

The Shops at Livermore

3000-3090 W. Jack London Blvd., Livermore, CA 94551

HIMSL
REAL ESTATE



Property Summary:

The Shops at Livermore is a 115,000 SF regional shopping center anchored by Crate & Barrel Outlet, Ross, Ulta and Kirkland's. Located at the intersection of W. Jack London Blvd and El Charro Road, this Pleasanton-meets-Livermore trade area marks the heart of the Tri-Valley.

Neighboring **The Shops** are the **San Francisco Premium Outlets** (+700,000 SF) and the Outlets 10 million annual visitors. Home to Prada, Armani, Versace, Gucci, and a number of other high-end brands, the center boasts an estimated gross revenue of \$700 million each year.

Available:

1,000 sqft (Currently Operating as Uncle Sharkii's)

8,001 sqft (Currently Operating as Kirkland's)

Asking Rent : \$3.50 NNN. Nets: \$1.38



For Lease: 3012 W. Jack London (Suite B-2)



Delivery Condition: 2nd Gen QSR

Size: 1,000 sqft.

Asking Rent : \$4.00 NNN | NNN: \$1.38

Available: With 30 day notice

Shared Grease Trap for Building | No Hood, Can be Vented

ADA Restroom

For Lease: 3056 W. Jack London (Suite J)



Delivery : 2nd Gen Retail (Currently Kirkland's)

Size: 8,001 sqft

Asking Rent : \$3.50 NNN

Available: Upon Recapture (est to be 2-3 months)

Set of Double 3'0 x 7'0 metal rear service doors

400 amps | ADA restrooms



For Lease: 3022 W. Jack London (Suite C-2) – Lease Pending



Delivery Condition: 2nd Gen QSR (Operating as Subway)

Size: 1,004 sqft.

Asking Rent : \$4.00 NNN | NNN: \$1.38

Available: With 30 day notice

Shared Grease Trap for Building

ADA Restroom

Featured Tenant Roster:

ROSS
DRESS FOR LESS®



Crate&Barrel



TORRID



KUMON



Palmetto
Superfoods



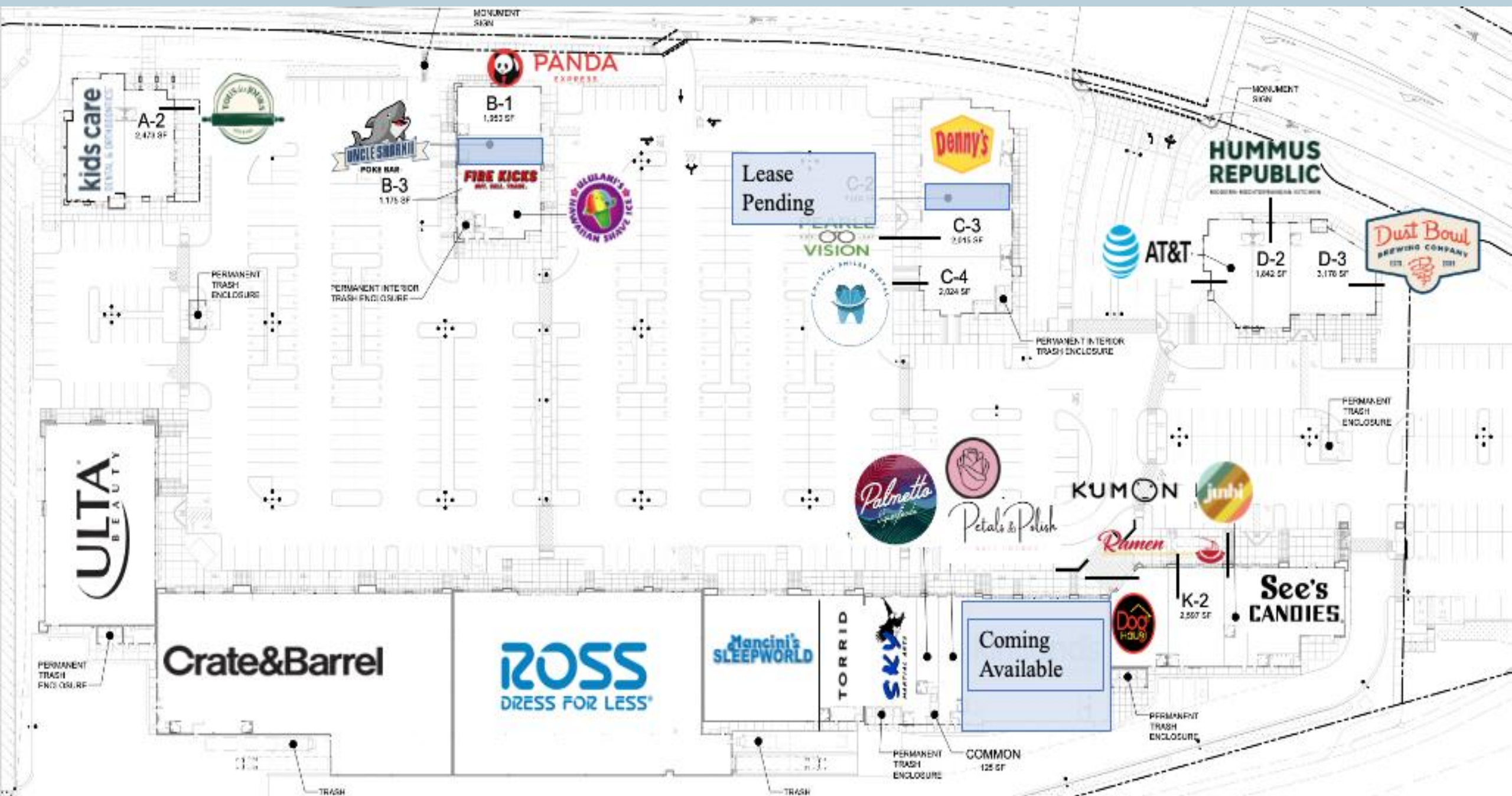
junbi®

See's
CANDIES®

Kirkland's
Bring happiness home.



Site Plan:



DEMOGRAPHICS



ESTIMATED POPULATION

1 MILE	3 MILE	5 MILE
9,021	88,333	195,848



BACHELORS DEGREE OR HIGHER

3 MILE	5 MILE	10 MILE
69%	60%	60%



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$233,296	\$222,960	\$226,240



MONTHLY HOUSEHOLD SPENDING

3 MILE	5 MILE	10 MILE
\$4,883	\$4,753	\$4,497

An aerial photograph of a commercial development. In the foreground, a multi-lane road curves from the bottom left towards the center. To the right of the road is a large parking lot filled with cars. Several commercial buildings are visible, including one with a 'ULTA' sign and another with an 'Amazon' logo. The background shows a vast, flat landscape with some trees and a body of water in the distance under a clear blue sky.

HIMSL REAL ESTATE

Emma Himsl | Broker

925-484-5223

emma@himslrealestate.com

Lic # 02108950