

# FOR LEASE

# RETAIL

1122 E Stanley Blvd, Livermore, CA 94550

3.6k – 23.2k SF in Trader Joe's Anchored Center



EXCLUSIVELY LISTED BY

**NA**Northgate

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## HIGHLIGHTS

Trader Joe's anchored shopping center surrounded by strong retailers including Grocery Outlet, Nob Hill, Ace Hardware, El Pollo Loco, Taco Bell, Starbucks, Carl's Jr, Pet Food Express and many more. Centrally located in Livermore, with rooftops in 360 degrees and strong, professional incomes.

- Prime Jr. Anchor retail location within Trader Joe's / Michael's anchored shopping center.
- Proximal to downtown Livermore, residential neighborhoods, and major thoroughfares.
- Strong retail synergy surrounded by like type, grocery-anchored centers.
- Average household incomes exceeding \$200,000.
- Affordable NNN's.

## PROPERTY OVERVIEW

|                        |  |              |
|------------------------|--|--------------|
| <b>ADDRESS</b>         | 1122 E Stanley Blvd, Livermore, CA 94550 |              |
| <b>PROPERTY TYPE</b>   | Retail Multi-Tenant                      |              |
| <b>LEASE PRICE</b>     | Contact Broker                           |              |
| <b>LEASE TYPE</b>      | NNN                                      |              |
| <b>AVAILABLE SPACE</b> | Suite 1122A                              | 23,242 sq ft |
|                        | Suite 1082                               | 3,600 sq ft  |
| <b>ZONING</b>          | Downtown Specific Plan (DSP)             |              |
| <b>TRAFFIC</b>         | E Stanley Blvd                           | ± 15,599 ADT |

# MARKET OVERVIEW



goodwill  
O'Reilly AUTO PARTS  
DOLLAR TREE  
GROCERY OUTLET  
bargain market

H&R BLOCK  
TRADER JOE'S  
LESLIE'S  
T-Mobile  
Pollo Loco  
ROUND TABLE  
PIZZA ROYALTY

E Stanley Blvd ± 15,599 ADT

NATION'S GIANT HAMBURGERS Since 1962  
CVS pharmacy  
NOAH'S NY BAGELS  
TOGO'S TRUE TO SANDWICH  
MOUNTAIN MIKE'S PIZZA  
STARBUCKS  
ACE Hardware  
GameStop  
Orangetheory FITNESS  
pet food express  
SAFeway

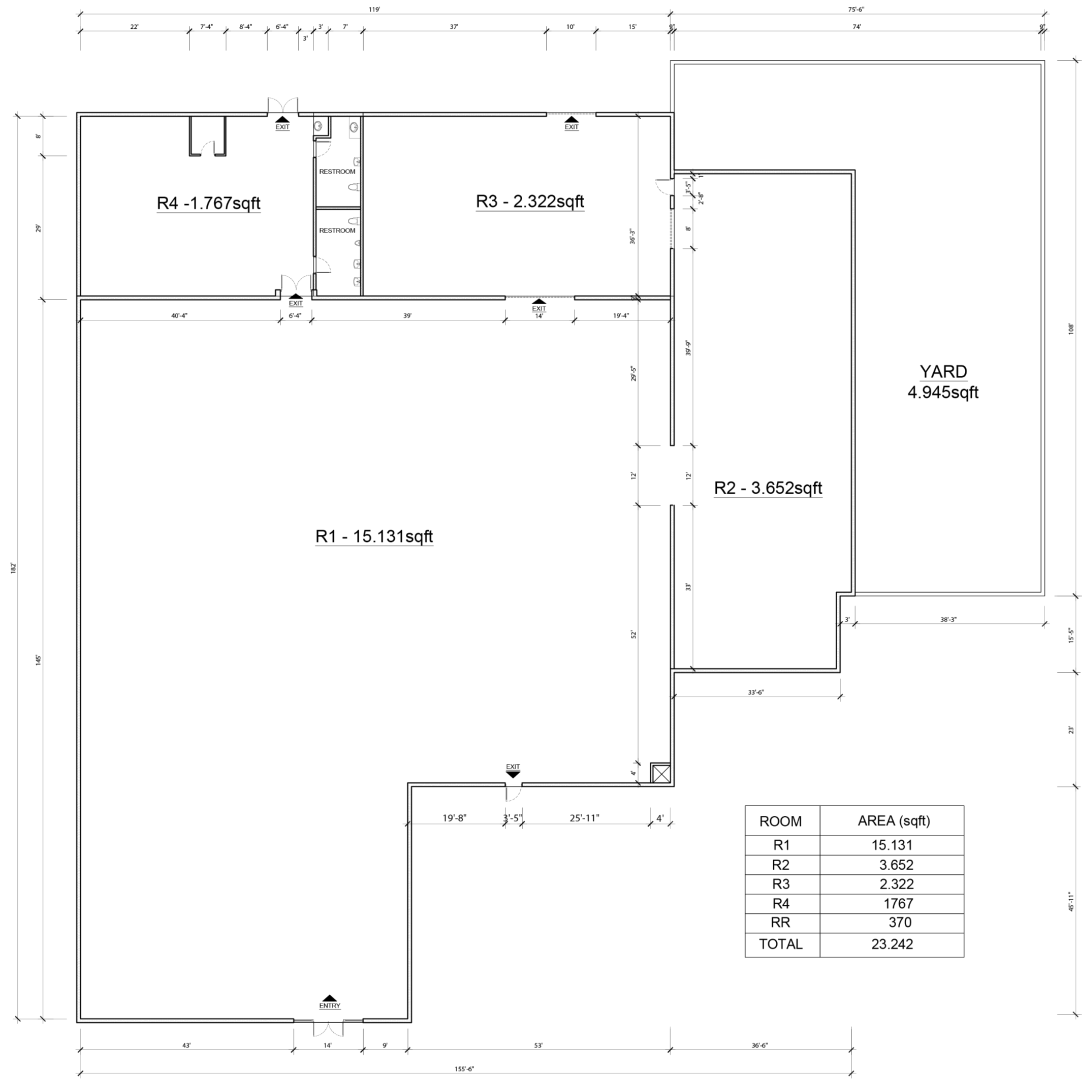
AERIAL VIEW



E Stanley Blvd: ± 15,599 ADT

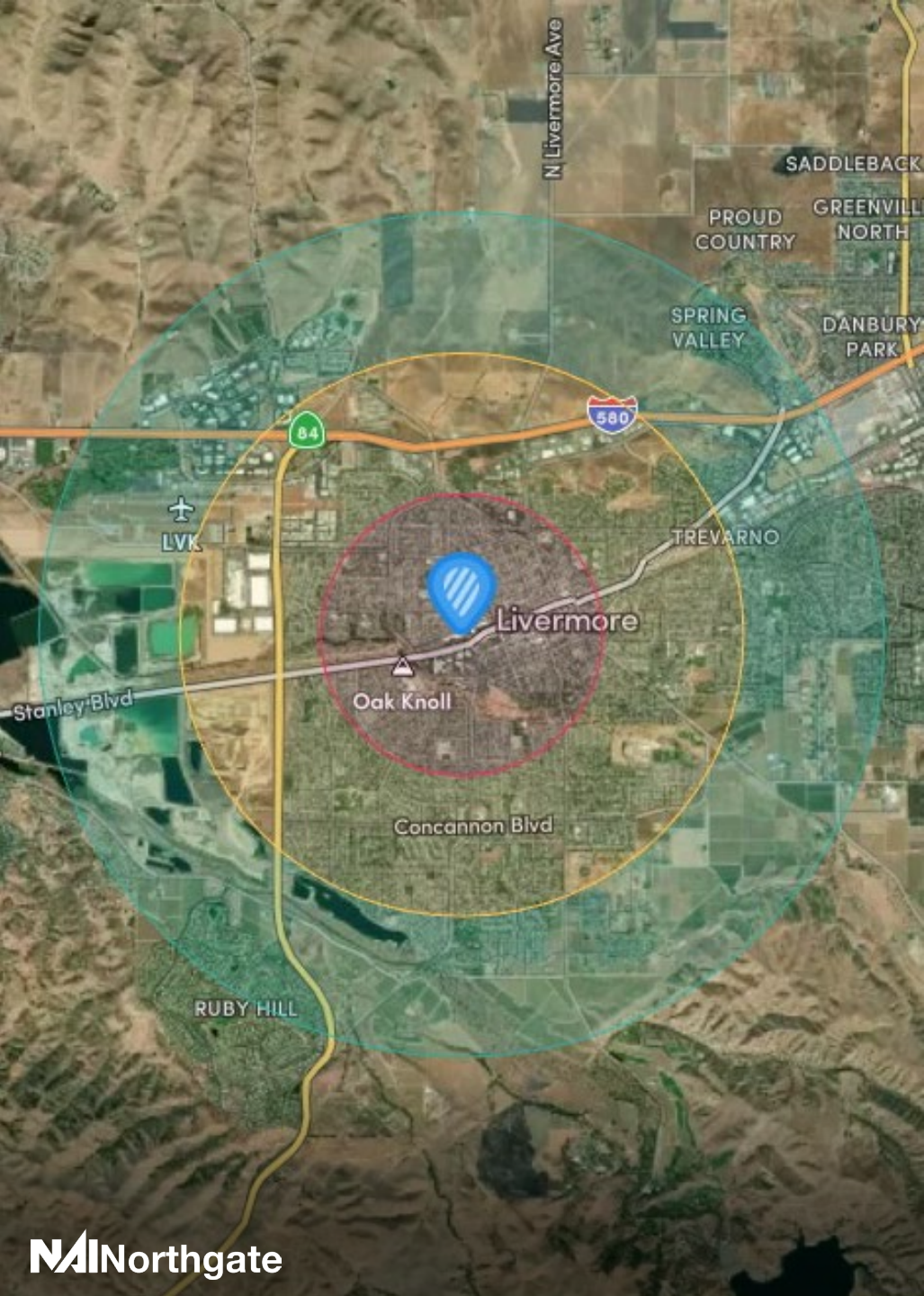
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# FLOOR PLAN - SUITE 1122A



## GROUND FLOOR PLAN - HOME FURNISHINGS

ADD: 1122E STANLEY BLVD - LIVERMORE - CA 94550



## DEMOGRAPHICS - 2025

|                         | 1 MILE   | 2 MILES  | 3 MILES  |
|-------------------------|----------|----------|----------|
| Population              | 20,635   | 50,172   | 66,708   |
| Projected Growth (5 Yr) | 20,187   | 49,062   | 65,490   |
| Median Age              | 42       | 42       | 43       |
| Households              | 7,585    | 18,333   | 24,211   |
| White Population        | 10,351   | 25,916   | 33,768   |
| Black Population        | 384      | 959      | 1,412    |
| Am Indian Population    | 238      | 448      | 542      |
| Asian Population        | 2,954    | 8,380    | 12,897   |
| Other Population        | 6,259    | 14,469   | 16,871   |
| Hispanic Population     | 30.26%   | 25.03%   | 23.17%   |
| Average HH Income       | \$188.1k | \$203.7k | \$212.4k |
| Median HH Income        | \$146.9k | \$164.7k | \$177.3k |
| High School Graduates   | 13,571   | 33,652   | 45,129   |
| College Graduates       | 7,694    | 20,322   | 27,544   |
| Total Employees         | 11,164   | 26,786   | 35,791   |



### Livermore Charm

Livermore combines a historic downtown, scenic wine country, and a thriving tech presence, offering a unique mix of small-town appeal and innovative energy in the Tri-Valley region.

### Economic Strength

With strong sectors in advanced manufacturing, research, and retail, Livermore supports steady business growth and benefits from its proximity to Silicon Valley and the Central Valley.

### Innovation & Education

Home to Lawrence Livermore National Laboratory and Sandia Labs, the city attracts top-tier talent and fosters a culture of research, development, and discovery.

### Natural Beauty

Surrounded by vineyards, rolling hills, and open space preserves, Livermore offers extensive outdoor recreation, bike trails, and picturesque views.

### Connected Location

Positioned along I-580 with access to BART, ACE rail, and regional airports, Livermore is well-connected for commuters and commerce alike.

### Cultural Appeal

Livermore features a vibrant arts scene, award-winning wineries, and year-round events, creating a lively, community-focused environment with deep local pride.

# NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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