

TODAY



TOMORROW



DEVELOPMENT OPPORTUNITY

For Sale

1915 4th Street, Livermore, CA

YOUR VISION - YOUR OFFICE

OPPORTUNITY TO CREATE THE STATE-OF-THE-ART OFFICE OF YOUR DREAMS

- Freestanding medical/dental building located in Downtown Livermore
- Available "as is" or build to suit
- Proposed redevelopment
- Walk to downtown restaurants and shops

Colliers

KEY FEATURES

- APN 97-38-4
- Building Size: Current Size $\pm 2,212$ SF / Planned size ± 2540 SF
- Built 1970
- Parcel Size: $\pm 10,000$ SF
- Zoning: Downtown Neighborhood South Side, Neighborhood Transition
- Dedicated onsite parking (9 spaces, plus street parking)
- Average daily traffic count on Fourth Street: $\pm 15,800$ cars

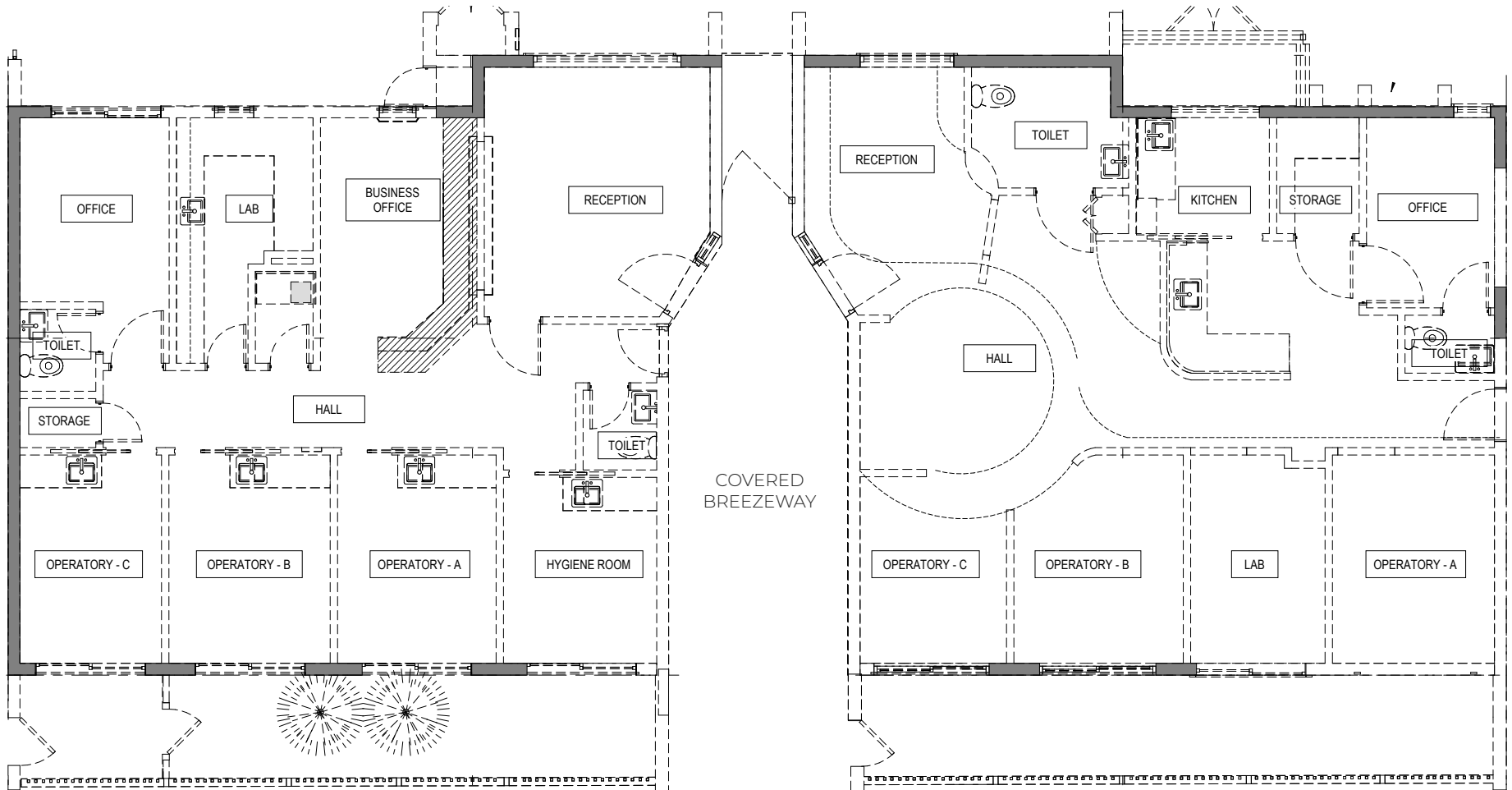
INVESTMENT HIGHLIGHTS

- Proposed redevelopment to new State of the Art dental office
- Can be delivered turn-key
- A timely purchase allows buyer to customize their vision as plans have already been submitted to the city



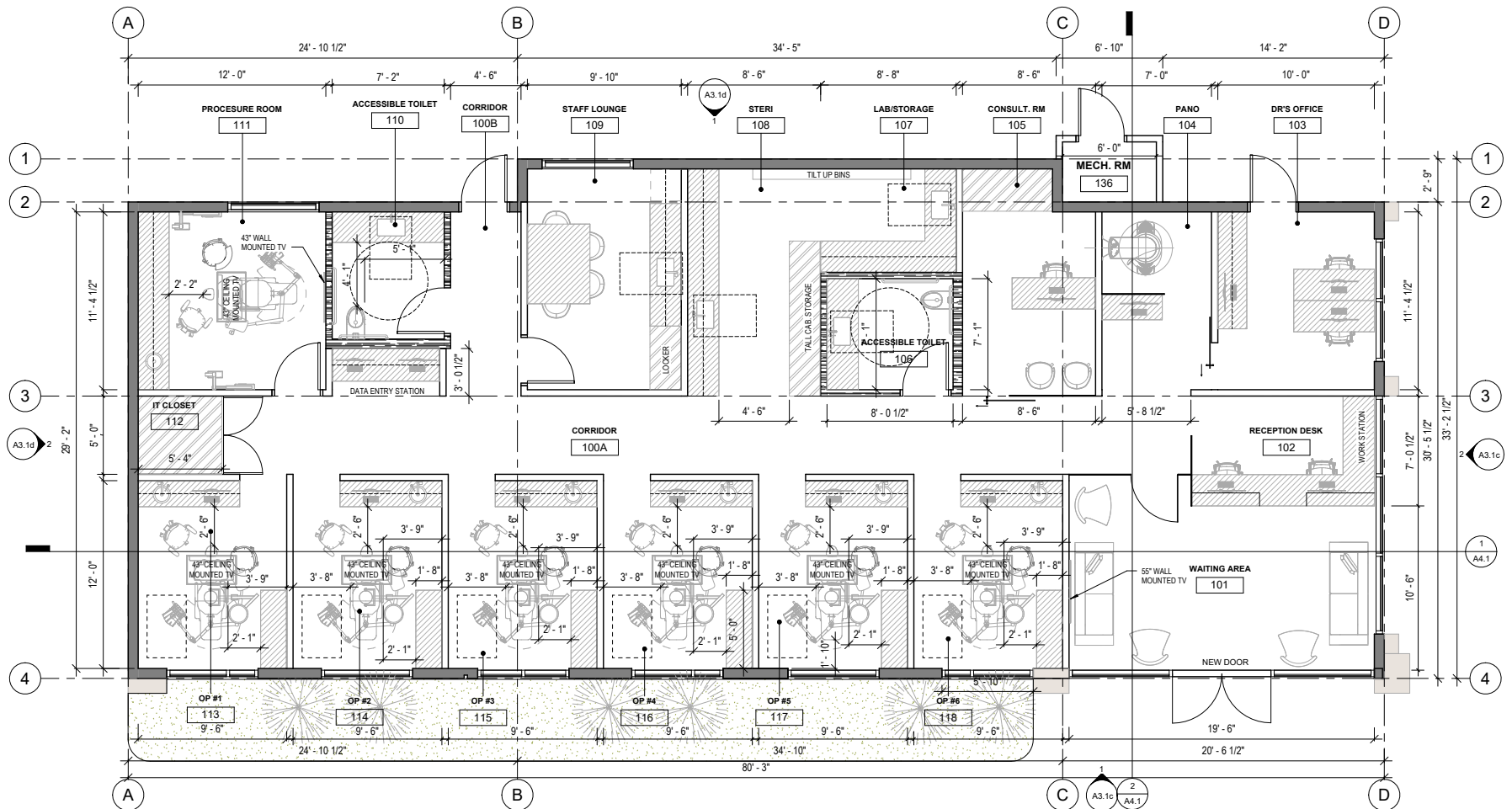
CURRENT FLOOR PLAN

Currently built out as two $\pm 1,106$ SF suites with covered breezeway.



PROPOSED FLOOR PLAN

±2,540 SF



LOCATION OVERVIEW

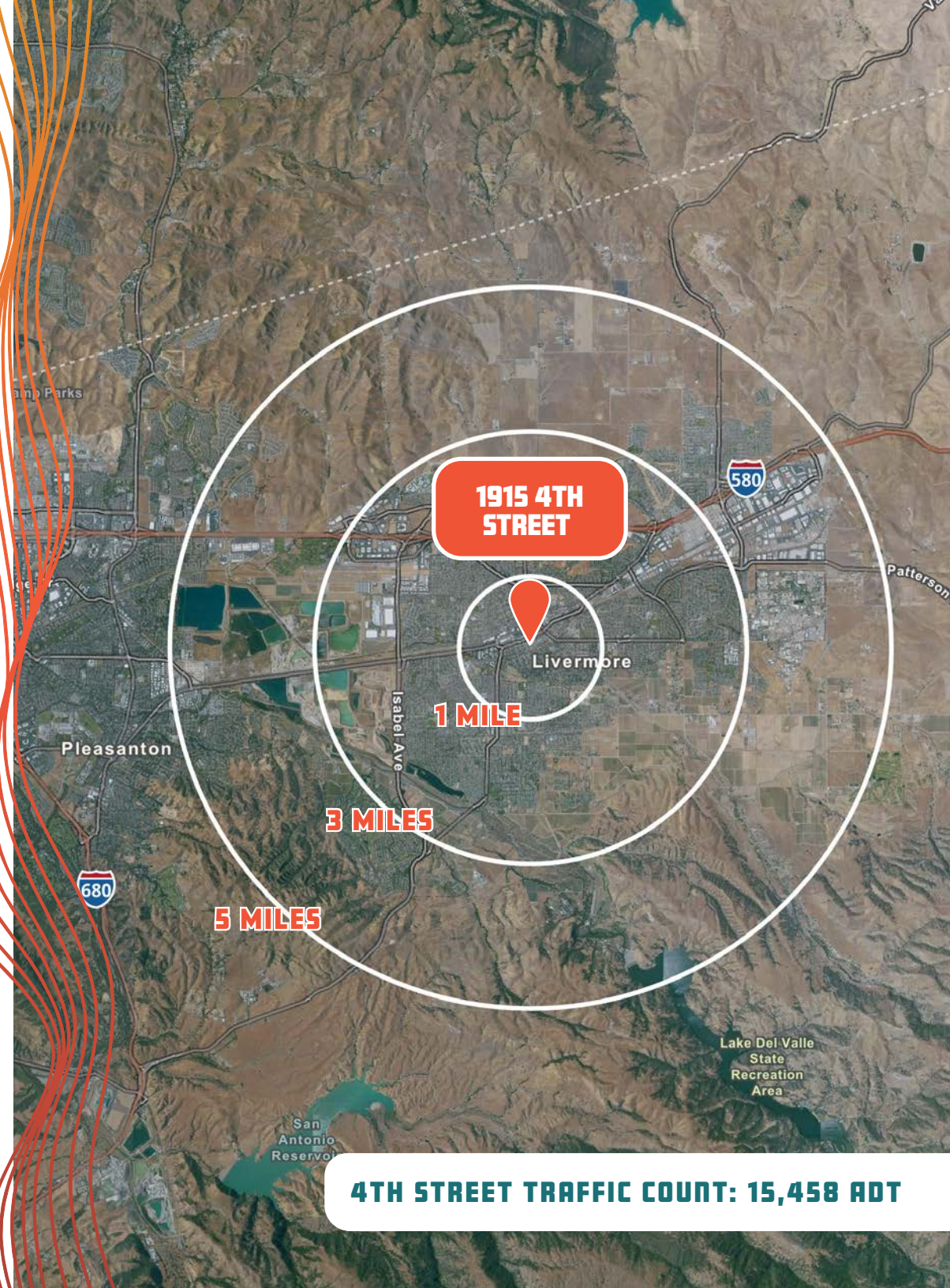
1915 4TH STREET, LIVERMORE, CA

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	20,324	75,753	107,939
Total Households	7,731	27,734	38,617
Median HH Income	\$119,943	\$157,405	\$170,331
Daytime Population	20,826	72,813	120,005

HIGHLIGHTS

- Walk to downtown restaurants and shops
- Major thoroughfare through town
- Diverse Customer Base:
 - ◆ Nearly 4,000 new residential units in planning for new customer demand
 - ◆ Aging population in the established neighborhoods for specialty services



4TH STREET TRAFFIC COUNT: 15,458 ADT

A CLOSER LOOK AT THE AREA

PORTOLA VILLAGE

Lucky
The Habit Burger & Grill
Supercuts
Chipotle
The Cheese Steak Shop
Sourdough & Co.
Metro by T-Mobile
Panda Express
Starbucks
Nothing Bundt Cakes

VINTAGE SQUARE/ ARROYO PLAZA

Walmart	The Home Depot
Les Schwab Tires	Kohl's
Wheel Works	In-N-Out
Mattress Firm	AT&T
Verizon	OfficeMax
Cold Stone Creamery	7 Eleven

PLAZA 580

Target	Petco
Bath & Body Works	Boot Barn
Ross Dress for Less	T Mobile
TJ Maxx	McDonald's
	Dollar Tree

FREEWAY ACCESS

ARROYO SECO

Chipotle
Panera Bread
IHop

VILLAGE AT LIVERMORE/ LIVERMORE VALLEY SQUARE

Round Table	Fitness 19
Trader Joe's	O'Reilly Auto Parts
Leslie's	Goodwill
El Pollo Loco	Grocery Outlet
Michael's	99 Cents Only
Little Caesar's	Liberty Tax

1915 4TH STREET

ARROYO PARK

Safeway	Eyes
BevMo	Chase
CVS Pharmacy	Chili's
Lowe's	Great Clips
Starbucks	Panda Express
Baskin Robbins	Bank of America
Togo's	Subway
UPS	Jamba Juice
Site for Sore	

DOWNTOWN LIVERMORE

Livermore Cinemas
Walgreens
Sauced BBQ & Spirits
Bankhead Theater
Peet's Coffee

VINTER SQUARE

Safeway
CVS Pharmacy
Petfood Express
Mountain Mike's
Noah's NY Bagels
Nation's Giant Hamburger

PEPPERTREE PLAZA

Nob Hill Foods
Taco Bell
UPS
Carl's Jr
Menchie's

EXPLORING LIVERMORE

Livermore offers a high quality of life with a unique blend of suburban charm, cultural richness, and natural beauty.

- Nestled in the Tri-Valley region, known for its vibrant wine country, featuring both nationally recognized brands and boutique local wineries
- Revitalized historic downtown featuring boutique shops, a 10-screen cinema, and a 500-seat performing arts center
- Highly educated population fueled by two world class scientific institutions

With top rated schools, a mild climate, and proximity to major Bay Area hubs, Livermore is home to families, professionals, and retirees seeking a relaxed, yet connected lifestyle.



FOR SALE
±2,540 SF

FREESTANDING MEDICAL/DENTAL BUILDING

Located in Downtown Livermore

EXCLUSIVE LISTING BROKER:

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