

An aerial photograph of an industrial park in Livermore, California. The main focus is a large, white, rectangular industrial building with a flat roof and several skylights. To its left is a smaller, similar building. In the background, there are more industrial structures and a parking lot. The foreground shows a multi-lane road with white lane markings and a grassy area with trees. The sky is clear and blue.

7432 / 7480
LAS POSITAS ROAD

Premier R&D / Industrial
Opportunity on ±6.35 Acres

LIVERMORE, CA

CBRE

Asking Price \$17,750,000

The Offering

CBRE Capital Markets, as exclusive advisor, is pleased to present the outstanding opportunity to acquire the 100% fee simple interest in 7432 and 7480 Las Positas Road (the "Property" or the "Buildings"), located in Livermore, California. The two single-story R&D/industrial buildings totaling 59,808 square feet are situated on a large ±6.35 acre lot. Currently leased through December 2030 with potential for early delivery, this premier industrial asset is a rare find for investors and users alike. Optimized for high-demand R&D and industrial needs, the Property features 24' clear heights, 16 loading docks, and an expansive paved lot with significant excess land for parking or expansion.



Offering Summary

BUILDING	A	B
Address	7432 Las Positas	7480 Las Positas
Total Net Area	12,000 SF	47,808 SF
Office Space	±300 SF	±4,000 SF
Power	225A, 277/480V	2000A, 277/480V
Clear Height	±15'	±24'
Grade Doors/Dock Doors	2 Grade Doors	8 Grade Doors/8 Dock Door



NET RENTABLE AREA
±59,808 SF



APN
099B-8110-013-00



SITE AREA
±6.35 Acres





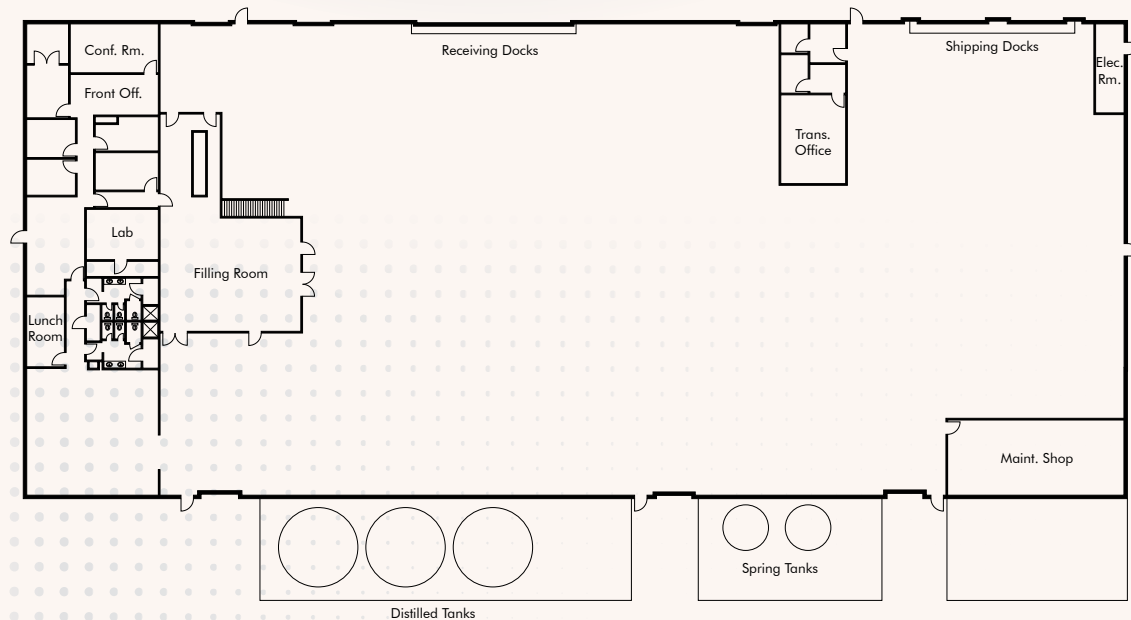
ZONING
I-3 (Heavy Industrial)

Premier Two-Building R&D/Industrial Asset with Rare Dedicated Yard

A rare opportunity to acquire a self-contained, ±59,808-square foot two-building facility on a single 6.35-acre parcel, providing an ideal headquarters environment for R&D, advanced manufacturing, or distribution users. The Property includes a fully paved and fenced, excess 2-acre yard, yielding ample secured parking for a large truck fleet, trailer storage, or outdoor operations in the Tri-Valley industrial market.

7432 Las Positas

-  2-Grade-Level Loading Doors
-  Dedicated 2-Acre Secured Yard
-  22 Parking Stalls



Heavy Industrial (I-3) Zoning

The flexible I-3 Zoning is the most intensive industrial designation in Livermore, permitting a wide range of uses including advanced manufacturing, heavy assembly, and large-scale storage that many neighboring properties cannot accommodate.

7480 Las Positas

-  8 Dock-High Doors
-  ±24' Clear Heights
-  8 Grade-Level Doors
-  Heavy Power Supply of 2,000A @ 277/480V



Tri-Valley Industrial Market

As of early 2026, the Tri-Valley industrial market—encompassing Livermore, Pleasanton, and Dublin—remains a resilient and a strategic hub for the East Bay. Demand is increasingly bifurcated; while older, less functional assets face higher vacancy, there is a distinct “flight to quality” as tenants prioritize modern, first-generation facilities equipped with the high power capacity and clear heights necessary for automation and advanced manufacturing.

With its unparalleled access to the I-580 and I-680 corridors and proximity to a highly skilled labor pool from nearby research universities, the Tri-Valley continues to attract sophisticated operators looking for long-term supply chain resilience.

Immediate Occupancy for Advanced Manufacturing

Well-configured for modern tech-industrial users, the Property addresses the highest-demand asset class in today’s market, allowing a user or investor to capitalize on the region’s robust rent growth.



1Q26 Tri-Valley Industrial Stats



2.1 M

NET RENTABLE AREA



9.2%

VACANCY RATE



Sub 5%

4.5% AVERAGE VACANCY RATE SINCE 2018



\$1.27 NNN

AVERAGE ASKING RATE

With limited new development of industrial/R&D projects in the Tri-Valley, 7432 & 7480 Las Positas is a highly attractive acquisition opportunity for an investor or user.

Strategic Tri-Valley Location



Established Location for Service & Industrial Companies

The immediate area is a cluster for essential business services, including multiple fueling stations (Chevron, Shell, Valero), fleet maintenance centers, and professional supply houses. The area is also home to major distribution and manufacturing facilities for companies like Amazon, Lam Research, Comcast, and Tesla (Supercharger & parts distribution).

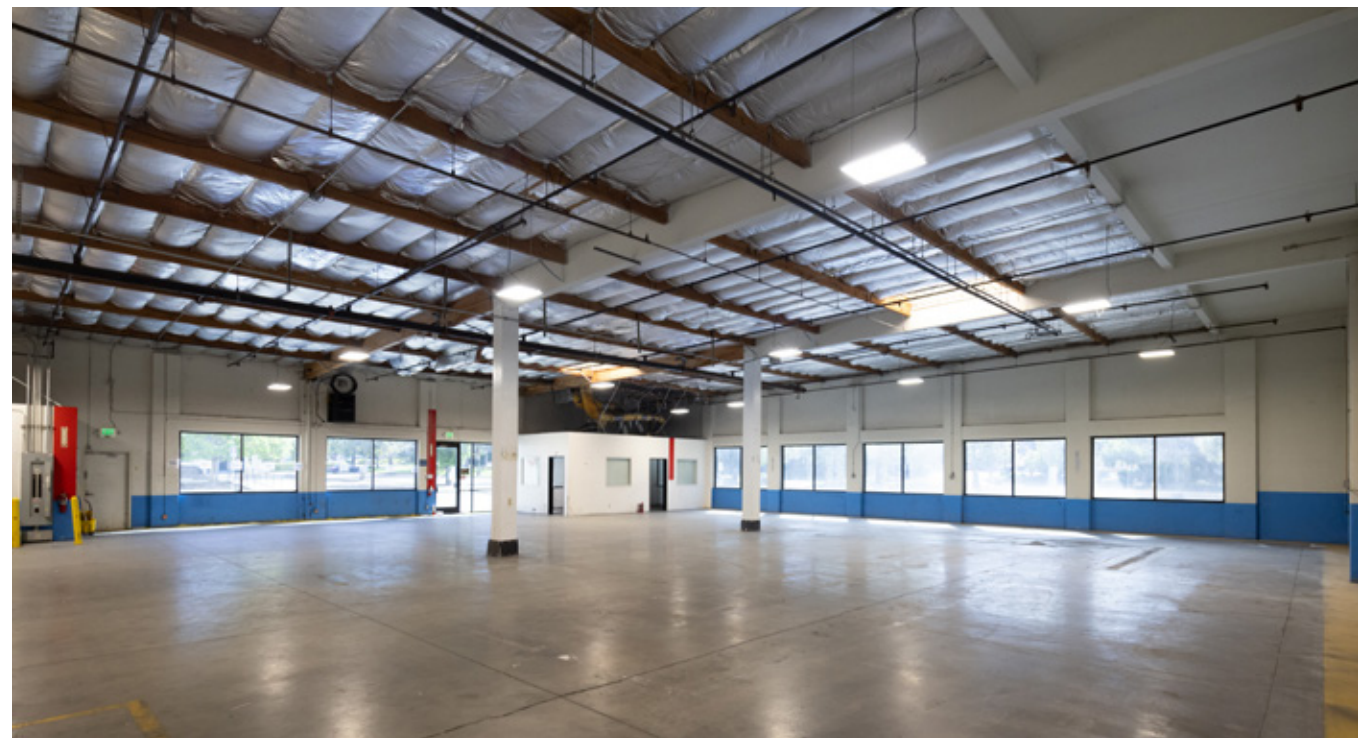
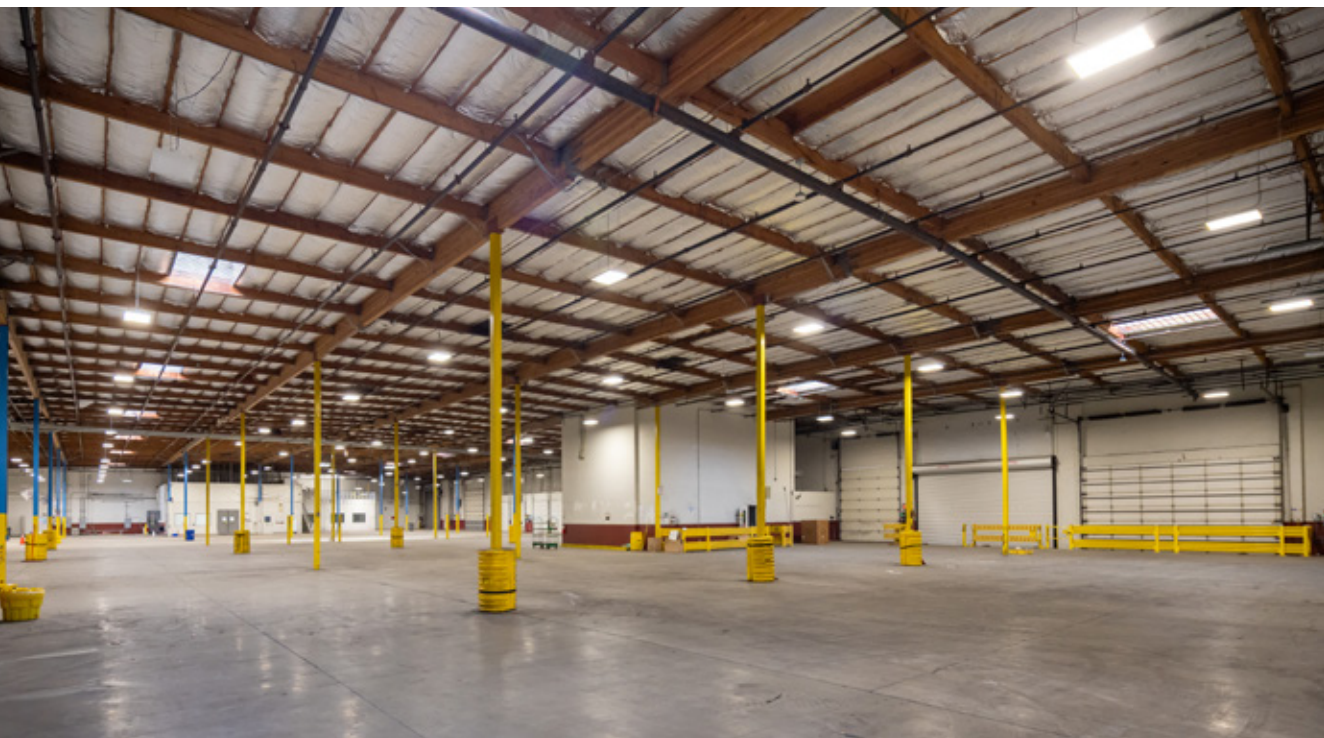
Transit-Oriented with Premier Access

The campus is strategically positioned with immediate proximity to I-580 and Highway 84, providing a seamless logistics link to Silicon Valley and the Port of Oakland. Regional accessibility is further bolstered by the Wheels (LAVTA) bus system, which offers direct connections to the Dublin/Pleasanton BART station and the ACE train, ensuring an effortless commute for a deep regional talent pool. Furthermore, the Property's location just minutes from the Livermore Municipal Airport provides a distinct advantage for corporate travel and specialized cargo operations.

Abundant Amenity Base

Strategically located near the upscale Las Positas Vineyards and Downtown Livermore, the area also offers a wide array of casual restaurants and daily conveniences, ensuring a high-quality work-life balance for the local workforce.

Gallery



7432 / 7480

LAS POSITAS ROAD

Investment Contacts

JESSE MILLMAN

Senior Vice President

+1 650 776 9078

jesse.millman@cbre.com

Lic. 01734742

JOHN KRAFT

Senior Managing Director

+1 650 358 5277

john.kraft@nmrk.com

Lic. 01787698

KATI THABIT

Vice President

+1 415 772 0490

kati.thabit@cbre.com

Lic. 01915364

Additional Investment Contacts

KYLE KOVAC

Executive Vice President

+1 415 407 7122

kyle.kovac@cbre.com

Lic. 01731229

MIKE TAQUINO

Executive Vice President

+1 415 378 0460

mike.taquino@cbre.com

Lic. 01431337

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