LAST OPPORTUNITY

NEW DISCOUNTED 6.43% CAP RATE
GET IT BEFORE IT'S GONE!

THE WELL @ SUNSET

THE WELL
AT SUNSET

PREMIER MEDICAL & PROFESSIONAL CONDO IN LIVERMORE

STRONG PAYMENT HISTORY
±1,750 SF LEASED COMMERCIAL CONDO

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

LONG TERM LEASES

Long term NNN leases with Personal Guarantees

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.

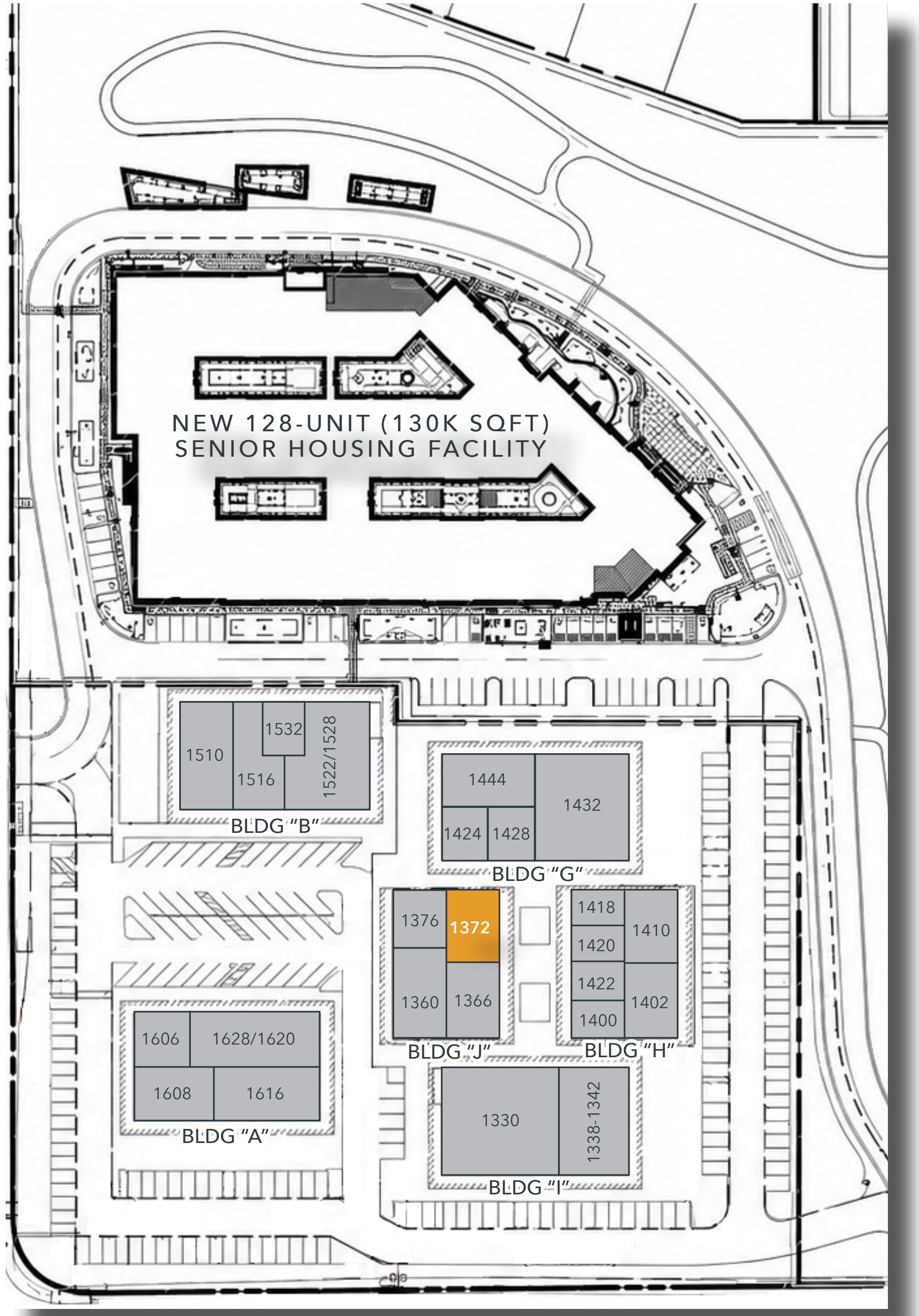
LOW-MAINTENANCE INVESTEMENT

Minimal landlord responsibilities

PERFECT FOR 1031 EXCHANGE BUYERS

SOLD INVESTMENTS

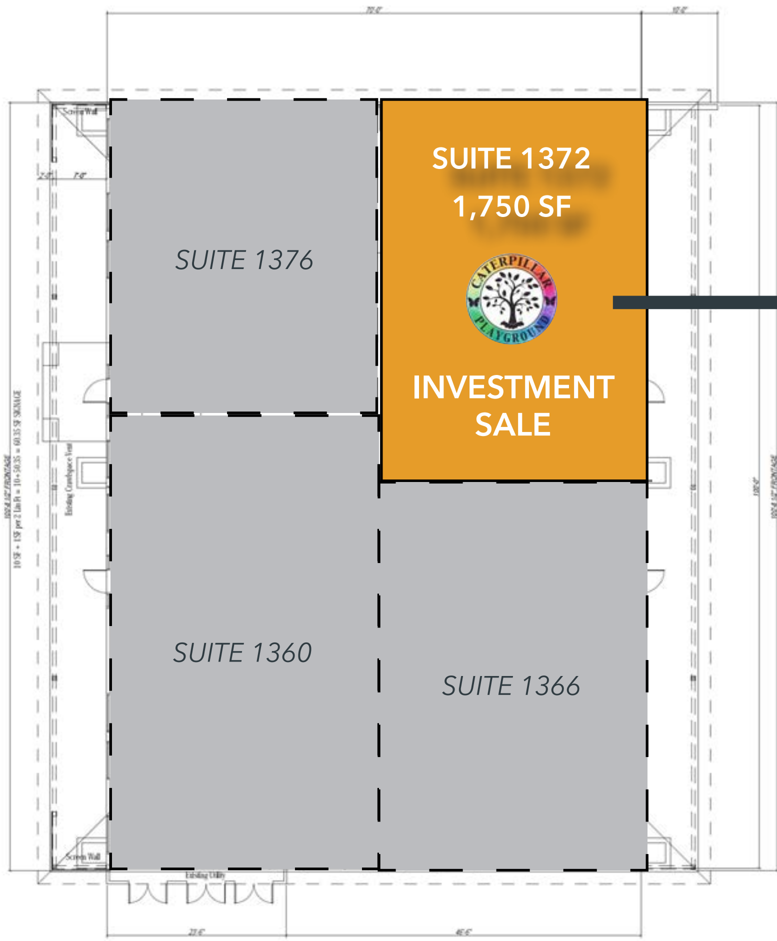
SUITE	SIZE (SF)	SALE DATE	PER SF PRICE	CAP RATE
BUILDING A				
1608	1,685	7/12/2023	$643	5.60%
1606	1,288	10/10/2023	$630	5.70%
BUILDING B				
1510	2,575	12/13/2024	$592	5.00%
BUILDING H				
1400	875	2/29/2024	$585	5.87%
1418	875	12/23/2024	$611	5.86%
1420	875	1/21/2025	$583	6.01%
1422	875	12/6/2024	$560	5.91%
BUILDING J				
1360	2,021	6/28/2023	$568	5.28%
1366	1,750	12/30/2024	$600	6.00%
1372	1,750	AVAILABLE FOR INVESTMENT SALE		6.43%

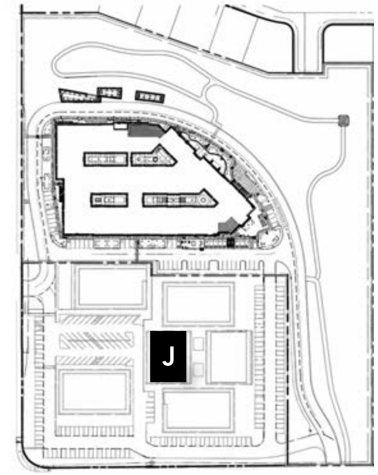


FLOOR PLAN | BUILDING J

Suite 1372 (Turn-key Condition) - 1,750 SF

SUITE 1372
VIRTUAL TOUR





Leased to
Caterpillar Playground
Occupational & Physical Therapy
NNN Leased Investment
Price: $1,035,000.00
Annual NOI: $66,547
Lease Expiration: 06/30/28
Cap Rate = 6.43%

3% Annual Base Rent Increases
Current Rent: $5,545.59/Month
($66,547 Annually)

2027-2028 Rent: $5,711.96/Month
($68,544 Annually)

Current Cap Rate: 6.43%
2027-2028 Cap Rate: 6.62%

AVAILABLE FOR INVESTMENT SALE

SOLD

EXPERIENCE THE WELLNESS

OUTDOOR PATIOS & COURTYARDS

AMPLE PARKING & ACCESSIBILITY

HIGHLY VISIBILE TOWER & MONUMENT SIGNAGE

BEAUTIFULLY LANDSCAPED GROUNDS

WALKABLE CAMPUS

YOUR FUTURE PATIENT & CLIENT BASE

An upscale senior living community is now under construction 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.

Upon completion, the community is expected to attract 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 from the adjacent senior living community, enhancing convenience for residents while driving strong, organic demand for on-site and neighboring services.

Now Available: Building J – Suite 1372 located directly next to the new senior living community.



DIRECT PEDESTRIAN ACCESS TO THE CAMPUS

3.5 ACRE OPEN SPACE & WALKING TRAILS

A PREMIER COMMUNITY TAKING SHAPE

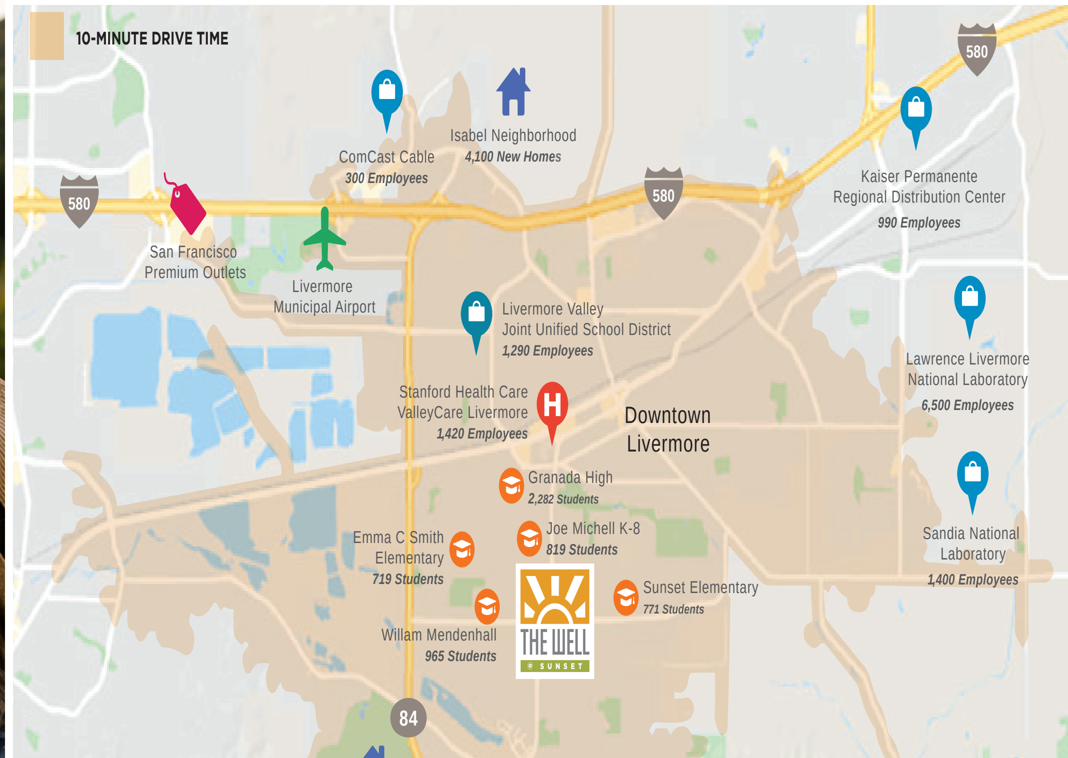
LIVERMORE BY THE NUMBERS

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 @ SUNSET

THE WELL
AT SUNSET

±1,750 SF CONDO
AVAILABLE FOR INVESTMENT SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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 ofthe 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.