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

- Junior box sits between Ross, Boot Barn, TJ Maxx and Petco
- Freeway pylon signage at I-580/First St reaches ±203,237 ADT
- Target, Starbucks, Sephora and Crumbl fuel repeat visits
- Lowe's, Safeway and Chili's add daily trips across First St
- Four entries, two signalized, on First St and Las Positas Rd
- Affluent 5-mile trade area earns ±$212.4K average HH income

PROPERTY OVERVIEW

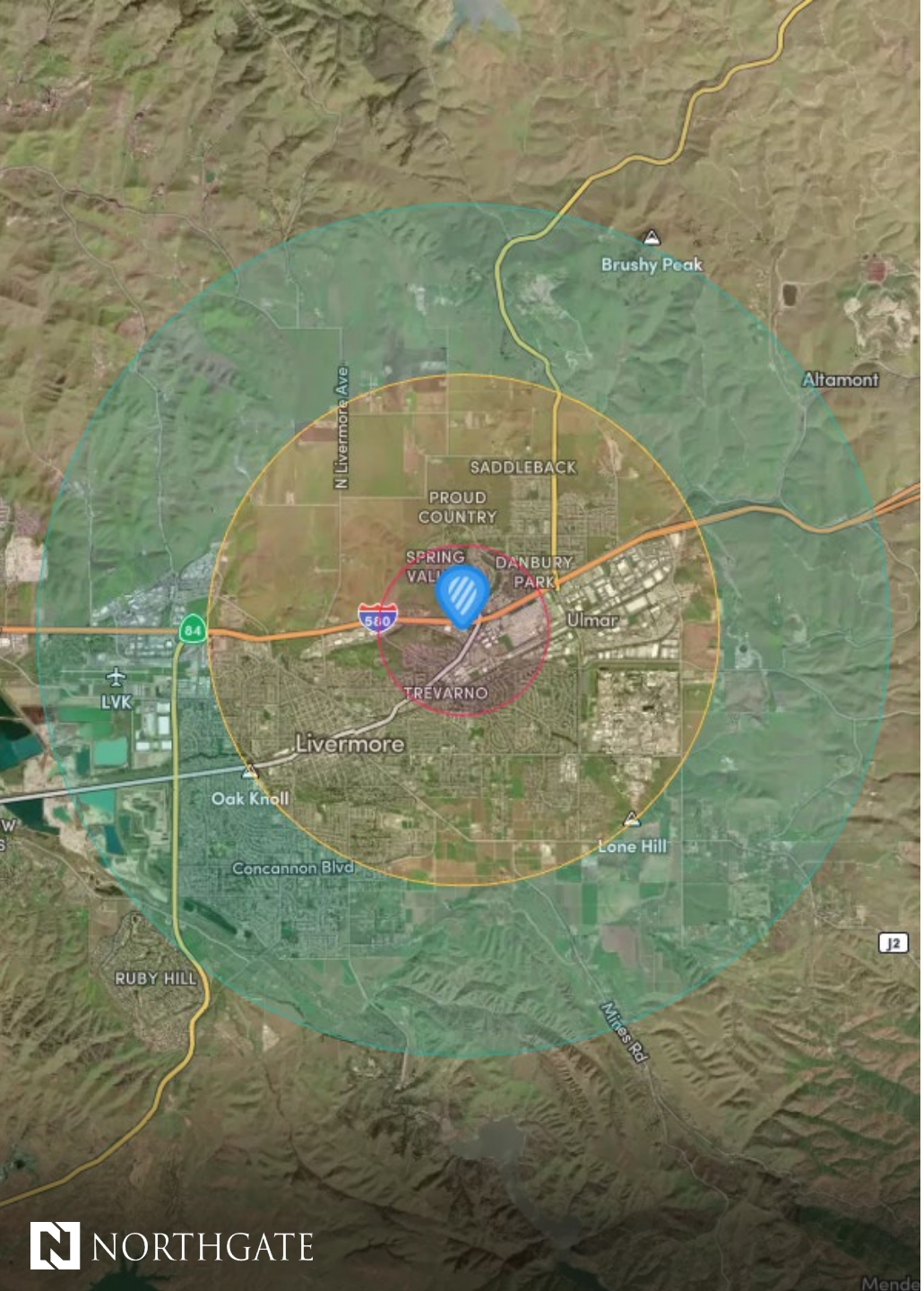
ADDRESS	4484 Las Positas Rd, Livermore, CA 94551	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE TYPE	NNN	
LEASE PRICE	Contact Broker	
AVAILABLE SPACE	26,533 SF	
ZONING	Planned Development (PD-18-010)	
TRAFFIC	Las Positas Rd First St I-580	± 9,367 ADT ± 20,276 ADT ± 203,237 ADT

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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