FOR LEASE

RETAIL

1082-1122 E Stanley Blvd, Livermore, CA 94550

1.6k – 28.1k SF in Trader Joe's Anchored Center

EXCLUSIVELY LISTED BY

NORTHGATE

CHRIS SANTANA
President, Leasing
925.203.1106
csteam@ngcip.com
Lic #01868378

HIGHLIGHTS

**Please do not disturb tenants.

- Suite 1082: Inline retail space
- Suite 1108: Inline retail space, former T-Mobile
- Suite 1122A: Junior anchor retail space with one grade-level door, 23,242 SF of building area, plus 4,945 SF fenced courtyard.
- Trader Joe's / Michael's anchored shopping center
- Proximal to downtown Livermore, residential neighborhoods, and major thoroughfares
- Strong retail synergy surrounded by like type, grocery-anchored centers
- Average household incomes exceeding $200,000
- Affordable NNN's

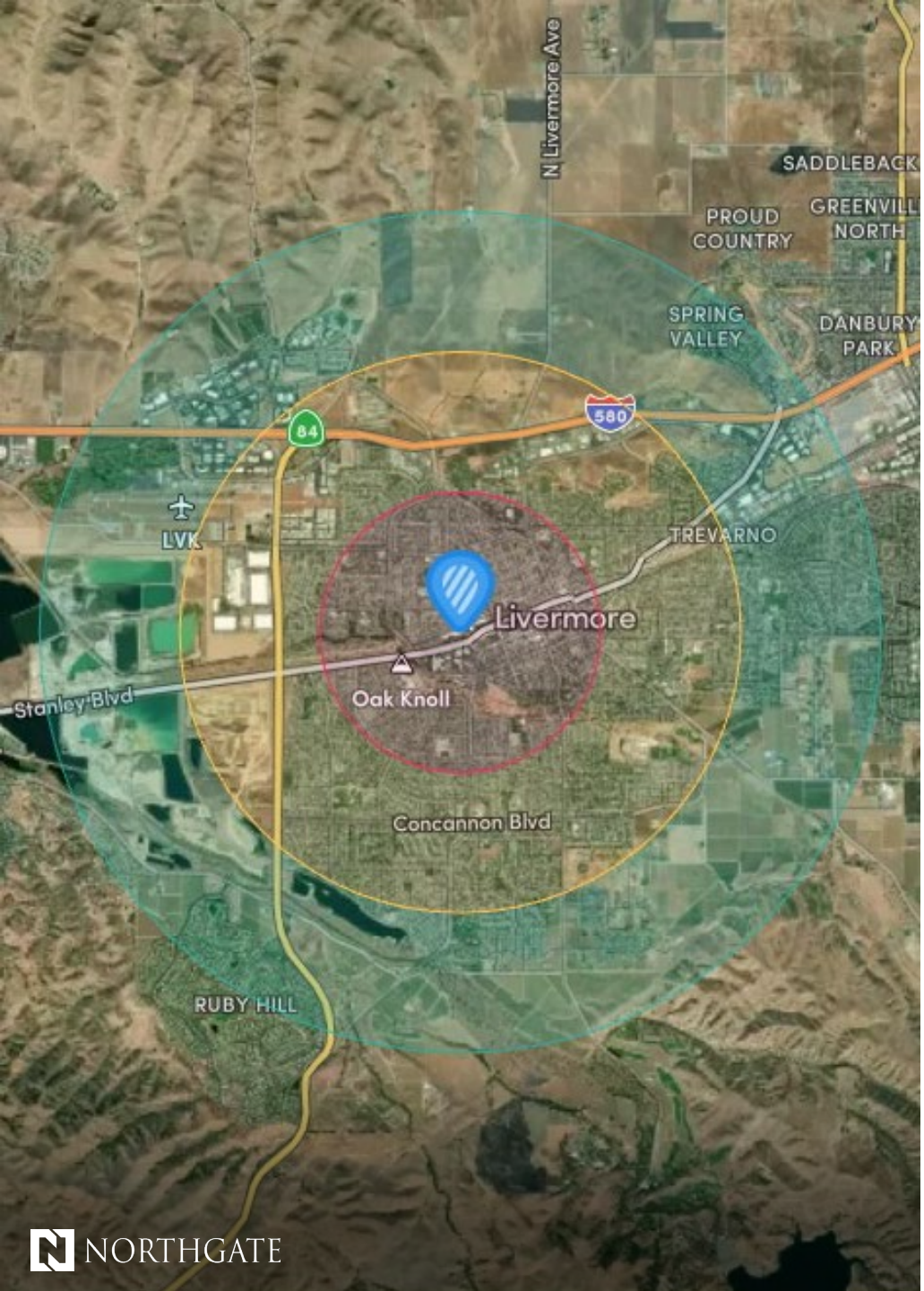
PROPERTY OVERVIEW

ADDRESS	1082-1122 E Stanley Blvd, Livermore, CA 94550	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE TYPE	NNN	
LEASE PRICE	Contact Broker	
AVAILABLE SPACE	Suite 1082 Suite 1108 Suite 1122A	Total: 3,600 SF Total: 1,600 SF Building Area: 23,242 SF Fenced Courtyard: 4,945 SF Total: 28,187 SF
ZONING	Downtown Specific Plan (DSP)	
TRAFFIC	E Stanley Blvd	± 15,599 ADT

MARKET OVERVIEW

AERIAL VIEW

N
Suite 1082
3,600 SF
Suite 1108
1,600 SF
Suite 1122A
23,242 SF Building Area
Suite 1122A
4,945 SF Fenced Courtyard
Michaels
TRADER JOE'S
E Stanley Blvd: ± 15,599 ADT



DEMOGRAPHICS – 2025

	1 MILE	2 MILES	3 MILES
Population	20,635	50,172	66,708
Projected Growth (5 Yr)	20,187	49,062	65,490
Median Age	42	42	43
Households	7,585	18,333	24,211
White Population	10,351	25,916	33,768
Black Population	384	959	1,412
Am Indian Population	238	448	542
Asian Population	2,954	8,380	12,897
Other Population	6,259	14,469	16,871
Hispanic Population	30.26%	25.03%	23.17%
Average HH Income	$188.1k	$203.7k	$212.4k
Median HH Income	$146.9k	$164.7k	$177.3k
High School Graduates	13,571	33,652	45,129
College Graduates	7,694	20,322	27,544
Total Employees	11,164	26,786	35,791

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management

CHRIS SANTANA
President, Leasing
P: 925.203.1106
csteam@ngcip.com
Lic #01868378
DRE: #01910787

@ 2026 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.