

DOWNTOWN LIVERMORE | CORNER BUILDING WITH PARKING | 2,278 SF

211 S J STREET, LIVERMORE, CALIFORNIA | HIGH INCOME SF BAY AREA | **AVAILABLE FOR SALE**



SUBJECT PROPERTY

EXCLUSIVELY OFFERED BY:

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Property Summary

Real Estate/Area Strengths

- Hard corner site with parking on the intersection of S J Street and Second Street in Downtown Livermore just off S Livermore Avenue
- Nearby retail tenants include Safeway, Trader Joe's, Grocery Outlet, McDonald's, Starbucks, Peet's Coffee, Taco Bell, O'Reilly Auto Parts, among other national tenant
- Highly affluent surrounding population with average household income over \$185,000 and 70,066 residents within 3 miles
- Livermore boasts the largest population in the Tri-Valley Region and robust population growth of 8.6% between 2010 and 2020

Address

211 S J Street, Livermore, CA 94550

Parcel Number

097-0018-001

Lot Size

Approximately 0.17 acres – 7,405± sq. ft.

Improvements

2,278 sq ft single-story building

Parking

6 surface spaces

Zoning

DSP; Downtown Specific Plan

Price: \$1,140,000 (\$500 SQ. FT.)

Traffic Counts

1st St & S Livermore Ave: 33,800 vehicles per day

Walk Score

99 (Walker's Paradise)

Demographics

| 2023 Summary | 1 mile | 3 miles | 5 miles |
|-------------------------------|-----------|-----------|-----------|
| Population | 20,904 | 77,066 | 105,726 |
| Households | 8,049 | 28,096 | 37,859 |
| Families | 4,900 | 20,255 | 28,309 |
| Average Household Size | 2.54 | 2.71 | 2.76 |
| Owner Occupied Housing Units | 4,192 | 20,294 | 28,122 |
| Renter Occupied Housing Units | 3,857 | 7,802 | 9,737 |
| Median Age | 38.6 | 40.8 | 40.7 |
| Median Household Income | \$108,661 | \$145,922 | \$159,270 |
| Average Household Income | \$152,026 | \$185,833 | \$200,765 |

Projected 2028 Summary

| | | | |
|-------------------------------|-----------|-----------|-----------|
| Population | 21,199 | 77,377 | 106,085 |
| Households | 8,232 | 28,384 | 38,239 |
| Families | 5,021 | 20,486 | 28,633 |
| Average Household Size | 2.52 | 2.69 | 2.75 |
| Owner Occupied Housing Units | 4,258 | 20,443 | 28,395 |
| Renter Occupied Housing Units | 3,974 | 7,941 | 9,844 |
| Median Age | 39.7 | 41.8 | 41.5 |
| Median Household Income | \$124,895 | \$161,816 | \$176,061 |
| Average Household Income | \$172,799 | \$209,270 | \$225,556 |

usbank

Site Plan

211 S J St



YAKINIQ LV.

SECOND ST

J&L GARAGE DOORS REPAIR

15,613 CARS PER DAY

LIVERMORE VALLEY CHAMBER OF COMMERCE

VITALITYBOWLS

FIRST ST

S J ST



VALLEY FURNITURE

LIVERMORE DOWNTOWN SUNDAY FARMERS MARKET

THE RIATA DINER & TAVERN

THE FAT PIGEON

GOLDEN THREAD ALTERATIONS

LIVERMORE FLAGPOLE

17,596 CARS PER DAY

INTERLUDE THE SALON

VALLEY DANCE

LIVERMORE AUTO

FANTASY BOOKS

S LIVERMORE ST

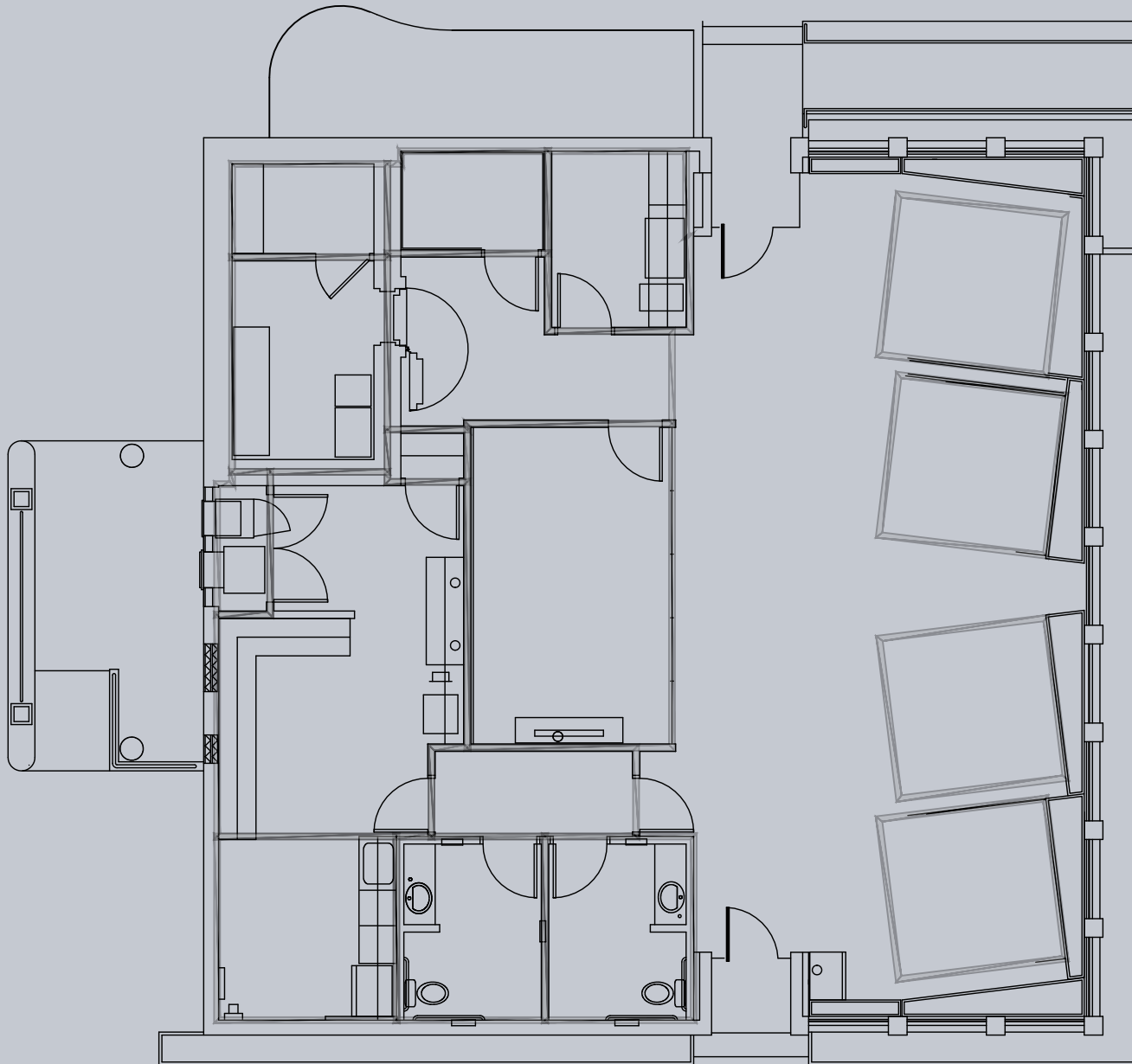
Exterior Property Photos



Interior Property Photos



Interior Floor Plan





84

DRAXLMAIER



WAREHOUSE



DISTRIBUTION CENTER



PROLOGIS

LIVERMORE MUNICIPAL AIRPORT

LAS POSITAS GOLF COURSE



SAFEMART CORPORATION OFFICE

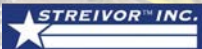
COMCAST CORPORATION OFFICE

FREMONT BANK OPERATIONS CENTER

84



PROTEIN RESEARCH



STREIVOR INC.

TRADER JOE'S Pollo Loco



Quest Diagnostics



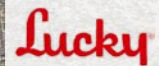
ROUND TABLE PIZZA ROYALTY



T-Mobile



LESLIE'S SWIMMING POOL SUPPLIES



Lucky



the Habit BURGER GRILL



PAPA MURPHY'S



Starbucks



ME Massage Envy



PANDA EXPRESS CHINESE KITCHEN



LAS POSITAS COLLEGE

HERITAGE ESTATES 250 UNITS

GRANADA HIGH SCHOOL

Stanford HEALTH CARE

CASTILLEJA DEL ARROYO 86 UNITS

20,104 CARS PER DAY



GROCERY OUTLET bargain market



99c ONLY



goodwill



FITNESS 19



O'Reilly AUTO PARTS



LIBERTY TAX



Animal Medical Center LIVERMORE



DISTRIBUTION CENTER

200,000 CARS PER DAY



IN-N-OUT BURGER



7-ELEVEN

LIVERMORE ARCADE SHOPPING CNTR

SAFEMART CVS pharmacy ACE CHASE citi STARBUCKS pet food express NOAH'S BAGELS Orangetheory FITNESS GameStop

LEGACY APTS 222 UNITS

MILLS SPRINGS PARK APTS 222 UNITS

17,596 CARS PER DAY

LIVERMORE 13 CINEMA



ACE TRAIN

OfficeMax



THE HOME DEPOT



Tires LES SCHWAB

Walmart

OHANA ANIMAL HOSPITAL

KOHL'S

211 S J St

LIVERMORE HIGH SCHOOL



U-HAUL



THE CAMP TRANSFORMATION CENTER



LIVERMORE CASINO

KAISER PERMANENTE



PORSCHE



HONDA



Audi



LAND ROVER



JAGUAR



SUBARU

SIMONE PATISSERIE CHOCOLATERIE



VILLAGE PET MARKET

VILLAGE SQUARE SHOPPING CENTER



Caratti Jewelers
Since 1950



Sandia Laboratory
Federal Credit Union

JUNCTION AVENUE
K-8 SCHOOL

CHESTNUT
SQUARE SENIOR
HOUSING
74 UNITS



STATION SQUARE
212 UNITS



LEGACY APTS
222 UNITS

17,596
CARS PER DAY

BANKHEAD
THEATER

REFUND/RECYCLE
CENTER

20,104
CARS PER DAY

RAILROAD AVE

STOCKMEN'S
PARK

LIVERMORE
13 CINEMA

FIRST ST



BANK OF AMERICA

MILL SPRING
PARK APTS
210 UNITS



LIVERMORE VALLEY
PLAZA

FIRST ST

WELLS
FARGO

211 S J St

ST. MICHAEL
SCHOOL



SECOND ST

THIRD ST

JOYA



S J ST

FOURTH ST

S LIVERMORE AVE

LIVERMORE
HIGH SCHOOL



EAST AVE




1. I STREET PARKING GARAGE
Completed 274 space garage



2. LIVERMORE VALLEY CENTER
Bankhead Theatre & Plaza, Cinema



3. DOWNTOWN BOUTIQUE HOTEL
Estimated completion winter 2025-2026



4. LIVERMORIUM PLAZA
Completed



5. EDEN HOUSING & VETERANS PARK
Estimated completion winter 2026-27



6. L STREET PARKING GARAGE
Estimated completion 2024

211 S J St



7. SPARC THEATERLAB



8. QUEST SCIENCE CENTER



10. FIRST STREET
Completed Streetscape Project



9. BLACKSMITH SQUARE EXPANSION
Construction planned for 2025

DOWNTOWN SPECIFIC PLAN & REVITALIZATION

The 211 S J Street property is located within the Livermore Downtown Specific Plan which identifies commercial, office, and residential development as playing significant roles in revitalizing the downtown. Office uses will support downtown retail and restaurant businesses during the day and downtown residents will frequent downtown retail and restaurants in the evenings and on weekends.

The catalyst for the revitalization of Downtown Livermore was the change made to State Route 84, creating the First Street Streetscape to promote investment in the downtown. The Streetscape project narrowed First Street to one lane in each direction, widened sidewalks on both sides of the street, and introduced the “flex-zone” where businesses could seasonally choose to convert new diagonal parking spaces to outdoor space for dining and display. This change dramatically dropped traffic speeds and recaptured streets for residents and visitors.

The City of Livermore has invested in many other significant public projects that have attracted private investors, developers, and business owners.

Other completed downtown public projects include Livermore Valley Center (Bankhead Theater & Plaza, Cinema, Mixed Use Retail/Office); Stockmen’s Park, a public park honoring Livermore’s veterans and ranching heritage that opened in 2020; Livermorium Plaza on First Street, which is a small open space in the city surrounded by street retail; I Street Parking Garage with 274 parking spaces. Future projects include the under-construction L Street Parking Garage (475 parking spaces), a planned 133-room boutique hotel, Blacksmith Square expansion with an additional 13,200 sq. ft. of new retail and restaurants, Eden Housing development and Veterans Park, and the Quest Science Center and Sparc Theater Lab.

Livermore, California

Livermore (population 87,496) is a city in the East Bay that is the most populous of the Tri-Valley regions of Alameda County, California. It's approximately 33 miles east of Downtown San Francisco, 28 miles southeast of Downtown Oakland, and approximately 25 miles north of Downtown San Jose. The city's population grew by 8.6% from 2010 to 2020.

The city benefits from its connections to the robust regional economy of the Bay Area as well as a broad economic base in technology, manufacturing, scientific research, and more. The private companies that employ the largest number of people in Livermore are Lam Research, Gillig Corporation, Tesla, Form Factor, and DHL. The city is also home to the Lawrence Livermore National Laboratory, which was founded by UC Berkeley and focuses on defense research, specifically nuclear. I-580 links the city to Oakland and San Francisco to the West, while I-680, west of Livermore, connects enables travelers access to Fremont, Milpitas, and San Jose to the South.

Strong high-tech employment and a high concentration of major companies and industries has resulted in a high concentration of wealth and significant population and economic growth. The technology industry draws many highly qualified international workers to the region. Though the Bay Area represents only 1.19% of California's land area and 7.8% of the population, it represents 15.3% of GDP, 50% of initial public offerings, 54.5% of patent registrations, and 71.5% of venture capital activity in the state.

Economy

Livermore's economic mainstays are technology, manufacturing, and scientific research. The average household income in 2024 is over \$215,700. Livermore is also a part of the diverse economy of Alameda County. In Alameda, the five major industry clusters are Computer Software, Energy efficiency and alternative energy technologies, healthcare and biotechnologies, maritime industries, and specialty beverages and food production.

Higher Education

University of California at Berkeley is widely regarded as the top public university in the world and is one of the reasons the Bay Area is technology capital of the world. Berkeley faculty, alumni, and researchers have won 91 Nobel Prizes (including 32 alumni Nobel laureates), 45 MacArthur Fellowships, 20 Academy Awards, 14 Pulitzer Prizes, and 117 Olympic gold medals (51 silver and 39 bronze).

To date, UC Berkeley scientists and researchers have discovered 16 chemical elements of the periodic table – more than any other university in the world. Cal co-manages three United States Department of Energy National Laboratories, including Lawrence Berkeley National Laboratory, Lawrence Livermore National Laboratory and Los Alamos National Laboratory for the U.S. Department of Energy, and is home to many world-renowned research institutes and organizations including Mathematical Sciences Research Institute and Space Sciences Laboratory. Cal has approximately 45,745 students and 1,500 faculty members.

Transportation

Highways

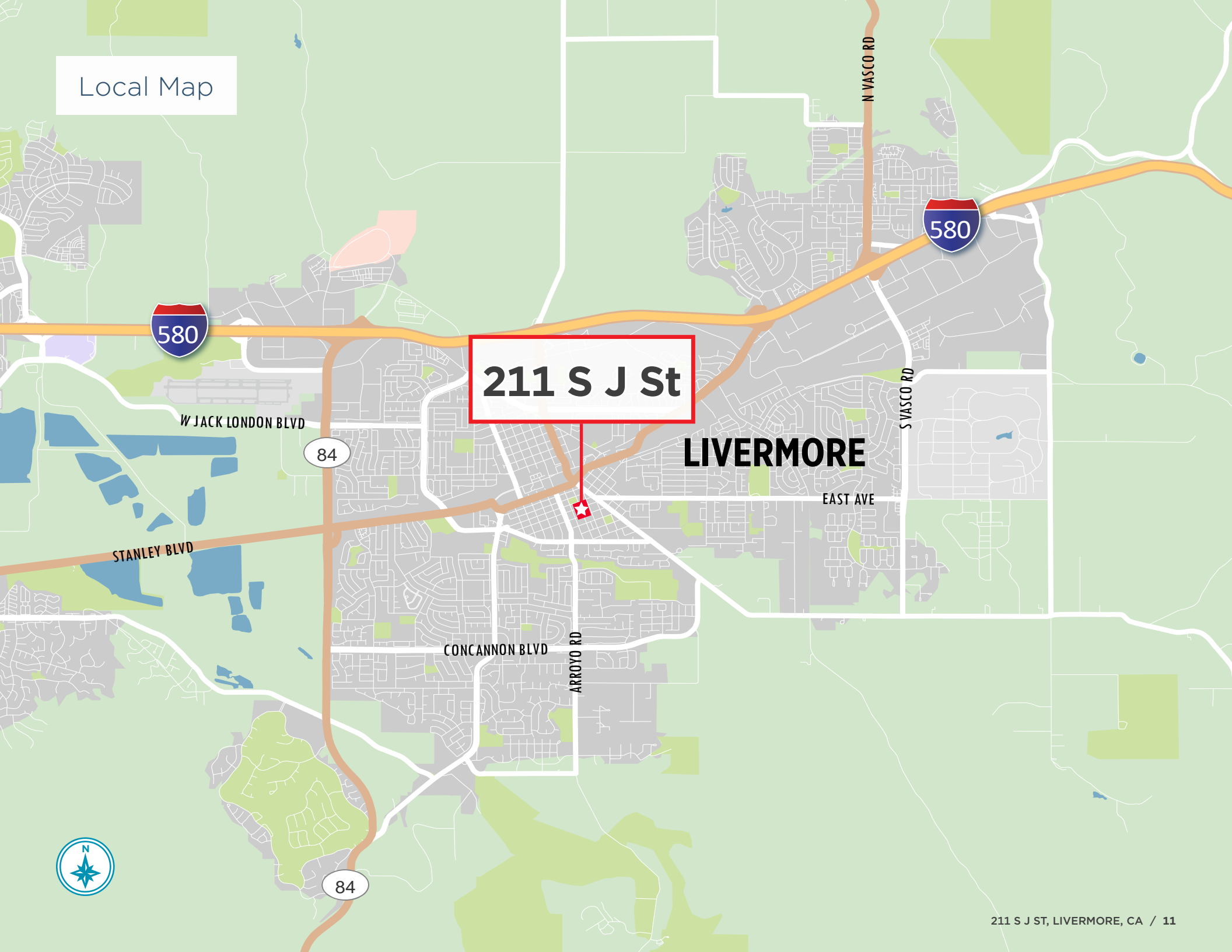
Interstate 580, the primary highway serving Livermore, connects to Oakland, San Francisco, and the Western SF Bay Area to the west, and to Interstate 5 and the Central Valley to the east. I-580 also intersects with I-680 just west of Livermore which connects to Walnut Creek and Contra Costa County to the north and San Jose and Silicon Valley to the south.

Airports

Oakland International Airport (OAK) is California's fourth largest airport, with more than 11 million passengers passing through its gates every year. 12 airlines offer nonstop service to a growing list of 49 international and domestic destinations. The Airport is 27 miles from the subject property.

Livermore Municipal Airport (LVK) is a regional reliever facility with an average 397 aircraft operations every day with 63% coming from local general aviation, 35% from transient general aviation, 2% air tax, and less than 1% military. The general aviation activity primarily represents private transport and recreational components of aviation. The Airport is 3.7 miles from the subject property.

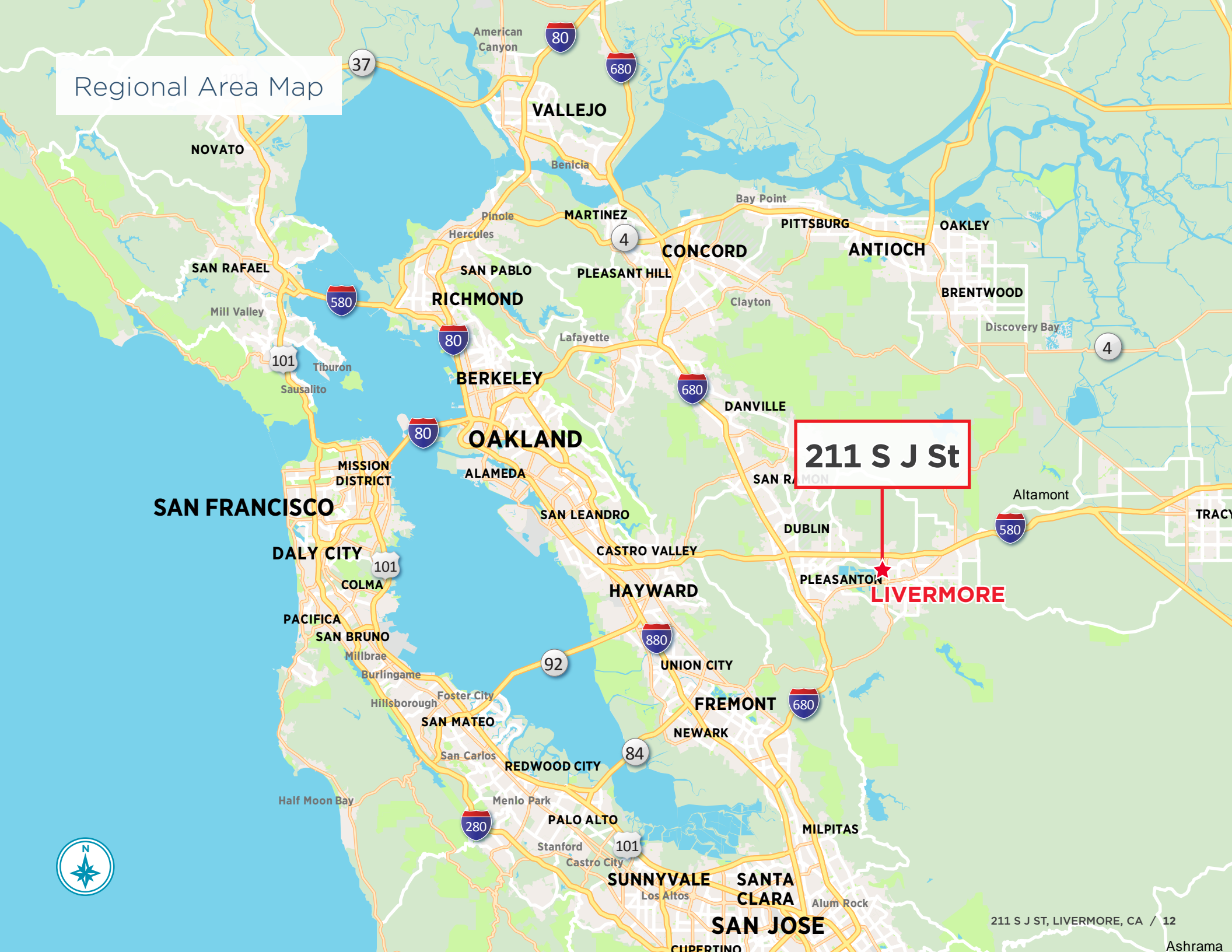
Local Map



211 S J St

LIVERMORE

Regional Area Map



211 S J St

LIVERMORE

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