

Prime Commercial Land for Sale/Lease



APN : 099B-8110-079 N Greenville Rd, Livermore CA 94500

Investment Highlights:

1. Excellent freeway 580 visibility
2. Accessible from freeway entrance/exit from east & west directions
3. Zoned Commercial PUD. Possible use for M-1.
4. One of the fastest growing area in Livermore-very close to residential and business neighborhood
5. Across the street is the huge Fedex depot facility
6. 3 hotels right next to the property
7. On the north side of the parcel, hotel is currently under construction on the 2.39 acres of land. Per public record, land was sold on 4/2021 at \$5.625M or \$2.4M/acre
8. Offices, warehouses and industrial establishments are within 1 mile radius.
9. 3 sides of the parcel have frontage along private road on north & west side, and Greenville road on the East side.

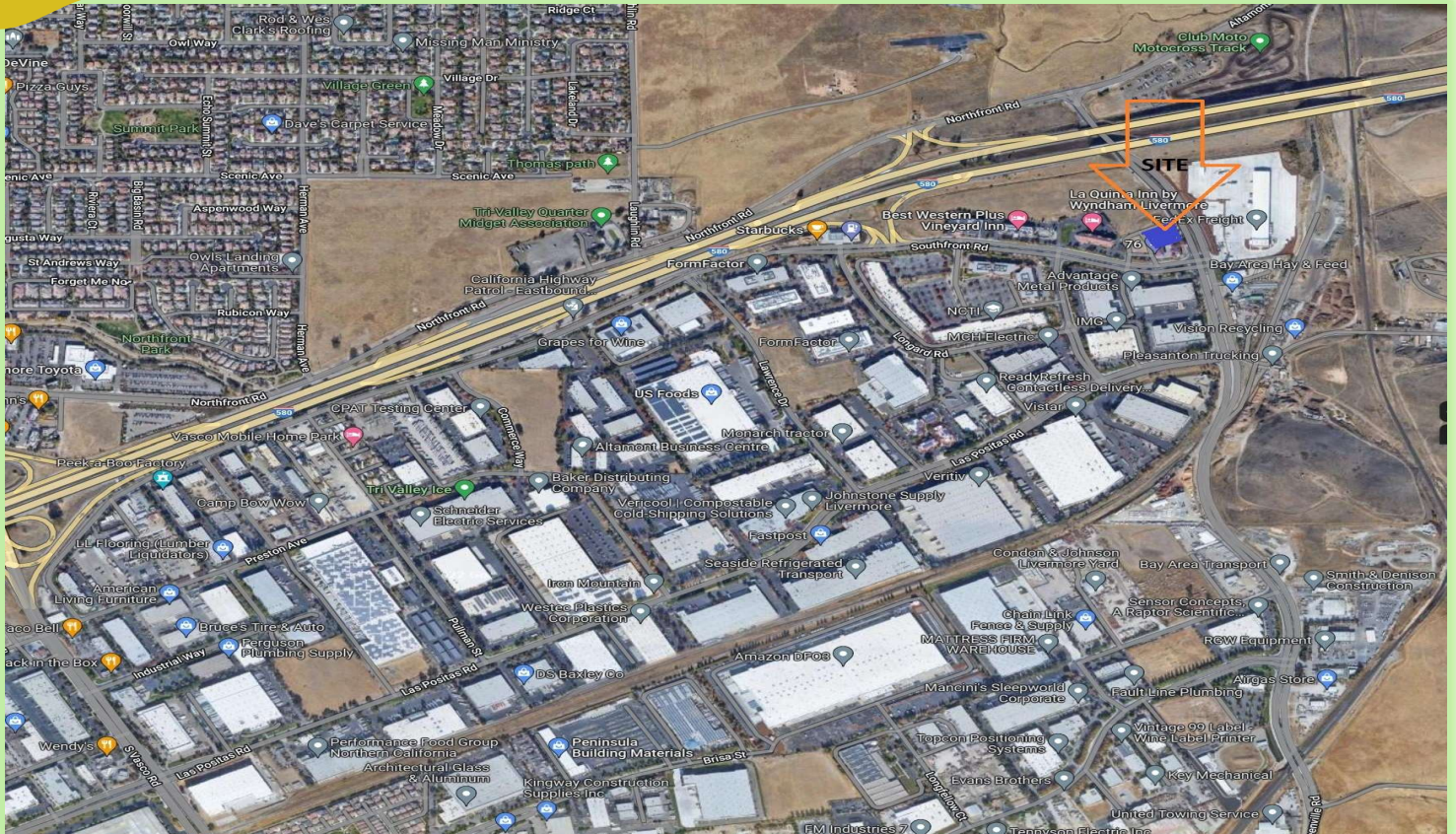
Endrigo M Patolot BRE # 01838217

Majestic Realty & Investment Co.

Cell No. 323-747-3489 Office : 888-860-4331 Fax No. 888-871-7149

Website : www.socalrealestates.net



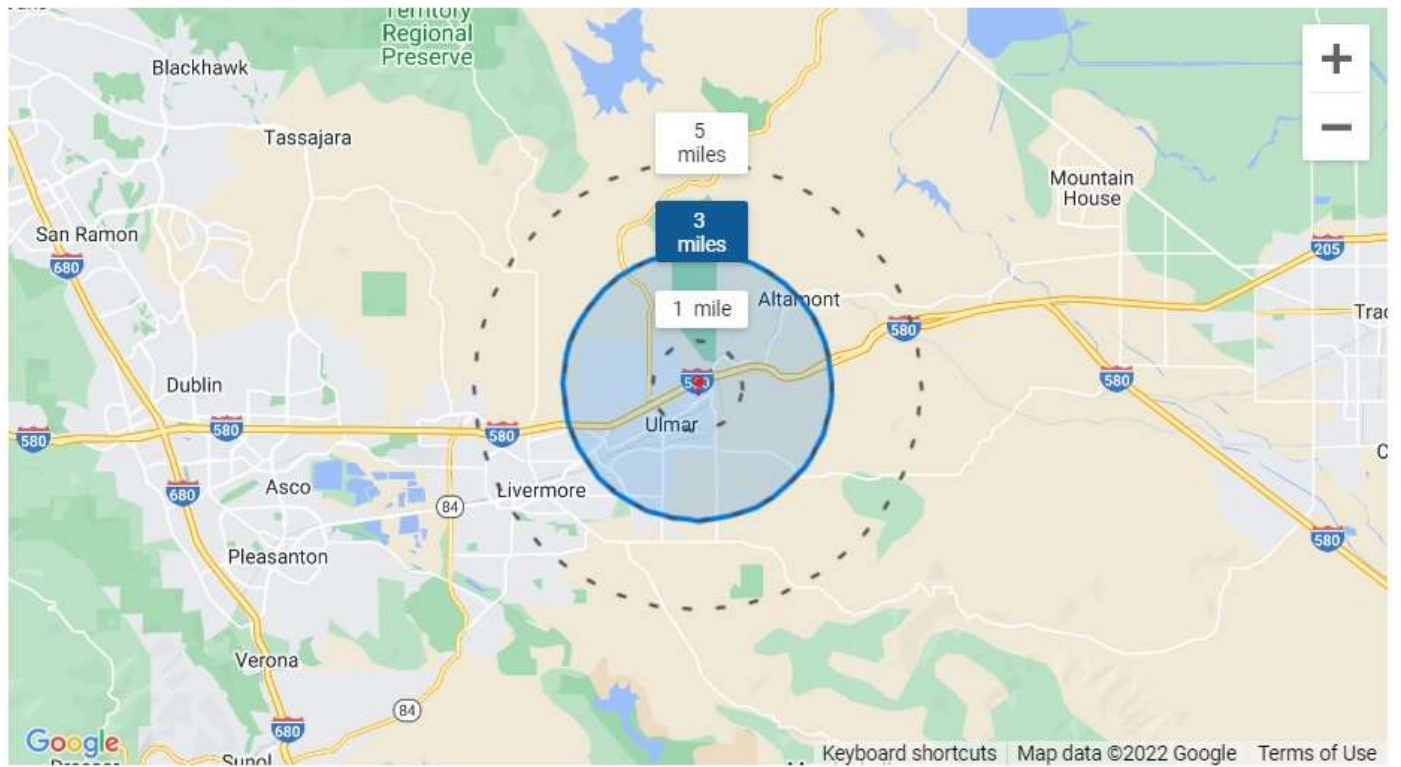


Aerial View



Location

Demographic Insights



Number of Employees

28k

Top 5 Employment Categories



Housing Occupancy Ratio

30:1

15:1 predicted by 2026

Occupied

Vacant

Renter to Homeowner Ratio

1:3

1:3 predicted by 2026

Renters

Homeowner

Population

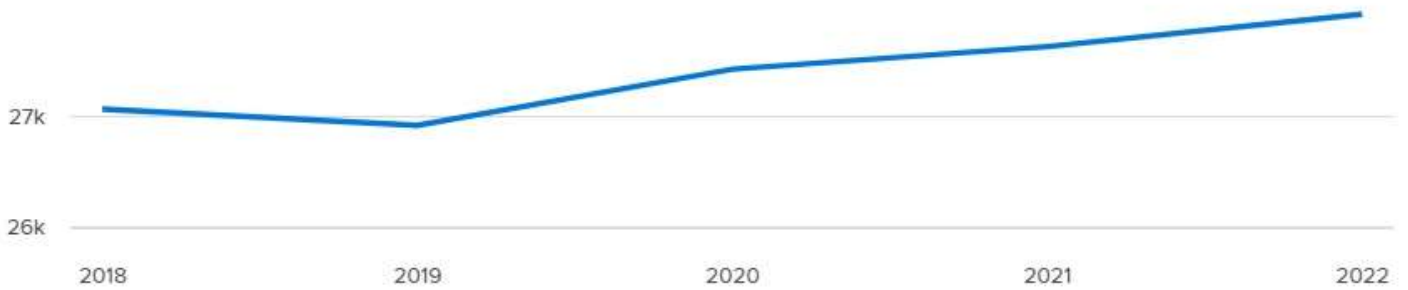
27.9k

↑ 1%

Compared to 27.6k in 2021

↑ 3%

Compared to 27k in 2018



Household Income

\$158k

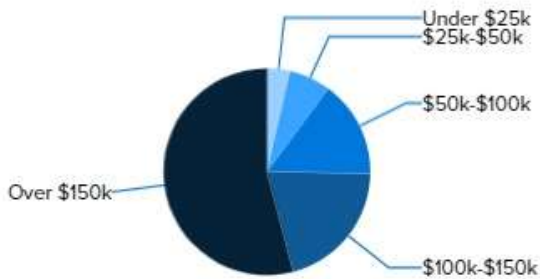
Median Income

\$176k

2026 Estimate

↑ 2%

Growth Rate



Age Demographics

39

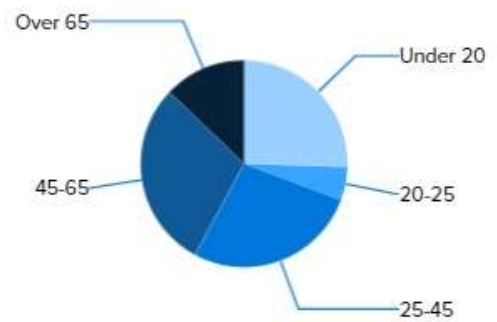
Median Age

40

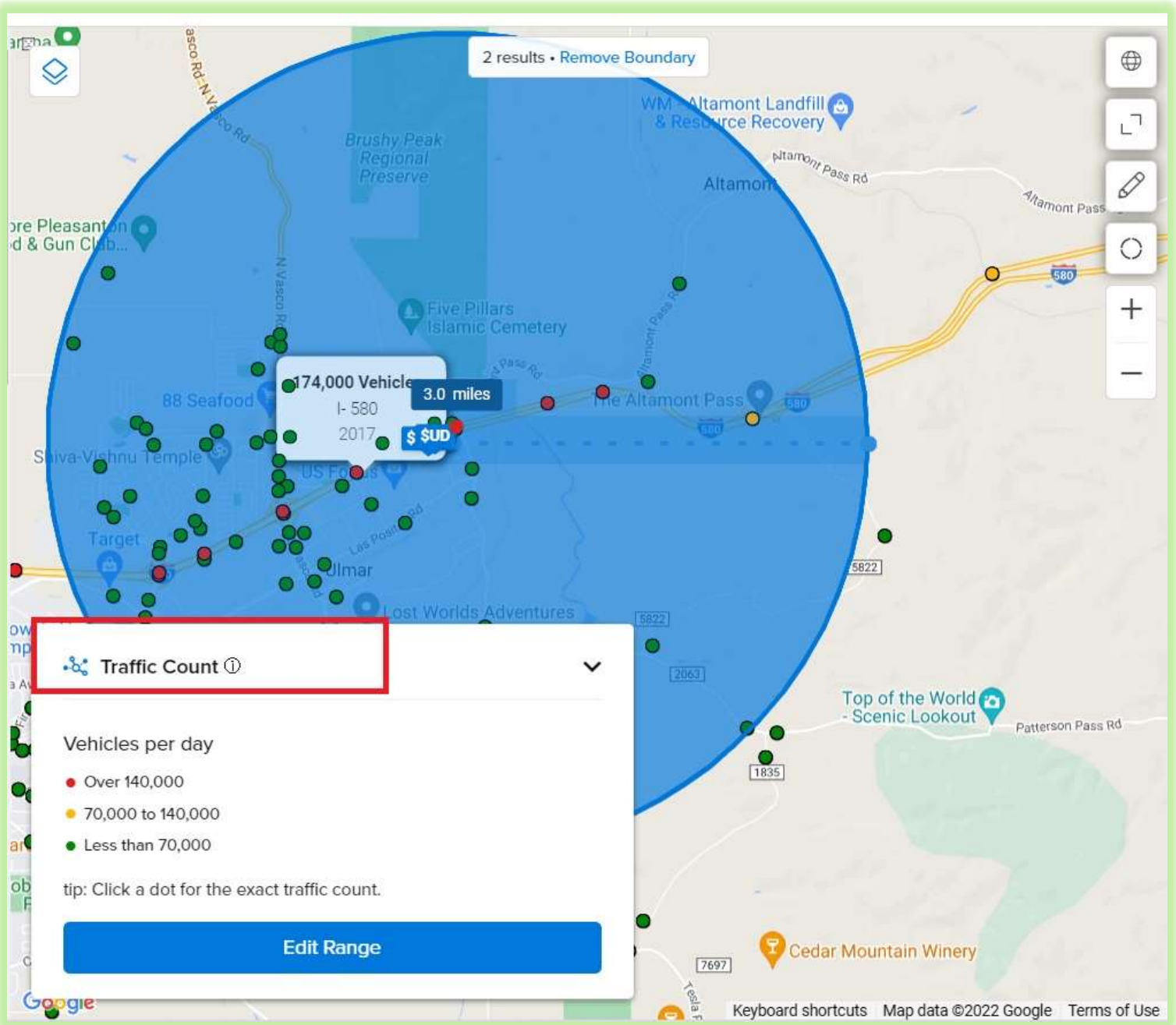
2026 Estimate

↑ 2%

Growth Rate



Traffic Statistics



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