



FOR LEASE AT PIAZZA RUBINO

±900-1,923SF RETAIL, OFFICE & MEDICAL/DENTAL SPACE

101 E. VINEYARD AVENUE, LIVERMORE, CA 94550

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Jessica Mauser

Managing Principal
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925-737-4168
LIC NO 01728720

PROPERTY HIGHLIGHTS



±900-1,923 SF Retail, Office or Medical/Dental , QSR/
Restaurant space available

Suite 107:

- ±1,511 SF of Medical/Dental built out with four (4) treatment rooms with sinks in each

Suite 111:

- ±1,382 SF Fully built out tap room, with all equipment in place

Suite 123:

- ±1,923 SF of Retail/Office space
can be demised to ±900 SF



Attractive retail center in the heart of wine country



Adjacent to Ruby Hill Golf Course



Only retail center servicing 1,800 roof tops in one mile



Direct line of sight and access from Isabel Avenue/Highway
84 with 29,799 ADT



Strong trade area with over 58% of residents earning more
than \$150,000 in one mile



A neighborhood Retail Center nestled amongst 50 wineries
in Livermore Valley & anchored by Da Boccery



Contact Broker for Pricing



EXISTING ADJACENT TENANT (BUSINESS OCCUPANCY)

ADJACENT TENANT AREA (APPROX 1500 SF) BUSINESS OCCUPANCY

EXISTING ADJACENT TENANT (BUSINESS OCCUPANCY)

EXISTING JUNCTION BOX ABOVE CEILING []

reception (101)

JUNCTION BOX ABOVE CEILING FOR TENANT PROVIDED WALL MOUNTED WATER FEATURE

+60 pounds tv

tranquility (102)

vanity (103)

spa room 1 (104)

spa room 2 (105)

spa room 3 (107)

consultation (106)

break area (103)

restroom (106)

utility (108)

work area (109)

office (110)

storage (111)

NOTE: CONFIRM HEIGHT IN FIELD WITH TENANT.



101
E. VINEYARD AVENUE

SUITE 107



SUITE 123







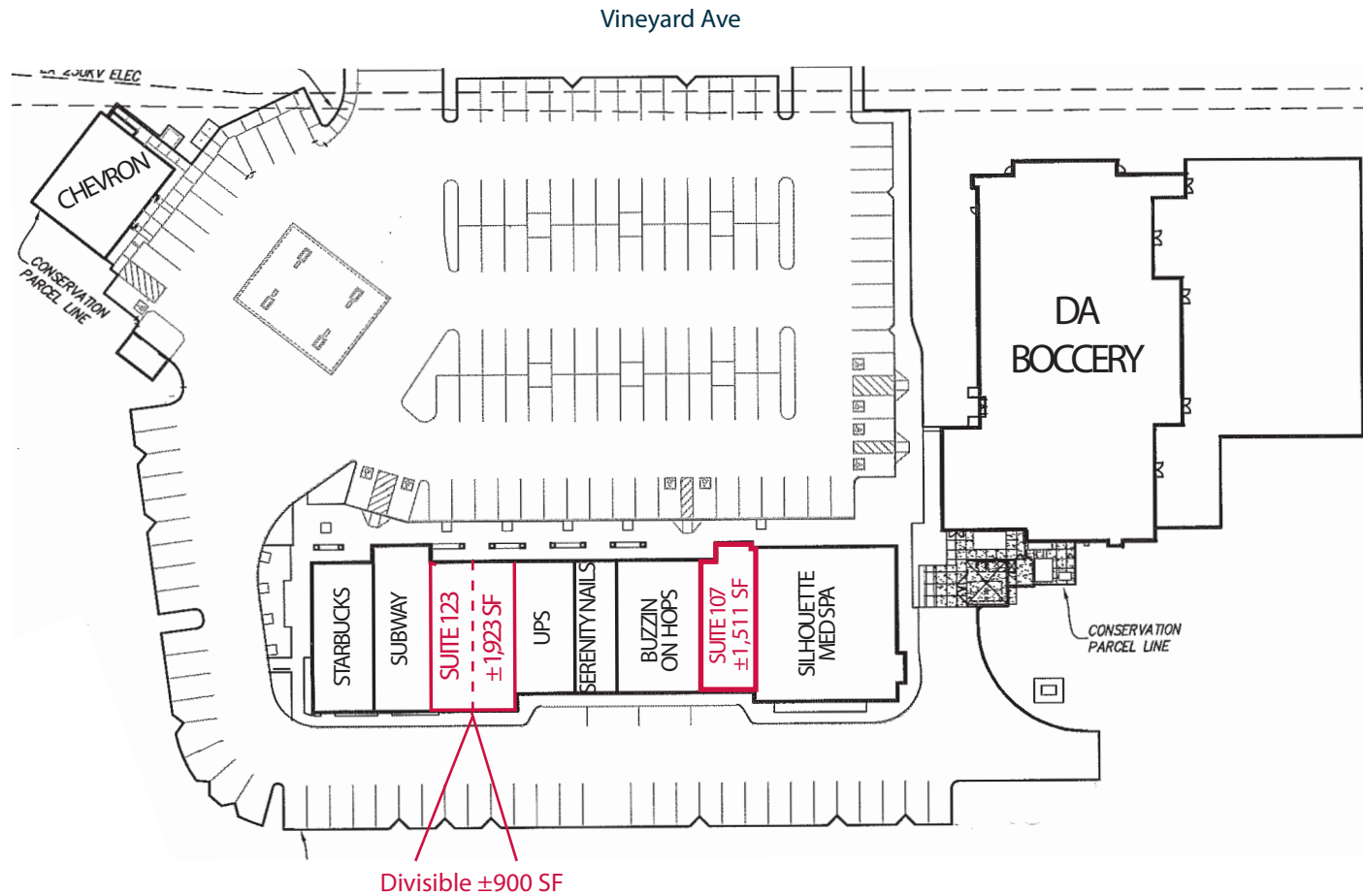
ISABEL AVE.



E. VINEYARD AVE.

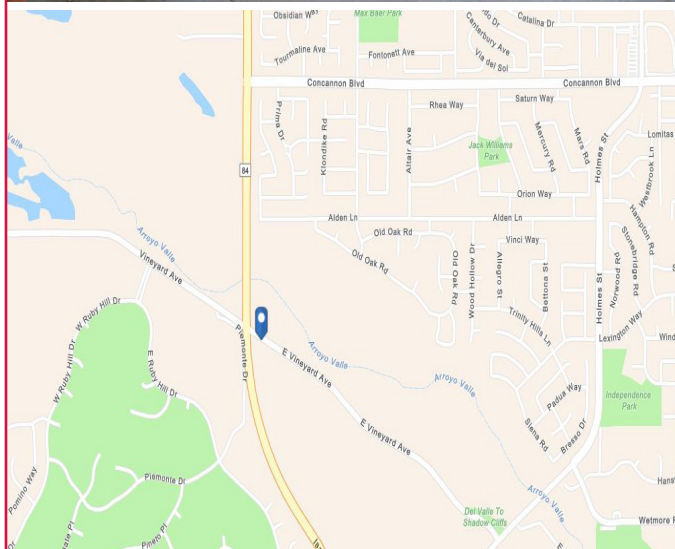
101
E. VINEYARD AVENUE

DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
Population	5,828	106,342	170,945
Average Household Income	\$189,052	\$130,057	\$135,247
1,800 rooftops in a mile radius			
Isabel @ Vineyard ADT 29,799			



101
E. VINEYARD AVENUE

PHOTO GALLERY



FOR LEASE AT PIAZZA RUBINO

±900-1,923SF GROUND FLOOR RETAIL, OFFICE & MEDICAL/DENTAL SPACE

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