



# THE SHOPPES at Livermore

The Tri-Valley's Premier Retail Destination

REDMILL CAPITAL

CBRE



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THE SHOPPES AT LIVERMORE  
COMPLEMENTS ONE OF AMERICA'S  
MOST SUCCESSFUL OUTLET  
CENTERS.

THE  
SHOPPES  
at Livermore



# PROJECT OVERVIEW

The Tri-Valley's Premier Retail Destination.

- ±120,850 SF shopping center
- Situated at West Jack London Blvd and El Charro Road in Livermore, California
- Directly across the street from the ±500,000 SF Livermore Premium Outlet Center
- The Livermore Premium Outlet Center is one of the most successful in the Country
- The Shoppes at Livermore benefits from a daytime population in excess of ±150,000 people
- Almost 1,200,000 people within a 30 minute drive with an average household income of \$112,000

THE  
SHOPPES  
at Livermore







Good BREAD

TEVA & GERMAN

TEVA & GERMAN

J.C. LEWIS

MUM

AROPHES

LIVING

Gentry

Gentry

ALLURE

ALLURE

ALLURE

ALLURE

ALLURE

ALLURE

ALLURE



# Site Plan



## Retail Opportunities

Building E	±24,000 SF
<b>Building F</b>	<b>±19,000 SF</b>
Building G	±7,800 SF
<b>Building H</b>	<b>±23,000 SF</b>
Building I	±5,600 SF
<b>Building J</b>	<b>±8,450 SF</b>
Building K	±7,000 SF

## Restaurant Opportunities

Building A	±6,000 SF
<b>Building B</b>	<b>±6,000 SF</b>
Building C	±6,000 SF
<b>Building D</b>	<b>±8,000 SF</b>





PROPOSED  
CAR MAX

PROPOSED  
AUTO  
DEALERSHIP

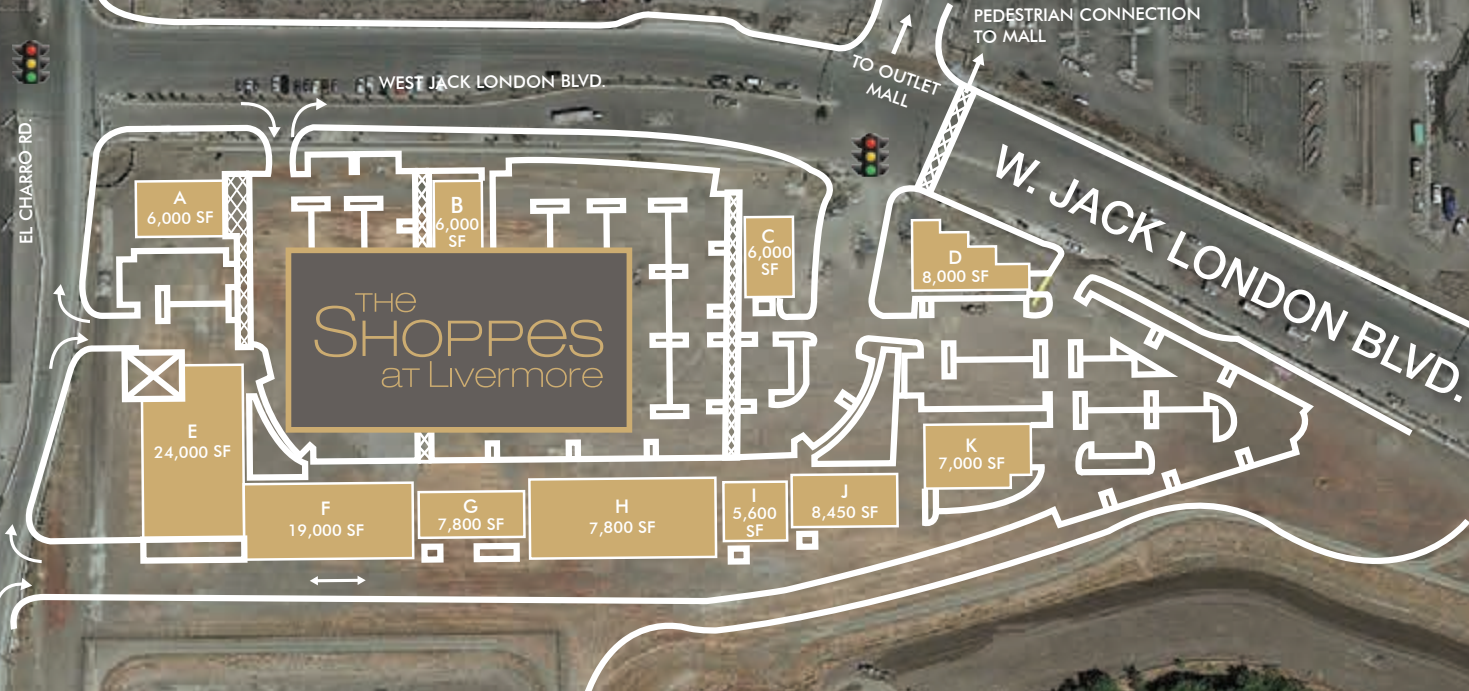
EL CHARRO RD.



LIVERMORE  
PREMIUM  
OUTLETS®

PARAGON OUTLETS DR.

LIVERMORE  
PREMIUM  
OUTLETS  
PHASE II





# Livermore Premium Outlets









**STONERIDGE MALL**

**ROSE PAVILION**

**CABERNET VILLAGE**

**HACIENDA CROSSINGS**

**GRAFTON STATION**

**PLEASANTON**

THE SHOPPES  
at Livermore

PROPOSED CARMAX  
PROPOSED AUTO DEALER

DUBLIN

**FALLON GATEWAY**

FUTURE OUTLET EXPANSION



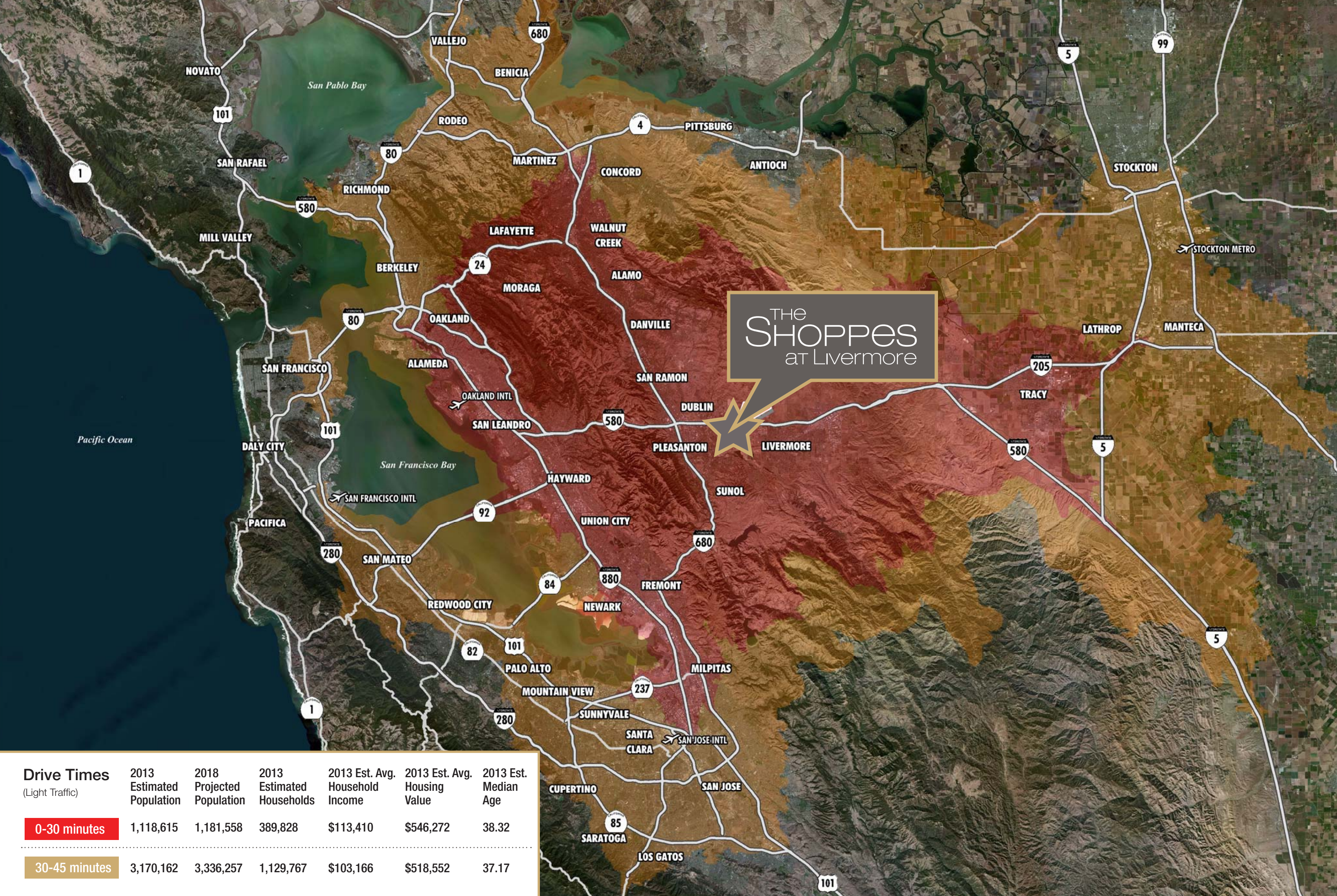
Bird's Eye View to the West

EL CHARRO RD.

TASSAJARA RD.



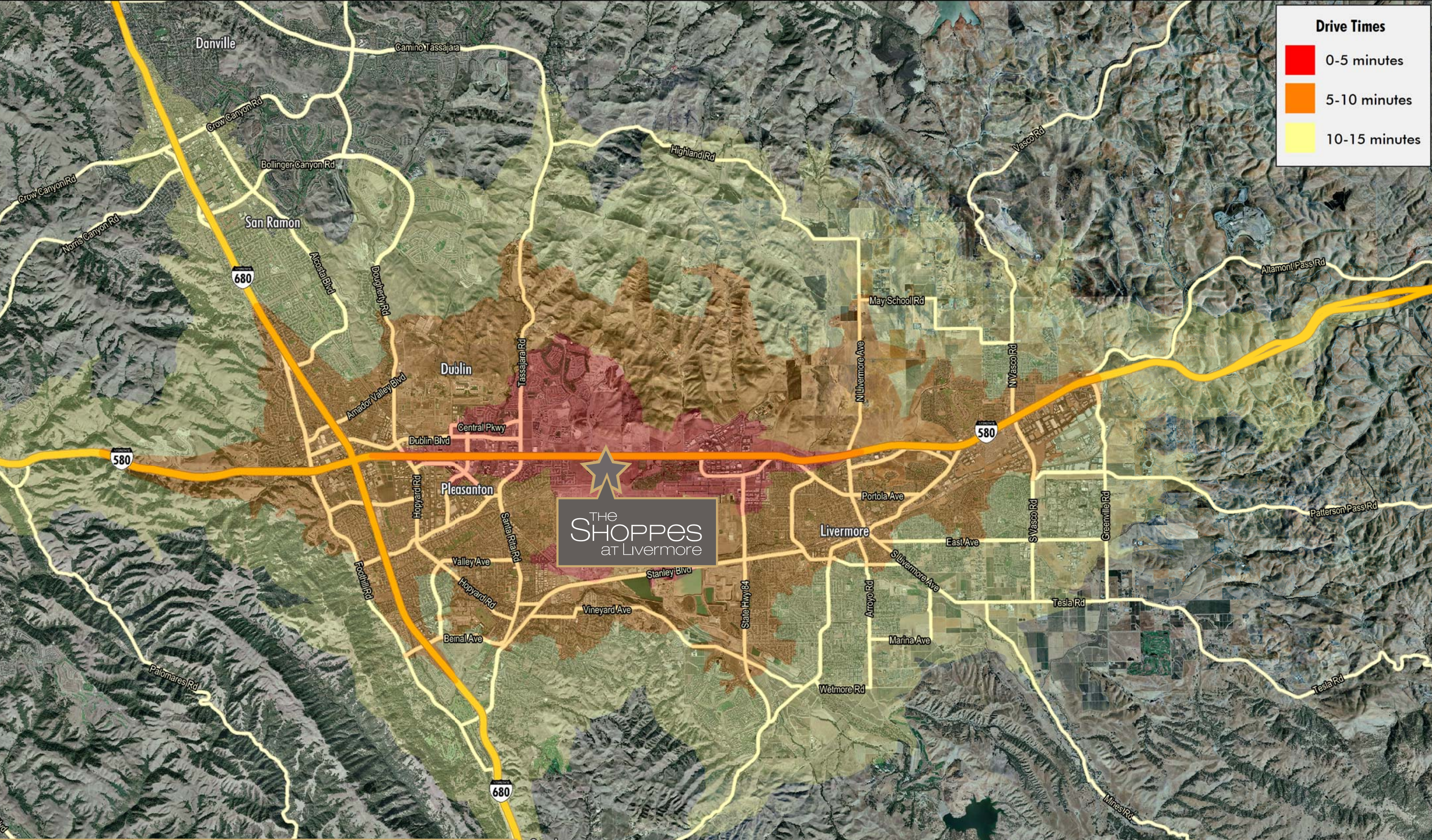




THE SHOPPES  
at Livermore

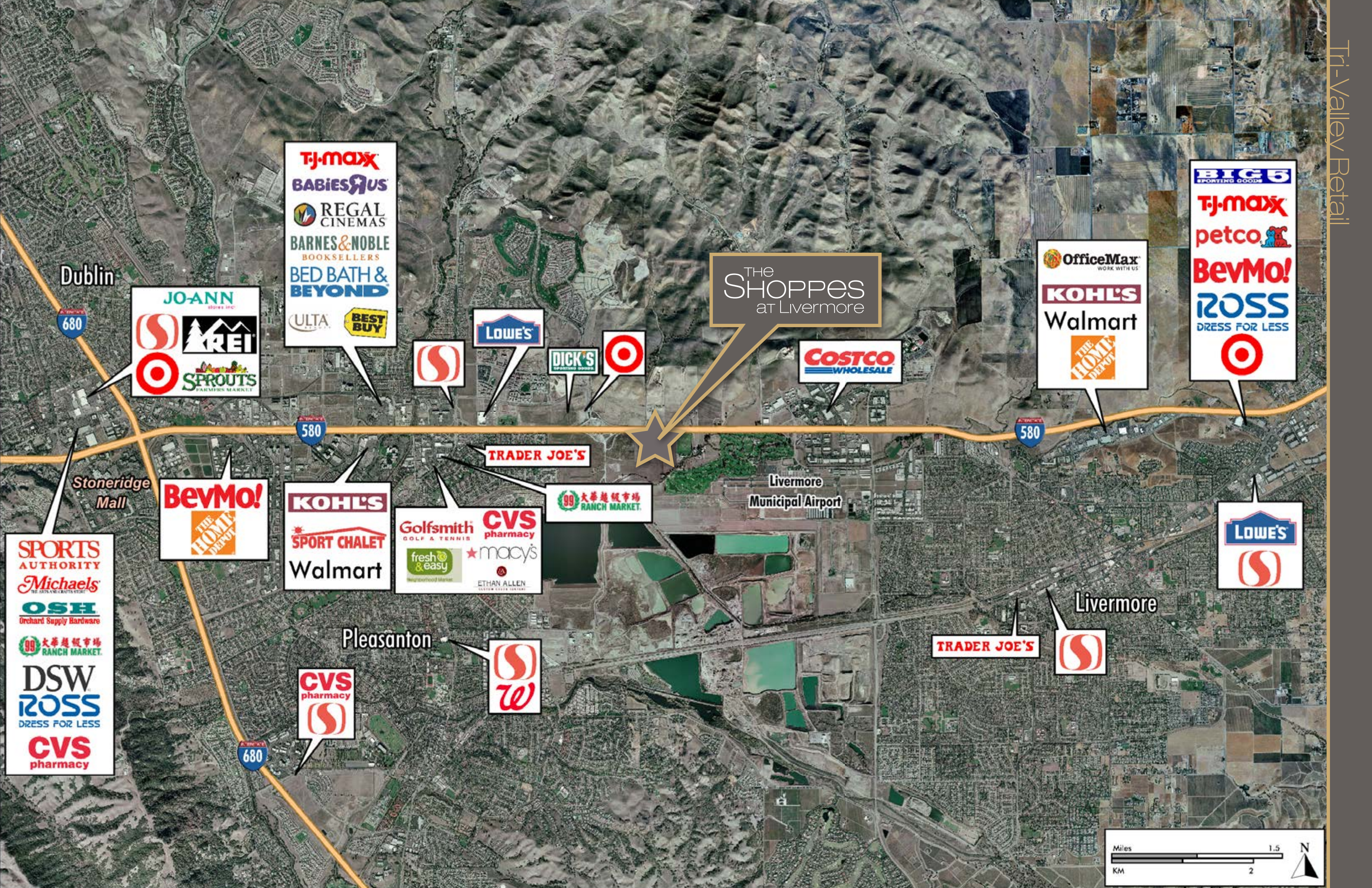
Drive Times (Light Traffic)	2013 Estimated Population	2018 Projected Population	2013 Estimated Households	2013 Est. Avg. Household Income	2013 Est. Avg. Housing Value	2013 Est. Median Age
0-30 minutes	1,118,615	1,181,558	389,828	\$113,410	\$546,272	38.32
30-45 minutes	3,170,162	3,336,257	1,129,767	\$103,166	\$518,552	37.17





Total Number of Employees	5 MIN. DRIVE TIME	10 MIN. DRIVE TIME	15 MIN. DRIVE TIME
	22,046	114,392	188,820





The Shoppes at Livermore

JO-ANN stores inc.

REI

SPROUTS FARMERS MARKET

Target

TJ-maxx

BABIES R US

REGAL CINEMAS

BARNES & NOBLE BOOKSELLERS

BED BATH & BEYOND

ULTA

BEST BUY

LOWE'S

DICK'S SPORTING GOODS

Target

COSTCO WHOLESALE

OfficeMax WORK WITH US

KOHL'S

Walmart

THE HOME DEPOT

BIG 5 SPORTING GOODS

TJ-maxx

petco

BevMo!

ROSS DRESS FOR LESS

Target

TRADER JOE'S

Livermore Municipal Airport

BevMo!

THE HOME DEPOT

KOHL'S

SPORT CHALET

Walmart

Golfsmith GOLF & TENNIS

CVS pharmacy

fresh & easy

macy's

ETHAN ALLEN

99 大華超級市場 RANCH MARKET

LOWE'S

Target

SPORTS AUTHORITY

Michaels

OSH Orchard Supply Hardware

99 大華超級市場 RANCH MARKET

DSW

ROSS DRESS FOR LESS

CVS pharmacy

CVS pharmacy

Target

Target

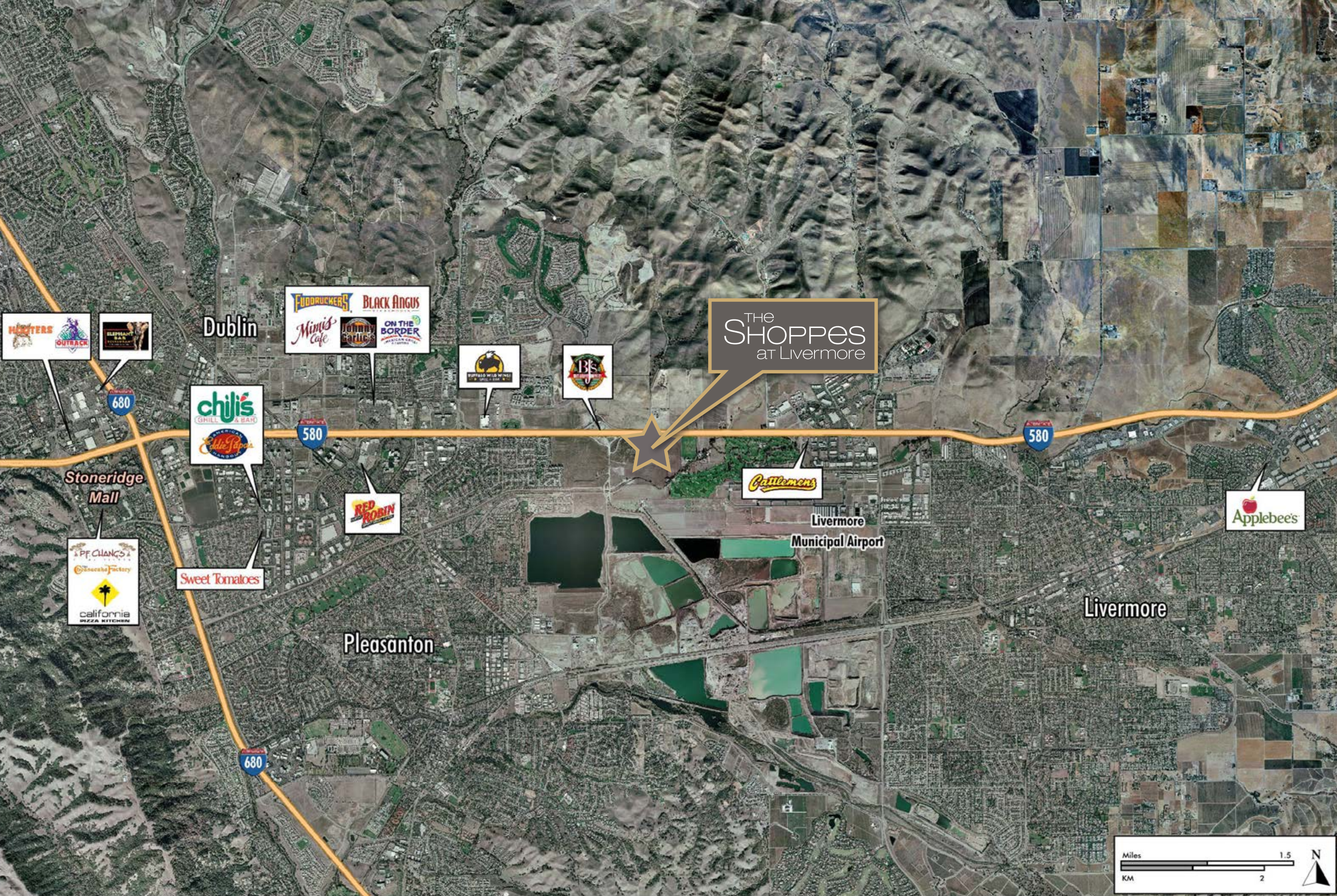
Walmart

TRADER JOE'S

Target







THE SHOPPES  
at Livermore

Dublin

FUDDRUGGERS BLACK ANGUS  
Mini's Cafe Johnny Barbeque ON THE BORDER

BUFFALO WILD WINGS

BJ'S

chji's  
GRILL & BAR  
Calle Pasa

580

580

Stoneridge Mall

Cattleman's

Livermore  
Municipal Airport

Applebee's

Sweet Tomatoes

Livermore

Pleasanton

680





# Demographics

	5 MIN. DRIVE TIME	10 MIN. DRIVE TIME	15 MIN. DRIVE TIME
Daytime Population	22,046	114,392	188,820
		30 MIN. DRIVE TIME	45 MIN. DRIVE TIME
2013 Estimated Population		1,118,615	3,170,162
2018 Projected Population		1,181,558	3,336,257
2013 Estimated Households		389,828	1,129,767
2013 Estimated Average Household Income		\$113,410	\$103,166
2013 Estimated Average Housing Value		\$546,272	\$518,552
2013 Estimated Median Age		38.29	37.17

**THE SHOPPES AT LIVERMORE WILL BENEFIT FROM A REGIONAL DRAW OF OVER 3,000,000 PEOPLE.**





# THE SHOPPES at Livermore

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Please contact one of our exclusive agents.

## The Tri-Valley's Premier Retail Destination

### LEASING PROFESSIONALS

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