FOR LEASE

RETAIL

4484 Las Positas Rd, Livermore, CA 94551

26.5k SF Retail | Target-Anchored Center with I-580 Exposure

EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

- Prime 26,533 SF large-format opportunity in a Target-anchored regional shopping center
- Exceptional I-580 exposure and accessibility with freeway pylon signage; I-580 carries approximately 203,237 vehicles per day
- Strong national retail environment with Target, TJ Maxx, Petco, Ross Dress for Less and Boot Barn, plus numerous national retailers in the immediate trade area
- Positioned within one of Livermore's major retail hubs near the high-traffic First Street and Las Positas Road corridors
- Affluent surrounding demographics with average household incomes of approximately $196,600 within 3 miles and $212,400 within 5 miles
- Ample surface parking with multiple points of access serving the shopping center

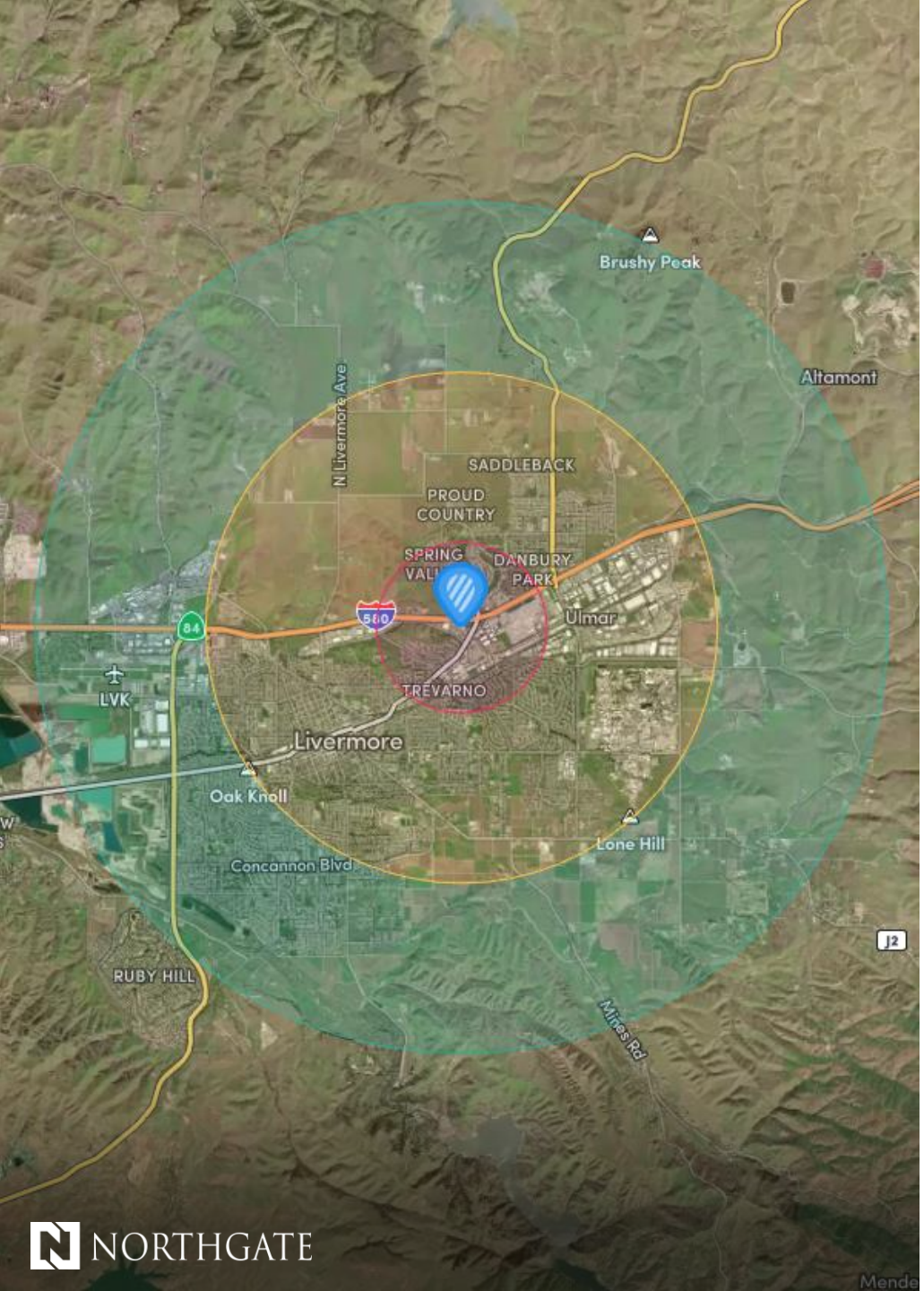
PROPERTY OVERVIEW

ADDRESS	4484 Las Positas Rd, Livermore, CA 94551	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE TYPE	NNN	
LEASE PRICE	Contact Broker	
AVAILABLE SPACE	26,533 SF	
ZONING	Planned Development (PD-18-010)	
TRAFFIC	Las Positas Rd First St I-580	± 9,367 ADT ± 20,276 ADT ± 203,237 ADT

MARKET OVERVIEW

AERIAL VIEW

INTERSTATE
CALIFORNIA
580
I-580: ±203.2k ADT
BOOT BARN
ROSS
DRESS FOR LESS
T.J.maxx
petco
TARGET
First St: ±20.2k ADT
N



DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	9,022	63,447	86,906
Projected Population (5 Yr)	8,820	62,637	85,692
Average Age	41	41	41
Households	3,341	22,921	31,046
White Population	4,436	30,708	42,953
Black Population	260	1,611	1,948
Am Indian Population	77	608	740
Asian Population	1,827	12,372	18,100
Other Population	2,422	18,148	23,165
Hispanic Population	20.86%	25.50%	23.12%
Average HH Income	$168.8k	$196.6k	$212.4k
High School Graduates	6,246	42,273	58,295
College Graduates	3,034	24,411	35,065
Total Employees	5,067	34,379	46,580

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management

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