

FOR LEASE

RETAIL

4484 Las Positas Rd, Livermore, CA 94551

26,533 SF Target-Anchored Center



EXCLUSIVELY LISTED BY



CHRIS SANTANA
President, Leasing
925.203.1106
csteam@ngcip.com
Lic #01868378



HIGHLIGHTS

- Prime Target-anchored center with strong national co-tenancy
- Excellent I-580 visibility with pylon signage and direct freeway access
- Located in a high-traffic retail corridor with strong daily vehicle counts
- 26,533 SF available ideal for large-format retail users
- Ample parking and strong regional consumer draw

PROPERTY OVERVIEW

ADDRESS	4484 Las Positas Rd, Livermore, CA 94551	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE PRICE	Contact Broker	
LEASE TYPE	NNN	
AVAILABLE SPACE	26,533 sq ft	
ZONING	Planned Development (PD-18-010)	
TRAFFIC	I-580	± 181,909 ADT
	First St	± 37,557 ADT
	Las Positas Rd	± 12,678 ADT

MARKET OVERVIEW



Target, ROSS DRESS FOR LESS, STARBUCKS, crumbl cookies, Cinco Taco Bar, BIG 5 SPORTING GOODS, TJ-maxx, Shell, WING STOP, petco, DOLLAR TREE, McDonald's, FedEx Office

TOGO'S TRUE 12 SANDWICH, LOWE'S, BASKIN-ROBBINS, CVS pharmacy, chili's, ups, PANDA EXPRESS, SAFEWAY, SUBWAY, Great Clips

Las Positas: ± 12,678 ADT

First St: ± 37,557 ADT

580 INTERSTATE

I-580: ± 181,909 ADT

SITE



AERIAL VIEW



I-580: ± 181,909 ADT





Las Positas Rd: ± 12,678 ADT

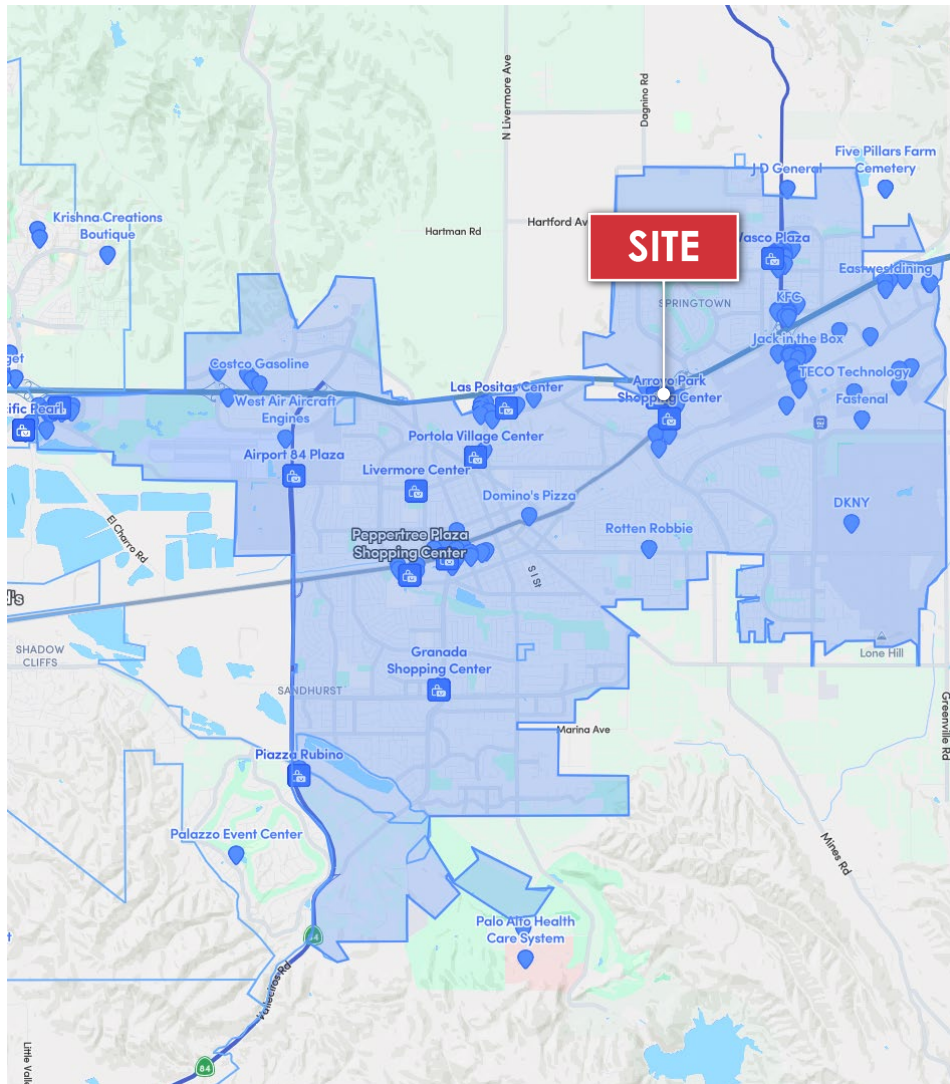
First St.: ± 37,557 ADT



DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	9,022	63,447	86,906
Projected Population (5 Yr)	8,820	62,637	85,692
Average Age	41	41	41
Households	3,341	22,921	31,046
White Population	4,436	30,708	42,953
Black Population	260	1,611	1,948
Am Indian Population	77	608	740
Asian Population	1,827	12,372	18,100
Other Population	2,422	18,148	23,165
Hispanic Population	20.86%	25.50%	23.12%
Average HH Income	\$168.8k	\$196.6k	\$212.4k
High School Graduates	6,246	42,273	58,295
College Graduates	3,034	24,411	35,065
Total Employees	5,067	34,379	46,580

-  Retail
-  Shopping Center



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.



Investment Sales | Leasing | Asset Management | Property Management



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P: 925.203.1106

csteam@ngcip.com

Lic #01868378

DRE: #01910787

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