

Downtown Livermore Office Building



OFFERING MEMORANDUM

1840 FOURTH STREET, LIVERMORE, CA 94550

Downtown Livermore Office Building

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
- 02 **Property Description**
 - Property Features
- 03 **Rent Roll**
 - Rent Roll 5-1-26 1840 Fourth St
- 04 **Demographics**
 - General Demographics

Exclusively Marketed by:

Matt Ford

Weston Properties

Broker/Owner

(925) 337-3379

matt@westonproperties.net

01773488



01

Executive Summary

Investment Summary

ADDRESS	1840 Fourth Street Livermore CA 94550
COUNTY	Alameda
BUILDING SF	6,487 SF
NET RENTABLE AREA (SF)	5,512
LAND ACRES	.229
LAND SF	10,000 SF
YEAR BUILT	2005
APN	97-28-4-1
OWNERSHIP TYPE	Fee Simple

OFFERING PRICE	\$2,550,000
PRICE PSF	\$462.63

2020 Population	21,041	75,976	110,943
2020 Median HH Income	\$108,283	\$137,192	\$151,734
2020 Average HH Income	\$138,454	\$168,304	\$180,405



- Rare opportunity to acquire a stabilized, income-producing asset in the heart of Downtown Livermore. This highly visible two-story office building offers 5,512 square feet of leasable space, supported by strong tenant demand in one of the Bay Area's most dynamic suburban markets. The property is fully occupied on full net leases, providing investors with reliable, predictable income and minimal landlord responsibilities. Tenants benefit from abundant off-street parking, a modern elevator for second-floor access, and multiple private suite entrances. Zoned to allow a wide range of uses—including business, professional, governmental, medical/dental, personal services, and even residential—the property offers built-in flexibility for evolving market demands. Its premier downtown location provides unmatched visibility, walkability to retail and dining, and easy access to I-580.



02

Property Description

Property Features

NUMBER OF TENANT SPACES	3
BUILDING SF	6,487
NET RENTABLE AREA (SF)	5,512
LAND SF	10,000
LAND ACRES	.229
YEAR BUILT	2005
# OF PARCELS	1
ZONING TYPE	Office
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	50 x 200
NUMBER OF PARKING SPACES	16
PARKING RATIO	3.59
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
ADA COMPLIANT	Yes
ELEVATOR	Yes





03

Rent Roll

Rent Roll 5-1-26 1840 Fourth St



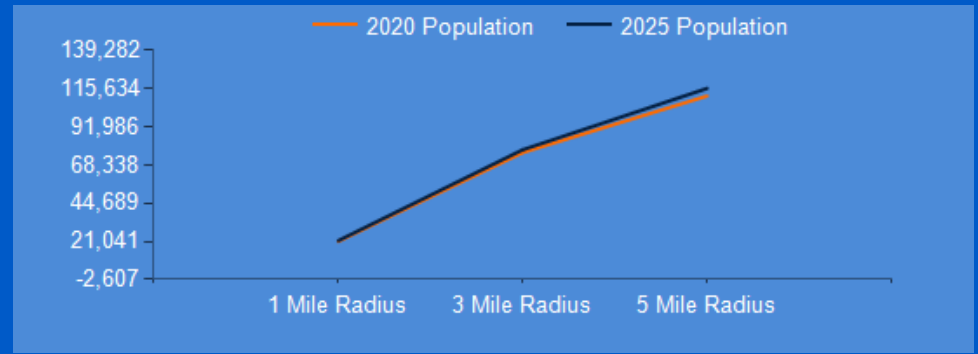
04

Demographics

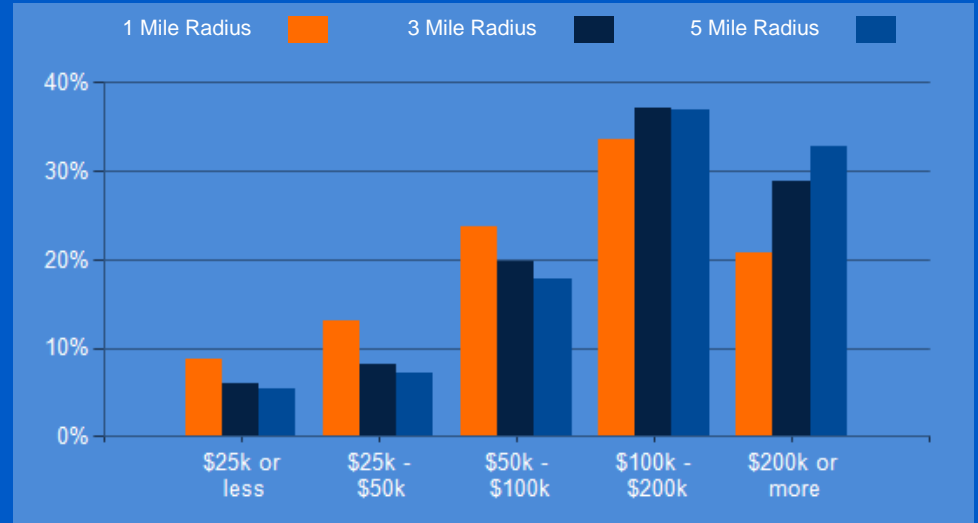
General Demographics

2000 Population	18,801	64,954	84,913
2010 Population	19,924	70,913	95,274
2020 Population	21,041	75,976	110,943
2025 Population	21,491	77,712	115,634
2020 African American	383	1,266	1,894
2020 American Indian	123	402	515
2020 Asian	1,921	8,092	19,184
2020 Hispanic	6,740	17,070	21,243
2020 Other Race	3,505	7,105	8,383
2020 White	13,827	54,335	74,162
2020 Multiracial	1,203	4,534	6,475
2020-2025: Population: Growth Rate	2.10%	2.25%	4.15%

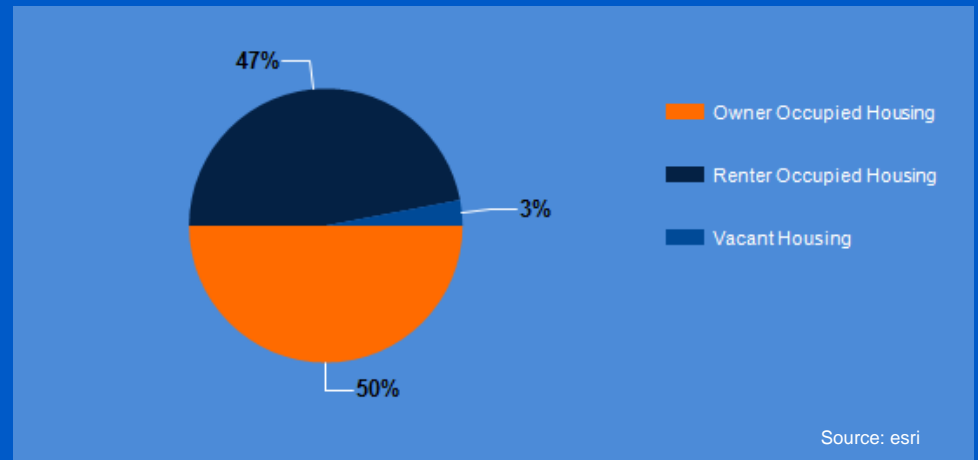
less than \$15,000	297	765	1,036
\$15,000-\$24,999	401	869	1,077
\$25,000-\$34,999	435	816	1,021
\$35,000-\$49,999	611	1,448	1,780
\$50,000-\$74,999	1,094	2,873	3,552
\$75,000-\$99,999	795	2,572	3,399
\$100,000-\$149,999	1,482	5,423	7,341
\$150,000-\$199,999	1,187	4,785	7,064
\$200,000 or greater	1,648	7,913	12,833
Median HH Income	\$108,283	\$137,192	\$151,734
Average HH Income	\$138,454	\$168,304	\$180,405



2020 Household Income



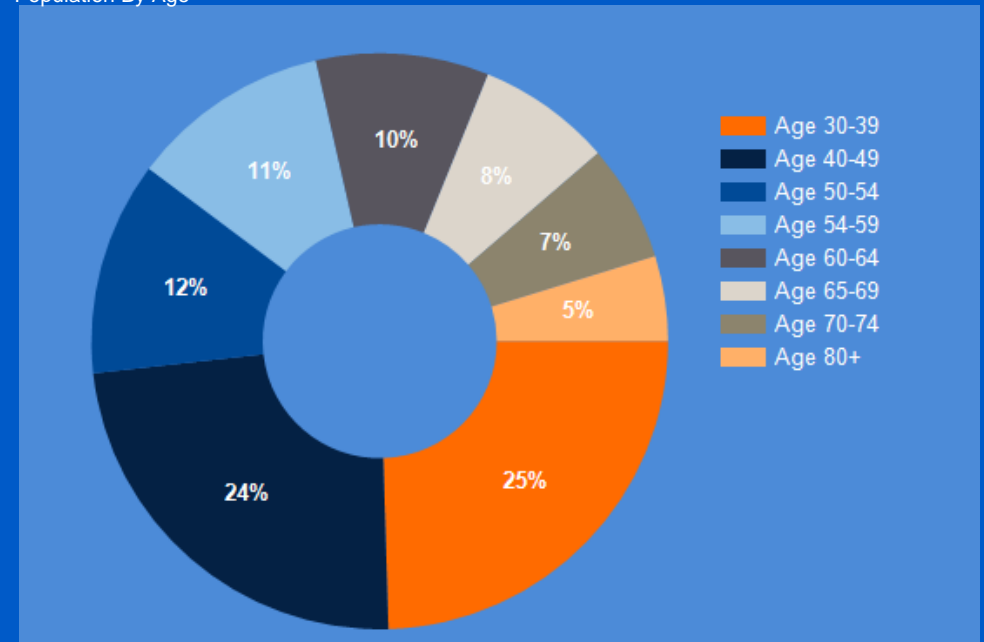
2020 Own vs. Rent - 1 Mile Radius



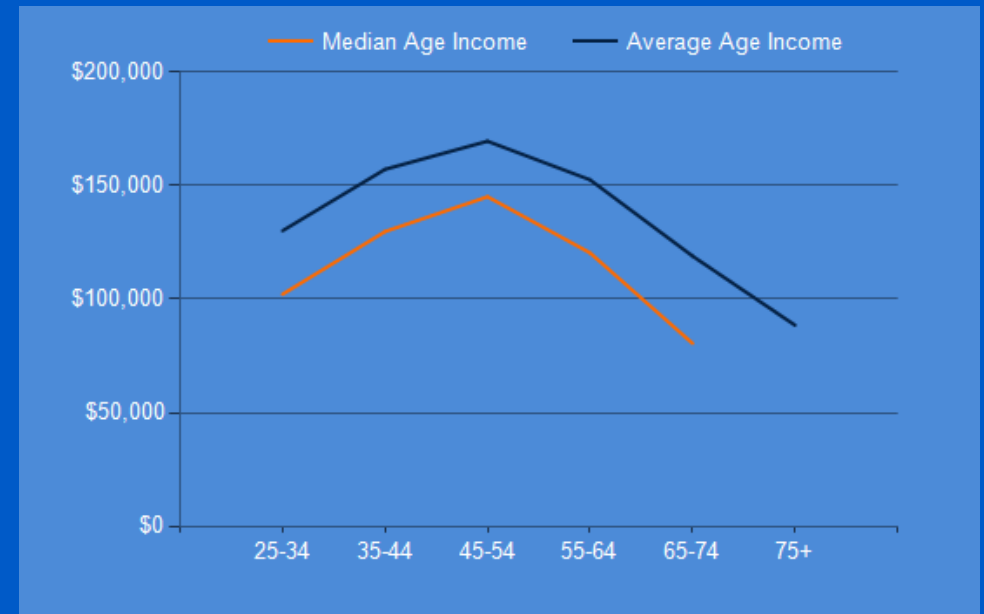
Source: esri

2020 Population Age 30-34	1,383	4,686	6,604
2020 Population Age 35-39	1,493	5,011	7,231
2020 Population Age 40-44	1,368	4,784	7,202
2020 Population Age 45-49	1,412	5,180	7,941
2020 Population Age 50-54	1,408	5,750	8,742
2020 Population Age 55-59	1,315	6,017	8,830
2020 Population Age 60-64	1,137	5,086	7,198
2020 Population Age 65-69	884	3,693	5,253
2020 Population Age 70-74	769	3,048	4,173
2020 Population Age 75-79	560	2,088	2,801
2020 Population Age 80-84	412	1,274	1,694
2020 Population Age 85+	689	1,457	1,908
2020 Population Age 18+	16,137	58,706	84,747
2020 Median Age	38	40	40
2025 Median Age	39	41	41

Population By Age



Median Household Income 25-34	\$102,164	\$115,971	\$121,037
Average Household Income 25-34	\$130,147	\$146,960	\$152,462
Median Household Income 35-44	\$129,790	\$156,592	\$164,922
Average Household Income 35-44	\$157,193	\$180,952	\$192,601
Median Household Income 45-54	\$145,102	\$172,311	\$189,706
Average Household Income 45-54	\$169,579	\$205,676	\$222,817
Median Household Income 55-64	\$120,375	\$157,502	\$166,788
Average Household Income 55-64	\$152,585	\$189,812	\$201,252
Median Household Income 65-74	\$80,511	\$103,258	\$107,225
Average Household Income 65-74	\$118,982	\$141,955	\$145,773
Average Household Income 75+	\$88,533	\$100,557	\$106,882



Downtown Livermore Office Building

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Weston Properties and it should not be made available to any other person or entity without the written consent of Weston Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Weston Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Weston Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Weston Properties has not verified, and will not verify, any of the information contained herein, nor has Weston Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Matt Ford

Weston Properties

Broker/Owner

(925) 337-3379

matt@westonproperties.net

01773488