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*Utterly.
Stunning.*

**PHENOMENAL
LOCATION**

ONE OF
THE BEST
DEMOGRAPHICS
IN THE BAY AREA

The Shops at Livermore
is a ±115,000 SF regional
shopping center located in
Livermore, Alameda County,
East San Francisco Bay Area.



LOCATION LOCATION LOCATION



LOCATION

- The City of Livermore is located in the Tri-Valley region of Alameda County in the east San Francisco Bay Area.
- The Shops at Livermore is conveniently located at Jack London Boulevard and El Charro Road immediately off HWY 580, a major thoroughfare with an average Daily Traffic Count of 225,000 cars per day (per Cal Trans)

TRADE AREA

- The Shops at Livermore is immediately adjacent to the wildly successful San Francisco Premium Outlets, a premium outlet center that brings in over 7 Million annual visitors from throughout the Bay Area along with an international clientele that flocks to the only Prada, Armani, and Gucci outlets in Northern CA
- The West Livermore/East Dublin trade area has seen +/- 800,000 square feet of recent new development in the trade area including the recent completion of the 2nd phase of the San Francisco Premium Outlets, the Dick's and Lucky's anchored Fallon Gateway, and the Asian centric Pacific Pearl development.





THE SHOPS AT LIVERMORE

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DEMOGRAPHIC PROFILE

- The Tri-Valley is an affluent suburban community that is centered around the intersection of HWY 580/680 and encompasses the cities of Dublin, Pleasanton, San Ramon/Danville, and Livermore. The greater Tri Valley has a population of +/- 360,000 people and an approximate median income of \$115,000 - \$130,000 throughout the region.
- The Tri-Valley boasts an eclectic economic environment which includes a robust manufacturing base as well as +/- 30 Million square feet of office space, anchored by the +/- 10 Million square foot Hacienda Business Park and equally substantial Bishop Ranch. The area is home to some of the highest profile companies in the country, including Workday, Oracle, Chevron, Bank of the West and Kaiser.

	5 Min.	10 Min.	15 Min.
Daytime Population	25,332	204,816	397,499
	30 Min.	45 Min.	
2016 Estimated Population	2,020,166	5,854,350	
2021 Project Population	2,188,962	6,284,612	
2016 Estimated Households	682,501	2,017,118	
2016 Estimated Avg Household Income	\$116,594	\$117,633	
2021 Estimated Avg Household Value	\$121,713	\$123,303	
2016 Estimated Median Age	39.4	38.5	

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