

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



AVAILABLE OPPORTUNITIES

NEW DISCOUNTED PRICING!

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	\$650/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	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	\$591/SF
1376	1,450	Innovo Dental and Implant Studio	n/a



CONTACT BROKERS FOR PRICING & DETAILS

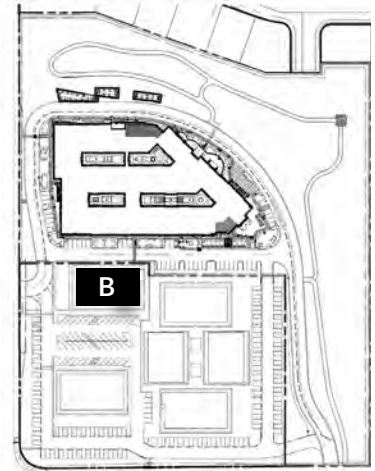
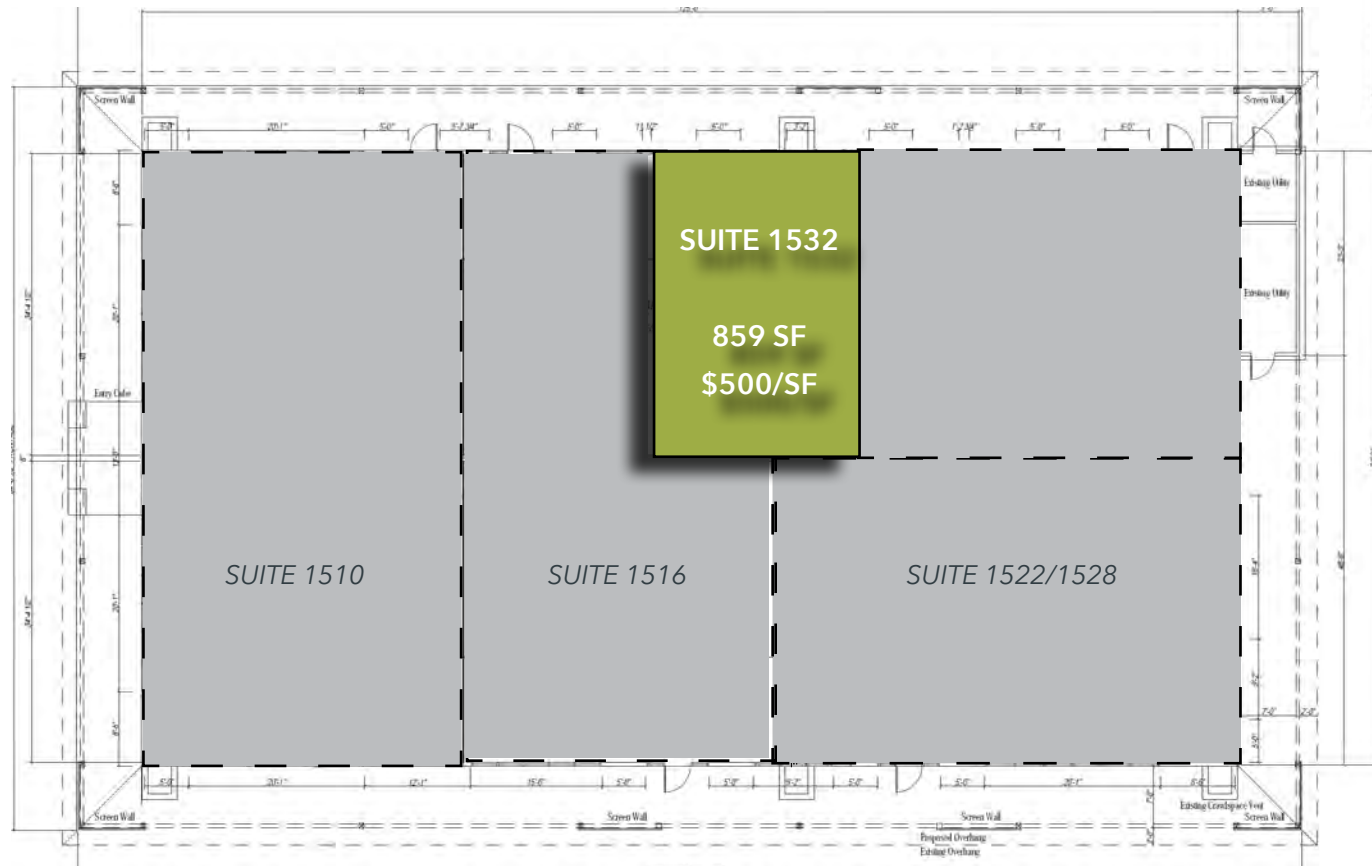
FLOOR PLAN | BUILDING B

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)

- \$650/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



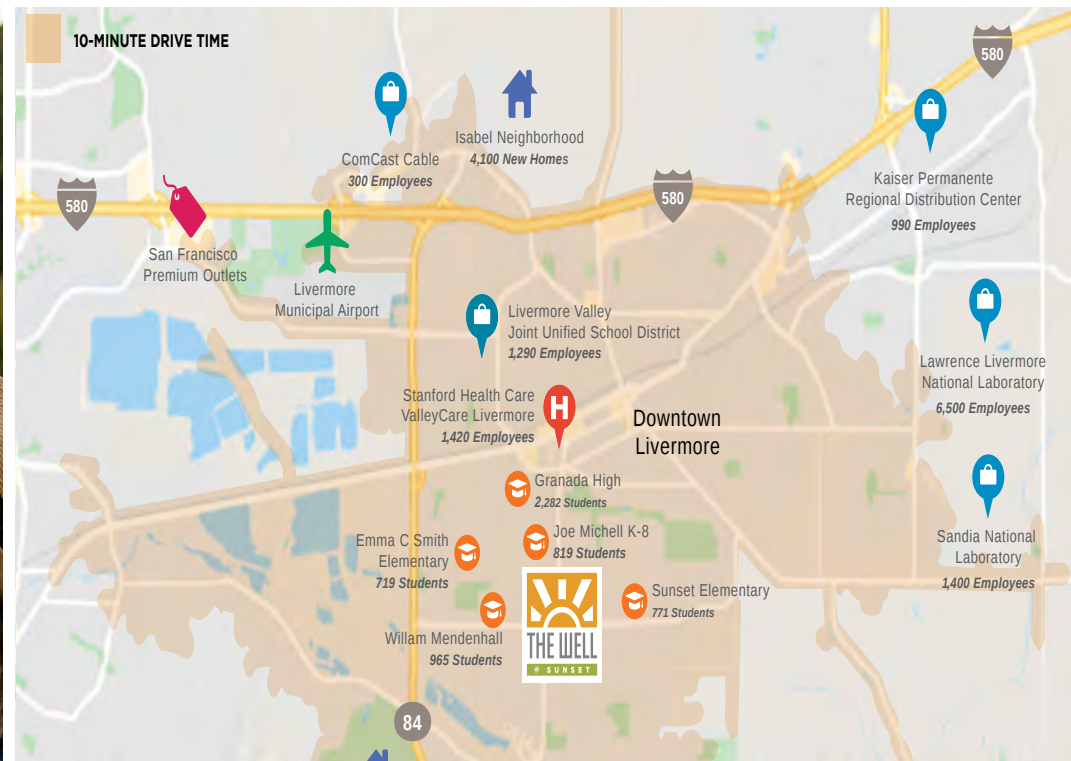
41%

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.



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INFORMATION DISCLOSURE

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LET'S CONNECT

SCHEDULE A TOUR TODAY



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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.