

DOWNTOWN LIVERMORE REDEVELOPMENT OPPORTUNITY

INCOME & APPROVED PLANS



5,600 SF LOT | NOI \$40K | LEASED THROUGH 2031 | ±100 FT FROM FIRST STREET | APPROVED 1,960 SF DEVELOPMENT

OFFERING SUMMARY

Located in the heart of highly desirable Downtown Livermore, 174 S L Street presents a unique opportunity to own a prime property with immediate income and future development potential. The property sits on a 5,600 SF lot and includes an existing 1,375 SF building with a tenant in place under a 5-year lease generating consistent income through 2031, offering stable cash flow from day one.

Future Development Potential:

The property is being sold with Design Review Approval and site plans for a new, free-standing 1,960 SF building, creating the perfect opportunity for an owner-user, investor, or future occupant to build a customized space in one of Livermore's most vibrant and walkable districts.

- Prime Downtown Livermore location
- 5,600 SF lot
- 1,375 SF existing building with income through 2031
- Approved plans for new 1,960 SF building
- Ideal for owner-user or investor

Capitalize on current rental income while planning your future vision in the core of one of the Tri-Valley's most sought-after downtown locations.

OFFERING

Pricing \$1,895,000

Net Operating Income \$40,000

PROPERTY SPECIFICATIONS

Property Address 174 S L Street, Livermore, CA

APN 91-13-5

Lot Size 5,600 SF (0.13 AC)

Existing Building 1,375 SF

Approved New Building 1,960 SF

Year Built/Renovated 1960/2026

Zoning Downtown Specific Plan

Current NOI \$40,000/Year

Parking (After Development) 5 On-Site Stalls

Tenancy Multiple

Percent Leased 100%

174 S L STREET | LIVERMORE, CA

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INCOME PROFILE & DEVELOPMENT POTENTIAL

TENANT & LEASE SUMMARY

Lease Start Date	Lease Expiration	Lease Type	Renewal Option	Landlord Responsibilities
May 1, 2026	May 31, 2031	Gross	One (1) additional 5-year option with 3% annual rent increases	Structural maintenance including roof, foundation, electrical, plumbing, sewer, and common areas

RENT SCHEDULE

May 2026	May 2027	May 2028	May 2029	May 2030
\$63,000	\$63,000	\$64,890	\$66,836	\$68,842

DEVELOPMENT & PLANNING

Design Review Approved by the City of Livermore

Approved site plans included in sale

Buyer to complete MEP and structural plans for building permit issuance

Approved 1,960 SF freestanding commercial building

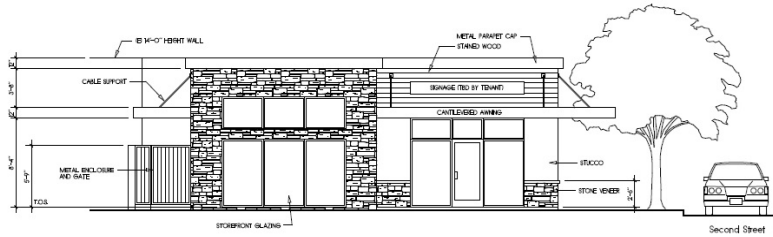
Downtown Specific Plan zoning allowing retail, restaurant, office, and service uses

5 on-site parking stalls planned with redevelopment

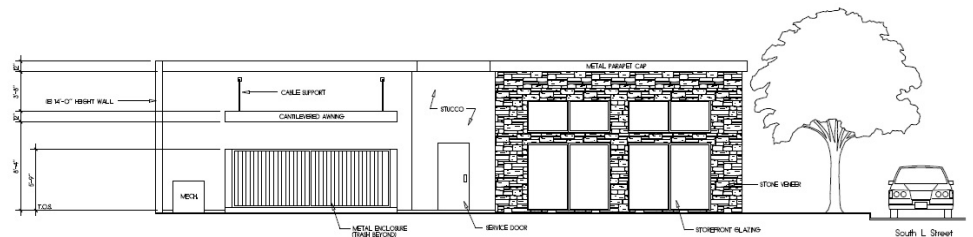
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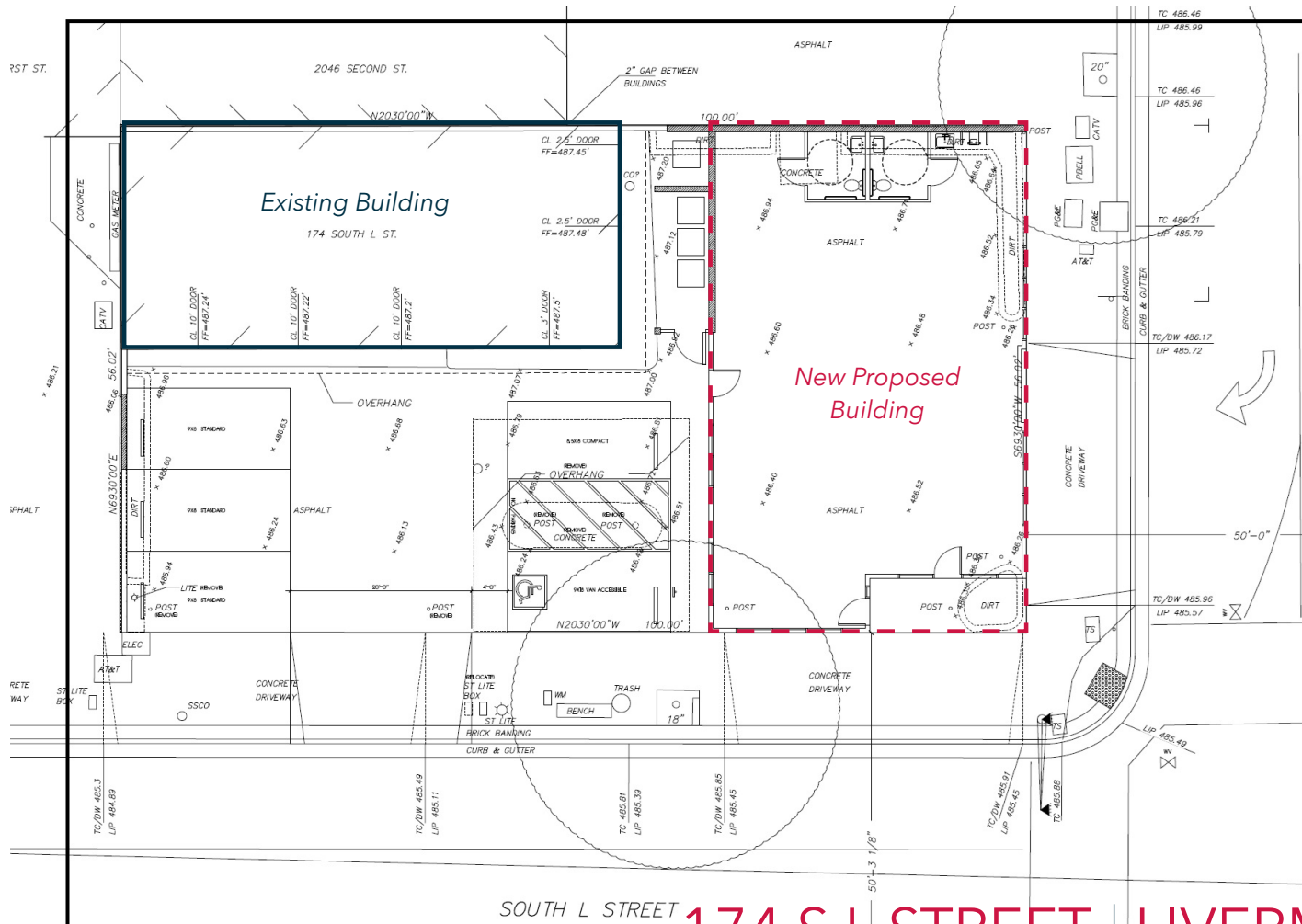
SITE PLAN & RENDERINGS



Front Elevation
(West)



Left Side Elevation
(North)



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PROPERTY OVERVIEW

LOCATION



Located in the core of Downtown Livermore's walkable dining and retail district - highly sought-after area.

PARKING



City of Livermore Public Parking Structure located \pm 150 feet from the property, 550 public parking stalls available.

ACCESS



\pm 100 feet from the corner of First Street & L Street, Livermore's primary downtown retail corridor.

WALKABLE DISTANCE



Walking distance to restaurants, shops, and entertainment.

TRAFFIC COUNTS



\pm 15,364 Average Daily Trips (ADT) at 1st St & S L St SW.

INVESTMENT OPPORTUNITY

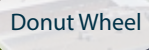


Entire parcel is for sale and will be delivered with the tenant in place.

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NEARBY AMENITIES



Public Parking Garage

S L STREET



FIRST STREET

S M STREET

DEMOGRAPHICS



ROBUST POPULATION

90,189



NUMBER OF HOUSEHOLDS

30,545



APPROX. AVERAGE HH INCOME

\$150,934



MEDIAN AGE

39.7



4 YEAR DEGREE OR HIGHER

41%



RETAIL SALES VOLUME

\$1.2 Billion



LIVERMORE BY THE NUMBERS.

Livermore is the easternmost city in the San Francisco Bay Area and the gateway to the Central Valley. Powered by its wealth of research, technology and innovation, it is a technological hub and an academically engaged community. Many highly skilled people come to the region to work at the National Labs (LLNL and Sandia), corporate headquarters, and many entrepreneurial ventures.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
MEDIAN HH INCOME	\$162,052	\$138,052	\$148,560
POPULATION	14,773	63,855	106,322
TOTAL HOUSEHOLDS	5,150	22,766	37,919
MEDIAN AGE	44.7	41.1	40.9

DISTANCE TO:	San Francisco	45 Miles
	San Jose	32 Miles
	Walnut Creek	28 Miles
	Oakland Airport	28 Miles

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