



OFFERING SUMMARY

SALE PRICE:	\$2,199,900
BUILDING SIZE:	6,788 SF
LOT SIZE:	4.75 Acres
PRICE / SF:	\$324.09
CAP RATE:	11.07%
NOI:	\$243,600
ZONING:	A-CA
MARKET:	Livermore

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PROPERTY OVERVIEW

Looking for one property that can serve as your business headquarters while building long-term equity? 5143 Tesla Road offers a rare owner/user opportunity combining office space, warehouse facilities, residential income, operational infrastructure, and room to grow. This approx. 4.75-acre property combines usable land, multiple buildings, and housing. Four structures include a 2,128± SF modular residence, a three-story office tower with conference room, kitchen, and full bath, plus two commercial buildings totaling nearly 4,000± SF with warehouse, production, office, and temperature-controlled storage. One building has potential to be converted to a three-bedroom residence (buyer to verify). Property also includes covered equipment storage, shipping containers, extensive parking, fenced yard space, a 120-foot well, 400-amp electrical service, PG&E extending the full depth of the property, and a private sewage processing system. Existing winery infrastructure remains in place, with winery, craft beverage, and olive oil uses supported by zoning. Potential for approx. ±13,000 SF of additional development under Measure D; buyer to independently verify. An exceptional opportunity for business owners seeking one property to operate, grow, and build long-term value.