

FINAL RELEASE - LAST UNITS



THE WELL AT SUNSET

PREMIER MEDICAL &
PROFESSIONAL CONDOS
IN LIVERMORE

±859 SF - ±2,188 SF
AVAILABLE FOR LEASE OR SALE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



RENOVATED
2021

Completely renovated from the ground up, new roofs, plumbing, electrical & more.



BUILT-IN
CUSTOMER BASE

128-unit senior living community under construction next door with direct pedestrian access.



HEALTH & WELLNESS
USES

Livermore Senior Health & Wellness Campus
Walkable healthcare demand



SBA FINANCING
AVAILABLE

10% down
Attractive rates

WHY THE WELL AT SUNSET?

THE WELL ADVANTAGE...



COMMUNITY APPEAL

A vibrant setting for neighbors, visitors, and residents. Highly visible freestanding building with ADA-compliant common areas.



AFFLUENT TRADE AREA

High-income demographics with strong daytime population. Minutes to major employment hubs in the Bay Area.



STRATEGIC LOCATION

Located at Holmes & Concannon in Livermore with easy access to I-580, I-680 & Hwy 84.

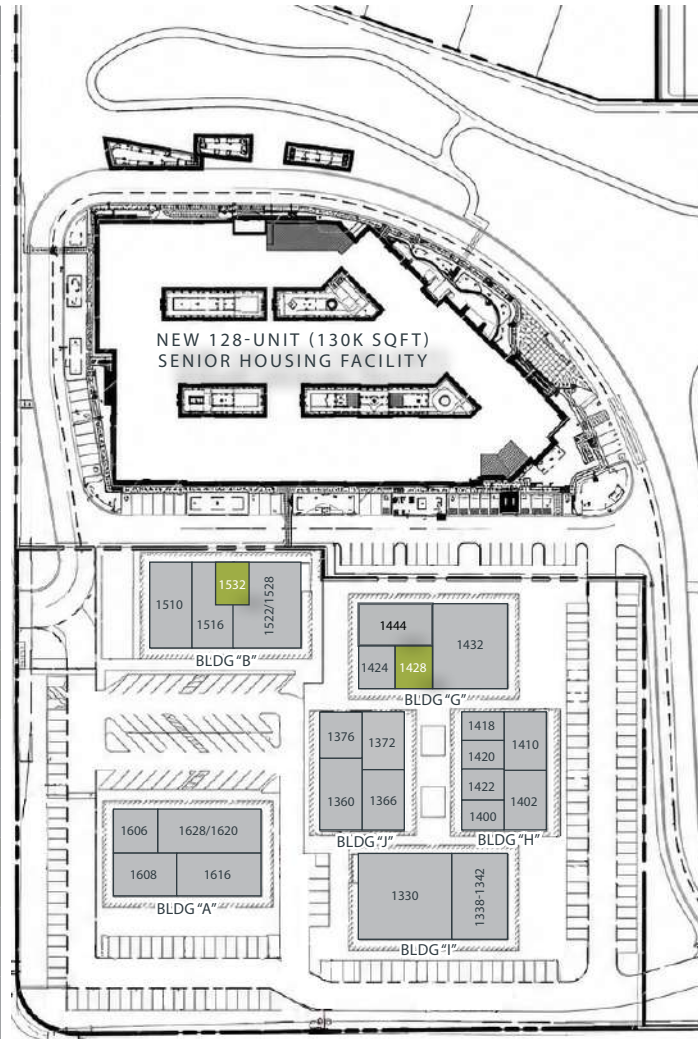


PERFECT FOR OWNER-OCCUPANCY OR LEASED INVESTMENT SALES



COLD SHELL UNITS AVAILABLE

SUITE	SIZE (SF)	TENANT	PRICE/SF
BUILDING A			
1606	1,288	Bubbs' Bagels & Coffee	n/a
1608	1,685	Extreme Pizza	n/a
1616	2,591	The NOW Massage	\$540/SF
1620/1628	3,029	Light Wave Sauna Studio	\$535/SF
BUILDING B			
1510	2,575	Charming Fig	n/a
1516	1,815	The Image Salon & Day Spa	n/a
1522/1528	3,299	Rice n' Spice - Indian Supermarket	n/a
1532	859	AVAILABLE FOR LEASE OR SALE	\$500/SF
BUILDING G			
1424	963	Salon	\$545/SF
1428	1,121	AVAILABLE FOR LEASE OR SALE	\$530/SF
1432	4,317	The Learning Wheel	\$556/SF
1444	2,188	AVAILABLE FOR LEASE OR SALE	n/a



SUITE	SIZE (SF)	TENANT	PRICE/SF
BUILDING H			
1400	875	Balanced Livermore Chiropractic	n/a
1402	2,045	General Dentist	n/a
1410	1,455	The Exercise Coach	n/a
1418	875	Valley Hope Accupuncture Clinic	n/a
1420	875	JEI Learning Center	n/a
1422	875	Balanced Livermore Chiropractic	n/a
BUILDING I			
1330	5,800	Pediatric Dentistry & Orthodontics of Livermore	n/a
1338-1342	2,806	Oral Surgeon	\$556/SF
BUILDING J			
1360	2,021	Royal Nail Spa	n/a
1366	1,750	Board & Brush	n/a
1372	1,750	Caterpillar Playground	n/a
1376	1,450	Innovo Dental and Implant Studio	n/a

NEW DISCOUNTED PRICING!

SPEC SUITES AVAILABLE

SUITE	SIZE (SF)	TENANT	PRICE/SF
BUILDING A			
1606	1,288	Bubbs' Bagels & Coffee	\$630/SF
1608	1,685	Extreme Pizza	\$643/SF
1616	2,591	The NOW Massage	n/a
1620/1628	3,029	Light Wave Sauna Studio	n/a
BUILDING B			
1510	2,575	Charming Fig	n/a
1516	1,815	The Image Salon & Day Spa	n/a
1522/1528	3,299	Rice n' Spice - Indian Supermarket	n/a
1532	859	AVAILABLE FOR LEASE OR SALE	n/a
BUILDING G			
1424	963	Salon	n/a
1428	1,121	AVAILABLE FOR LEASE OR SALE	n/a
1432	4,317	The Learning Wheel	n/a
1444	2,188	AVAILABLE FOR LEASE OR SALE	\$600/SF



SUITE	SIZE (SF)	TENANT	PRICE/SF
BUILDING H			
1400	875	Balanced Livermore Chiropractic	n/a
1402	2,045	General Dentist	n/a
1410	1,455	The Exercise Coach	n/a
1418	875	Valley Hope Accupuncture Clinic	\$611/SF
1420	875	JEI Learning Center	n/a
1422	875	Balanced Livermore Chiropractic	n/a
BUILDING I			
1330	5,800	Pediatric Dentistry & Orthodontics of Livermore	n/a
1338-1342	2,806	Oral Surgeon	n/a
BUILDING J			
1360	2,021	Royal Nail Spa	n/a
1366	1,750	Board & Brush	\$600/SF
1372	1,750	Caterpillar Playground	\$591/SF
1376	1,450	Innovo Dental and Implant Studio	n/a

NEW DISCOUNTED PRICING!

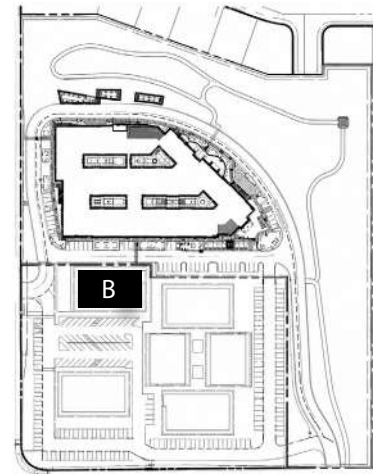
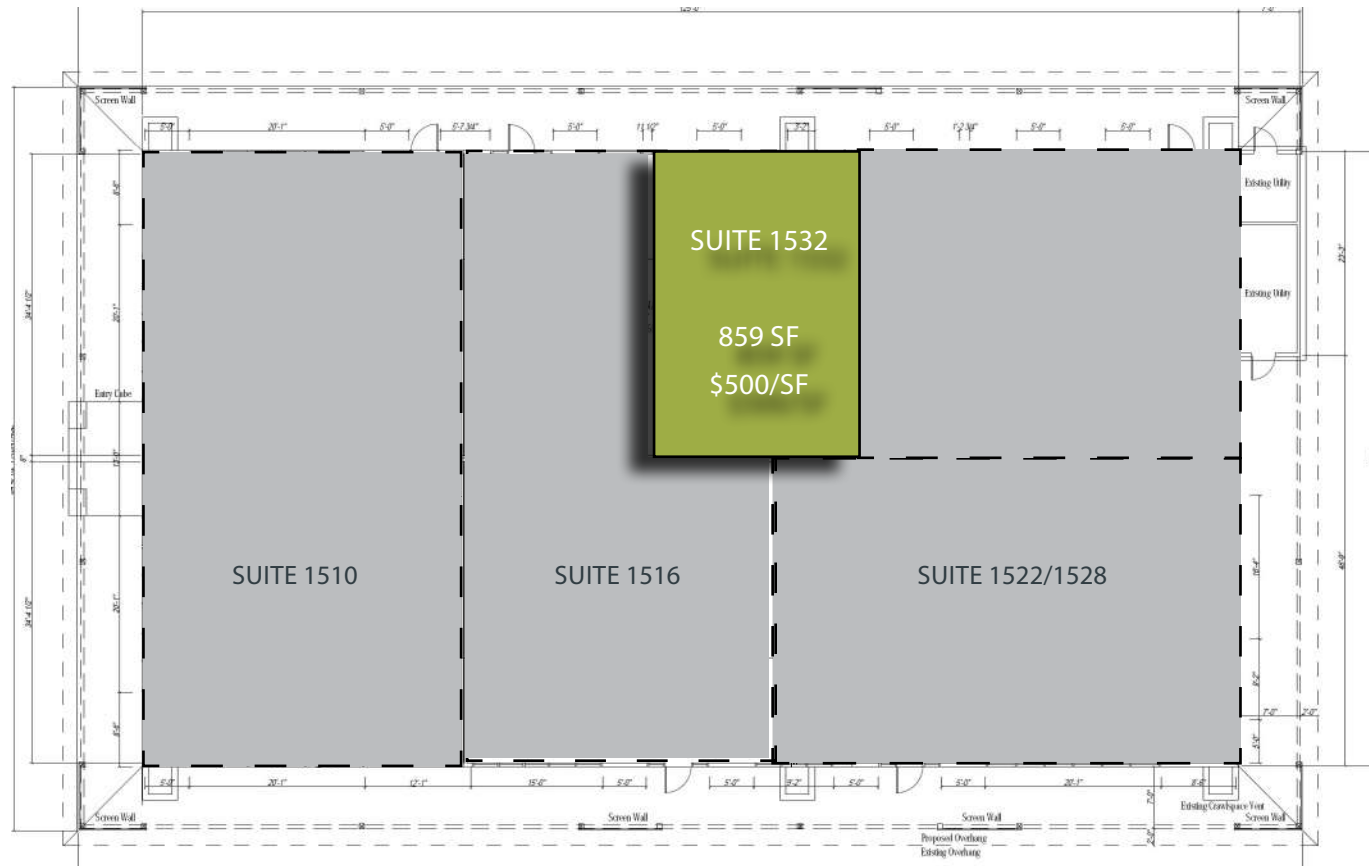
FLOOR PLAN | BUILDING B

Suite 1532 (Cold Shell Condition)

- \$500.00/SF



SUITE 1532
VIRTUAL TOUR



-  AVAILABLE FOR LEASE OR SALE
-  LEASED

FLOOR PLAN | BUILDING G

Suites 1428 and 1444 can be combined for a total of 3,309 sf

Suite 1428 (Cold Shell Condition)

- \$530/SF



SUITE 1428
VIRTUAL TOUR

Suite 1444 (2nd Generation Retail)

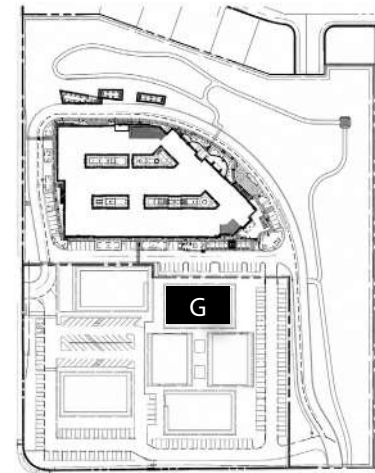
- \$600/SF



SUITE 1444
VIRTUAL TOUR

SENIOR HOUSING ADJACENT

PRIME LOCATION FOR USE OF
SENIOR-FOCUSED HEALTHCARE SERVICES
Ideal for physical therapy, diagnostic testing,
medical devices, hearing and vision care, and
mobility-support providers.



AVAILABLE FOR LEASE OR SALE

LEASED

EXPERIENCE LIVERMORE'S ONLY WELLNESS CAMPUS



OUTDOOR PATIOS & COURTYARDS

AMPLE PARKING & ACCESSIBILITY

HIGHLY VISIBLE TOWER & MONUMENT SIGNAGE

BEAUTIFULLY LANDSCAPED GROUNDS

WALKABLE CAMPUS



YOUR FUTURE PATIENT & CLIENT BASE

An upscale senior living community is nearly complete and immediately adjacent to the property, overlooking the open space. The approximately 130,000-square-foot development will feature roughly 128 senior housing units, including assisted living residences and memory care suites, designed to offer a convenient, lock-and-leave lifestyle for adults 55+.

Upon completion, the community is expected to attract highly affluent residents with an average net worth exceeding \$1 million, creating a highly desirable, affluent population directly next door. For medical and retail users alike, this represents a built-in client base and consistent daily traffic within immediate walking distance, enhancing convenience for residents while driving strong, organic demand for on-site and neighboring services.

Now Available: Building B – Suite 1532 and Building G – Suite 1428 & 1444 located directly next to the new senior living community.



PROGRESS IN MOTION.....

A PREMIER COMMUNITY TAKING SHAPE



ASSISTED LIVING AND MEMORY CARE RESIDENCE

Significant, built in
population next door.



HIGHER DAILY HEALTHCARE NEEDS

Assisted living & memory care
residents require frequent
support and services.



FREQUENT FAMILY VISITS

Loved ones visit regularly,
increasing daily traffic.



LIVERMORE BY THE NUMBERS



90,189

Robust Population



\$150,934

Approx. Average Household Income



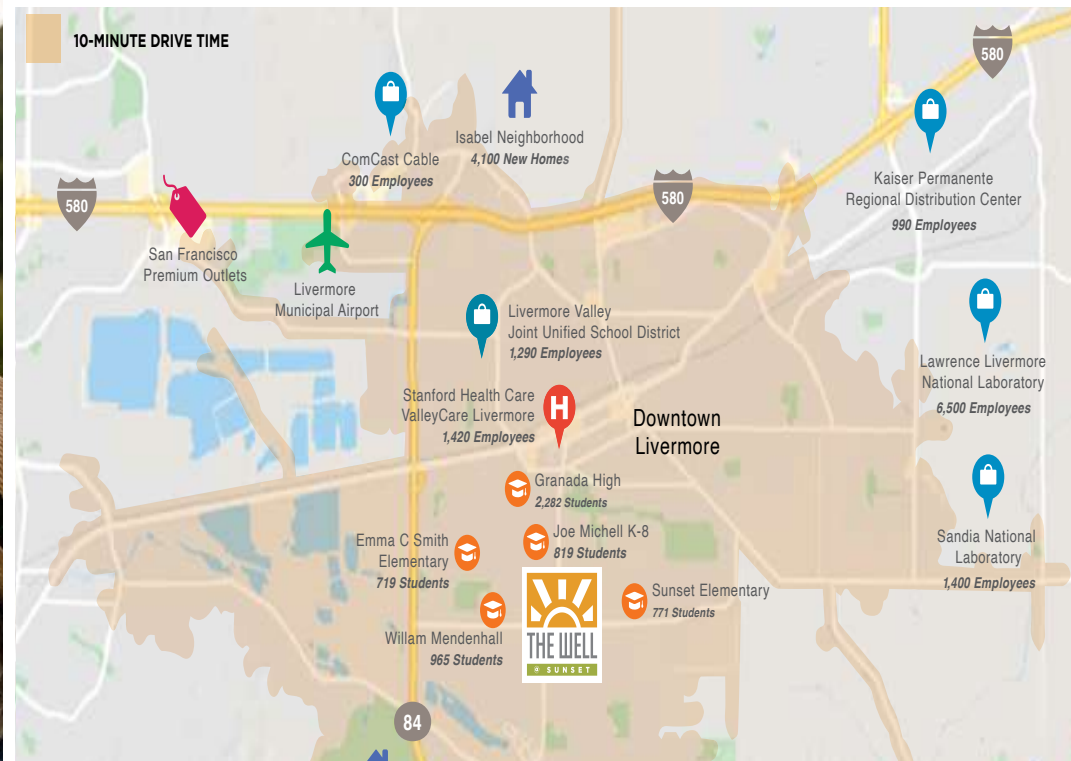
41%

Bachelor's Degree or Higher



\$1.2 BILLION

Retail Sales Volume



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.



THE WELL AT SUNSET

±859 SF - ±2,188 SF
AVAILABLE FOR LEASE OR SALE

INFORMATION DISCLOSURE

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Lee & Associates - East Bay, Inc., its affiliates, or by the Seller. The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent of Lee & Associates - East Bay, Inc. Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable independently or through agents of the buyer's choosing. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Lee & Associates® East Bay, Inc. Corp. ID 01194869 5000 Pleasanton Ave, Suite 220, Pleasanton, CA 94566

LEE - ASSOCIATES.COM / PLEASANTON /

LET'S CONNECT

SCHEDULE A TOUR TODAY



Mark Rinkle

Principal
mrinkle@lee-associates.com
925.737.4145
LIC NO 01512632



Jessica Mauser

Managing Principal
jmauser@lee-associates.com
925.737.4168
LIC NO 01728720

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.