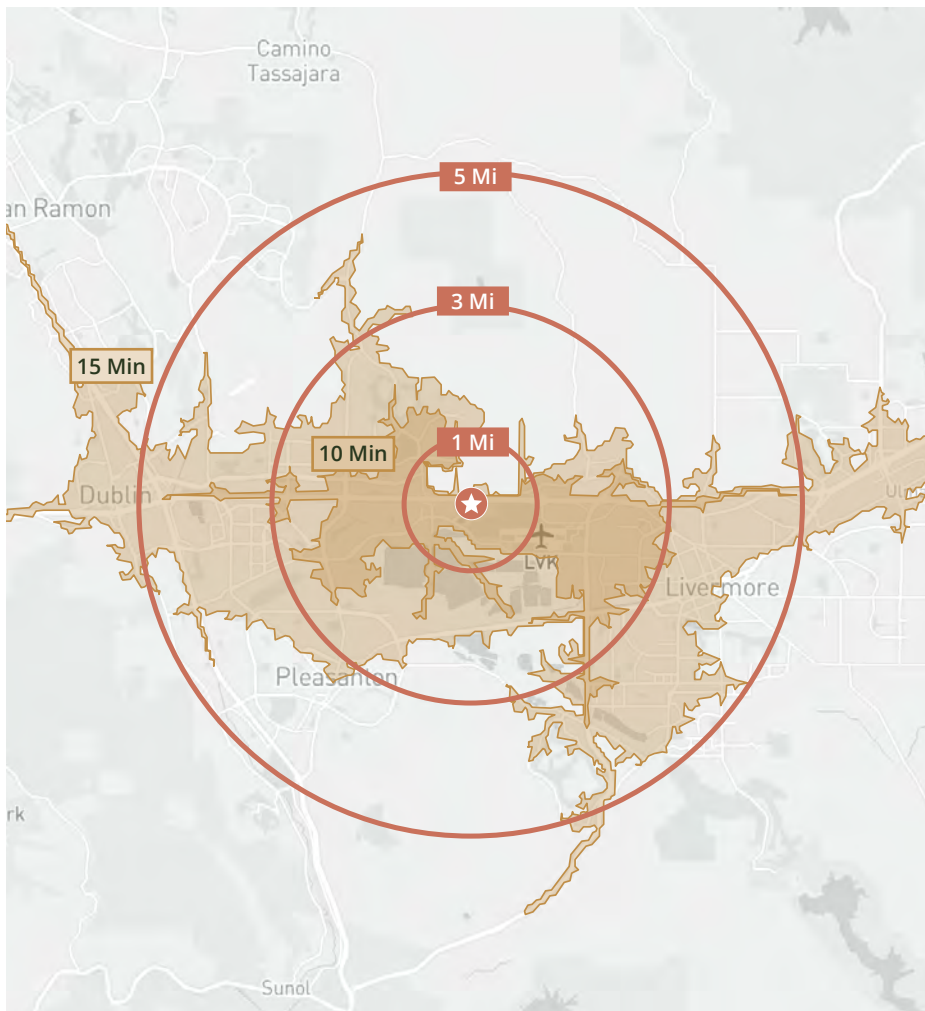
PRIME RETAIL LOCATION

The subject site is situated in a prime retail hub with high visibility along I-580. Adjacent to San Francisco Premium Outlets, one of the most visited outlet malls in the country, attracting over nine million visitors annually. The area's strong consumer traffic and established retail presence creates an ideal environment for new ventures. Site highlights include:

- 2.48 Acres
- Parcel #904-15-9
- Zoning: PD 18-005
- Easy access to the I-580 & El Charro Road interchange.
- The Tri-Valley region, marked by substantial growth in retail and mixed-use development, is firmly establishing itself as a dominant retail hub.

DEMOGRAPHICS

 2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	4,158	6,056	\$230,724	1,657	44.0
3 Miles	82,322	80,132	\$201,282	27,545	39.6
5 Miles	199,751	212,231	\$182,335	69,299	40.3
5 Minutes	5,992	10,609	\$207,996	2,140	43.9
10 Minutes	115,990	138,054	\$177,321	40,508	38.9
15 Minutes	272,116	289,754	\$181,945	94,575	40.4



BUSINESSES (3 MI)

- 3,048

EMPLOYEES (3 MI)

- 32,445

MAJOR EMPLOYERS

- Lawrence Livermore National Laboratory
- Sandia National Laboratories
- Gillig
- Kaiser Permanente
- Lam Research

MAJOR TRAFFIC GENERATORS

- San Francisco Premium Outlets
- Fallon Gateway
- Rosewood Commons

AREA HOTELS (3 MI)

- 12 Hotels / 1,307 Rooms

TRADE AREA



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