The Well at Sunset

LIVERMORE, CA

Locally sourced.
Socially connected.
Wellness inspired.

Meet a new kind of workplace where wellness is at the forefront. A fresh new neighborhood plaza with planned medical and professional offices, day care facility, senior living community, farm to fork cafe and yoga studio. A tranquil place infused with open-air spaces and inspiration for wellbeing around every corner. Think of it as a 13.5-acre lifestyle eco-system.

2020 SUMMARY - 10 MIN DRIVE TIME

Population	75,384
Households	27,075
Average Familly Size	3.18
Median Age	41.1
Median HH income	$ 141,236
Average HH income	$ 171,383

A UNIQUE BLEND.

Known as the oldest wine region in California, Livermore is home to a number of vineyards and golf courses. The historic downtown is rich in arts and culture, establishing an active urban experience with in the Valley. In 2019, Livermore was ranked the 7th Best City to Raise a Family on the West Coast.*

WINERIES/VINYARDS
45

CRAFT BREWERIES
3

NEW HOMES COMING SOON
ISABELE NEIGHBORHOOD
4,100

MAJOR EMPLOYERS
17

TOTAL WORKFORCE
16,000+

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,773	63,855	106,322
Median HH income	$ 162,052	$ 138,052	$ 148,560
Total households	5,150	22,766	37,919
Median age	44.7	41.1	40.9

DISTANCE TO:	
San Francisco	45 miles
San Jose	32 miles
Walnut Creek	28 miles
Oakland Aiport	28 miles

LIVERMORE BY THE NUMBERS.

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.

ROBUST POPULATION
90,189

NUMBER OF HOUSEHOLDS
30,545

APPROX. AVERAGE HH INCOME
$150,934

MEDIAN AGE
39.7

FOUR YEAR DEGREE OR HIGHER
41%

RETAIL SALES VOLUME
$1.2 billion

Fresh new workspaces that inspire connectivity and creativity.

outdoor meeting spaces / walkable campus / day care / restaurants

- Complete building and landscape renovations
- New move-in ready suites; additional tenant improvements available
- Medical and Creative office spaces in a variety of sizes
- Retail and Cafe space with patio potential
- High speed internet available

Wellness-focussed lifestyle services in a walkable environment.

medical offices / walking trails / veterinary services / fitness facilities

- Tenant mix of healthcare services, eateries, yoga studio and day care
- Outdoor meeting rooms, public patios and pediatric play area
- Convenient, walkable environment
- Access to adjacent park and walking trails

THE WELL AT SUNSET

SITE SIZE

13 acres

WORK:
MEDICAL OR OFFICE SF

31,500

SHOP & PLAY:
RETAIL SPACE SF

17,500

BREATHE:
OPEN SPACES

3.5 acres

MEET YOUR NEIGHBORS.

A brand new upscale senior living residence will be built on the site immediately adjacent to the property, overlooking the open space. The 112,000 square foot property will have 84 assisted living units, 44 memory care units and will offer a convenient, lock-and-leave lifestyle for renters aged 55+. The average resident net worth is anticipated to be $1 million+.

Breathe easy. Inside and out.

Designed to offer the healthful environment people crave today.

Healthy living is a priority for most people today which is why we renovated this workplace to meet WELL-certified specifications.

- **Exterior suite door, no common hallways, open floorplan**
- **Private ADA compliant restroom with instant hot water**
- **Private HVAC system per suite**
- **Anderson Low-E energy efficient windows and doors**

SPEC SUITE SPECIFICATONS

Approximately 875 SF (8 units available)*

Suites are contiguous up to 8,750 SF (Buildings J & H)

Water Service: Water submetered by Landlord

Mechanical: Roof mounted heat pump and instant hot water unit in restroom

Communications: IT jacks installed; fiber optic data & cable TV service available

Fire Sprinklers: Fire Sprinklers Available in building J only

Fire Alarm: Fire alarm installed & monthly monitoring by Bay Alarm (billed by vendor)

Insulation: Exterior walls, ceiling, floor and demising wall

Drywall: 5/8" thick on walls

Ceiling Fixtures: 2'x2' grid acoustical ceiling tile ("t-bar") with light fixtures

Flooring: Luxury vinyl tile

Baseboard/Casing: Wood or MDF baseboards and casings

Find out what The Well at Sunset is all about.

Speak with a leasing agent:

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