



221 E VINEYARD AVE

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*Premier Winery and Vineyard
Development Opportunity in
Livermore, CA*

221 E VINEYARD AVE, LIVERMORE, CA 94550

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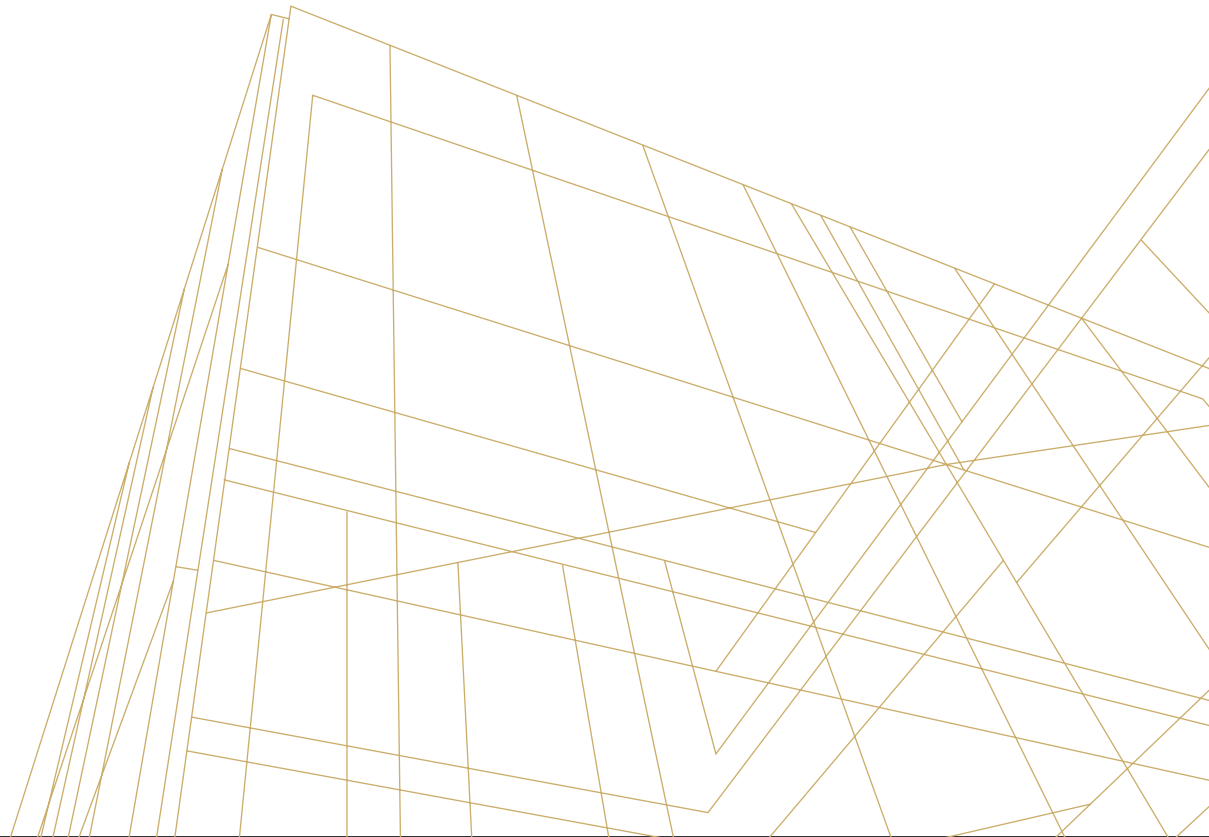
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*Exclusively
listed by*

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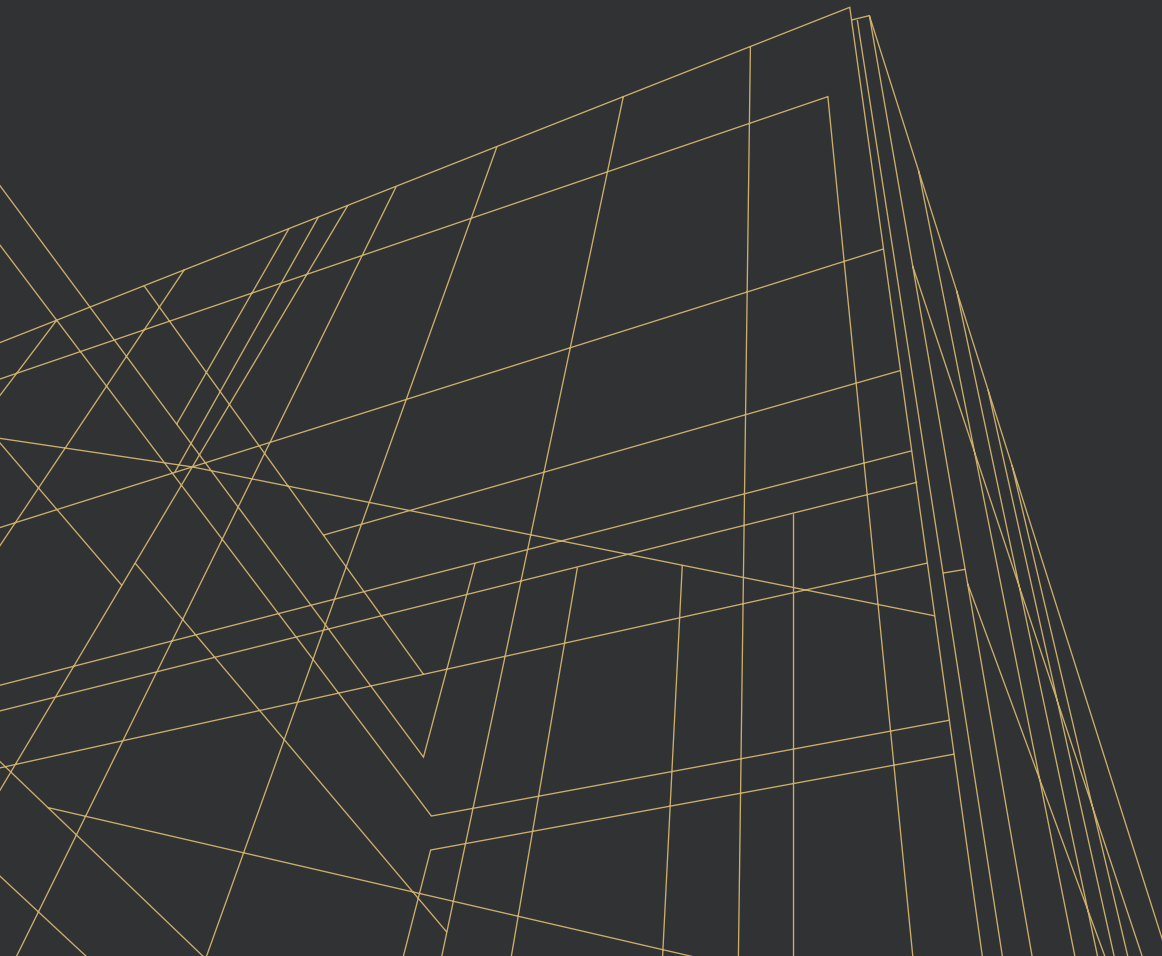
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EXECUTIVE SUMMARY

Premier Winery & Vineyard Development Opportunity in Livermore

Kidder Mathews is pleased to present 221 E Vineyard Avenue, a truly rare 17.46-acre vineyard-estate development opportunity in one of Northern California's most esteemed wine country neighborhoods.

This site offers the possibility of combining a boutique winery with tasting room, production and barrel storage, a potential bed & breakfast inn with up to nine guest units, and a refined owner/manager's residence with six bedrooms, four-car garage, and pool house.

Alternatively, the site is equally suited for development of a grand estate home, complete with sweeping views, terraced gardens, vineyard frontage in the heart of Livermore's wine country.

A Tuscan-inspired architectural concept has been prepared to harmonize with the aesthetics of the adjacent Ruby Hill community so that any future development may feel integrated, elegant and enduring.

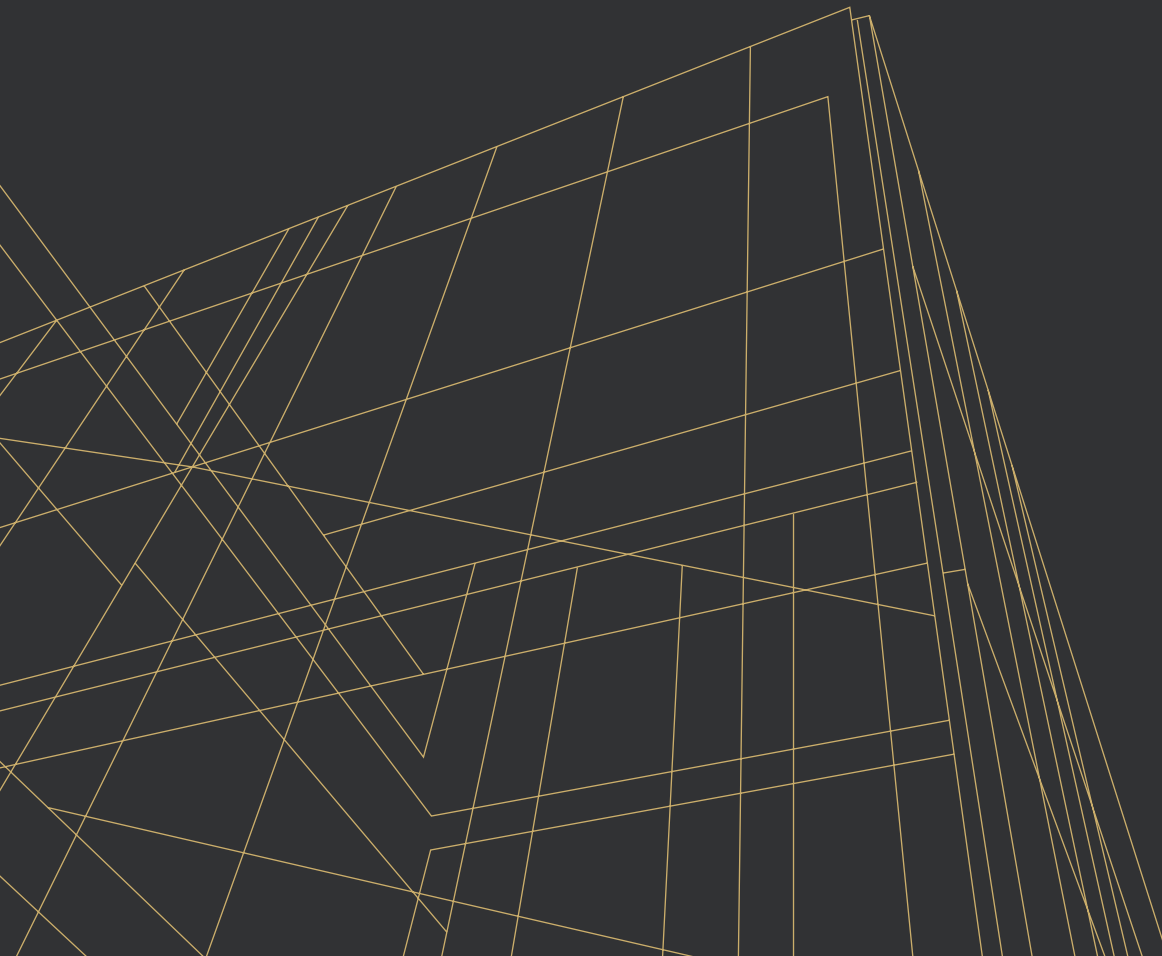
The full set of architectural drawings and elevations will be made available to qualified buyers under NDA or during advanced discussions.



RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY.

PROPERTY OVERVIEW

| | |
|--------------------|---|
| ADDRESS | 221 E Vineyard Ave, Livermore, CA 94550 |
| GROSS LOT SIZE | ±17.46 AC / ±760,558 SF |
| PARCEL NO. | 099-1356-007-00 |
| ZONING | PUD - Residential Development |
| DELIVERY CONDITION | Vacant - Ready for Development |
| LISTING PRICE | \$2,990,000 |



PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

Rare Large-Scale Winery & Vineyard Development Opportunity

±17.46 AC (±760,558 SF) of vineyard-estate land in Ruby Hill-adjacent setting; delivered vacant and ready for development.

Multi-use potential: tasting room, barrel/production space, and hospitality lodging.

Possible boutique Bed & Breakfast with up to 9 guest units provides diversified revenue and visitor lodging appeal.

Wine tourism strength: the Tri-Valley / Livermore region draws ~1.5 million visitors annually seeking winery experiences, dining, and events.

Luxury residential component: 6-bedroom estate envisioned for owner/manager, with 4-car garage and pool house.

Tuscan-inspired architectural concept prepared to complement Ruby Hill's upscale aesthetic.

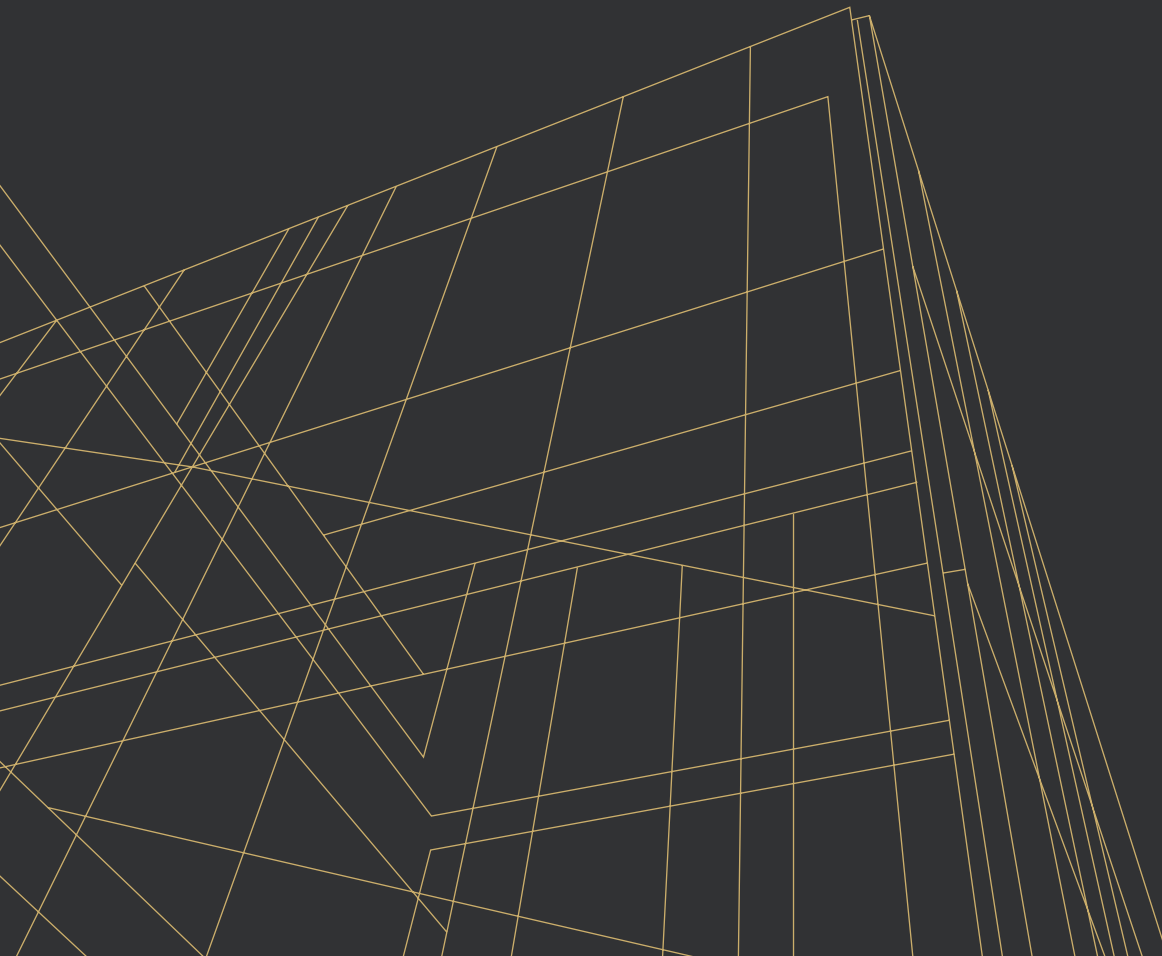
Surrounded by luxury equestrian estates and high-income neighborhoods.

Minutes from Downtown Livermore, I-580, and Silicon Valley commuter corridors.



PARCEL MAP





LOCATION OVERVIEW



LIVERMORE & WINE COUNTRY: AN *ENVIABLE* BACKDROP

Founded in 1869, Livermore is California's oldest wine region, framed by award-winning wineries, farmlands and ranches that mirror the valley's western heritage.

Located in Alameda County with a population of 87,955 (2020 Census), encompassing about 26.44 square miles, Livermore lies at the easternmost edge of the San Francisco Bay Area as the gateway to the Central Valley. Protection by the coastal range produces a mild climate, moderated daily temperature swings and a relaxed, less congested lifestyle that enhances viticulture potential.

Livermore balances its agricultural and wine legacy with innovation. The city is home to Lawrence Livermore National Laboratory and Sandia National Laboratories, which anchor a high-skill employment base and contribute to academic and technological activity. Downtown Livermore is undergoing a renaissance with new retail, dining and cultural amenities, pedestrian-oriented developments, and refreshed public spaces enhancing its appeal.

The wine region itself supports more than 50 wineries, with varieties such as Chardonnay, Cabernet Sauvignon, and growing interest in Sauvignon Blanc and Cabernet Franc as signature varieties.

DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2025 TOTAL | 5,084 | 43,245 | 113,796 |
| 2030 PROJECTION | 4,804 | 41,037 | 107,791 |
| 2020 CENSUS | 5,553 | 44,782 | 118,428 |
| PROJECTED GROWTH 2025 - 2030 | -280 | -2,208 | -6,005 |
| AVERAGE AGE | 45.7 | 43.9 | 43.1 |

EMPLOYMENT & INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|-----------|
| 2025 AVERAGE HH INCOME | \$386,540 | \$247,338 | \$236,830 |
| TOTAL BUSINESSES | 175 | 1,665 | 5,598 |
| TOTAL EMPLOYEES | 790 | 11,504 | 48,219 |

EDUCATION

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| SOME HIGH SCHOOL | 1.6% | 2.0% | 2.1% |
| HIGH SCHOOL DIPLOMA | 7.7% | 13.9% | 13.3% |
| SOME COLLEGE | 10.1% | 16.7% | 15.5% |
| ASSOCIATE | 8.7% | 7.7% | 7.5% |
| BACHELOR'S | 37.7% | 33.0% | 32.7% |
| GRADUATE | 32.2% | 24.1% | 25.6% |

HOUSEHOLDS

1,679
1 MILE

15,968
3 MILES

42,486
5 MILES

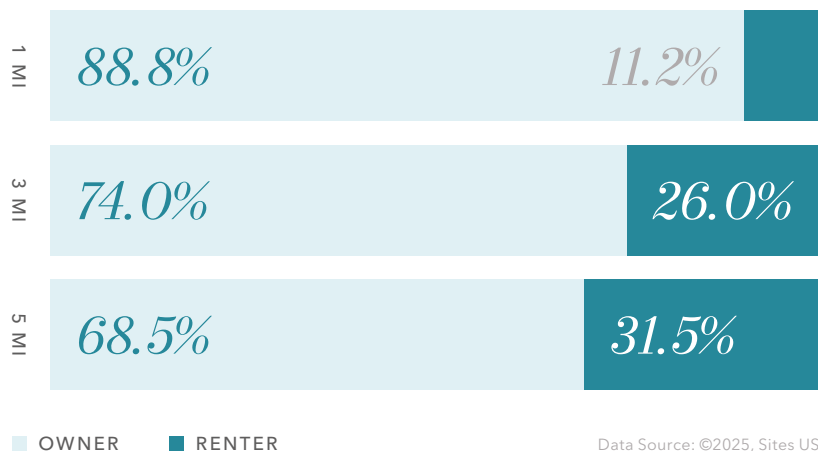
2030 PROJECTED GROWTH

-1.0%
1 MILE

-0.9%
3 MILES

-1.0%
5 MILES

OWNER VS. RENTER OCCUPIED



Data Source: ©2025, Sites USA



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