

1593 First Street

Livermore, CA 94550



FOR SALE & LEASE

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BellStreet

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Property Description

For the first time in 27 years, one of Livermore’s most recognizable landmarks—the historic former Foster’s Freeze building—is officially available for Sale/Lease. Proudly positioned at the literal entrance to award-winning Downtown Livermore, this premier property offers an unmatched gateway location with high-volume visibility, exceptional drive-by exposure, and a decades-long legacy of community goodwill. Whether you are an established national chain looking to anchor an iconic East Bay corner, or an ambitious owner-user ready to launch a flagship quick-service or retail concept, this versatile space provides the perfect canvas. Featuring incredible signage opportunities and potential for vibrant outdoor patio seating, this is a once-in-a-generation opportunity to plant your roots where the community already loves to gather.

Property Highlights

- 1,875 SF building
- Prime location in Livermore
- High visibility storefront

Offering Summary

Sale Price:	Call For Pricing
Lease Rate:	Negotiable
Available SF:	1,875 SF
Lot Size:	0.23 Acres
Building Size:	1,875 SF
Rent:	Call For Pricing

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	500	2,093	7,792
Total Population	988	5,271	21,098
Average HH Income	\$149,171	\$144,806	\$160,524

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Zoning / Permitted Uses

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Zoning: DSP – Downtown Specific Plan

Plan Area Subcategory: Downtown Gateway /
Commercial Mixed-Use Corridor

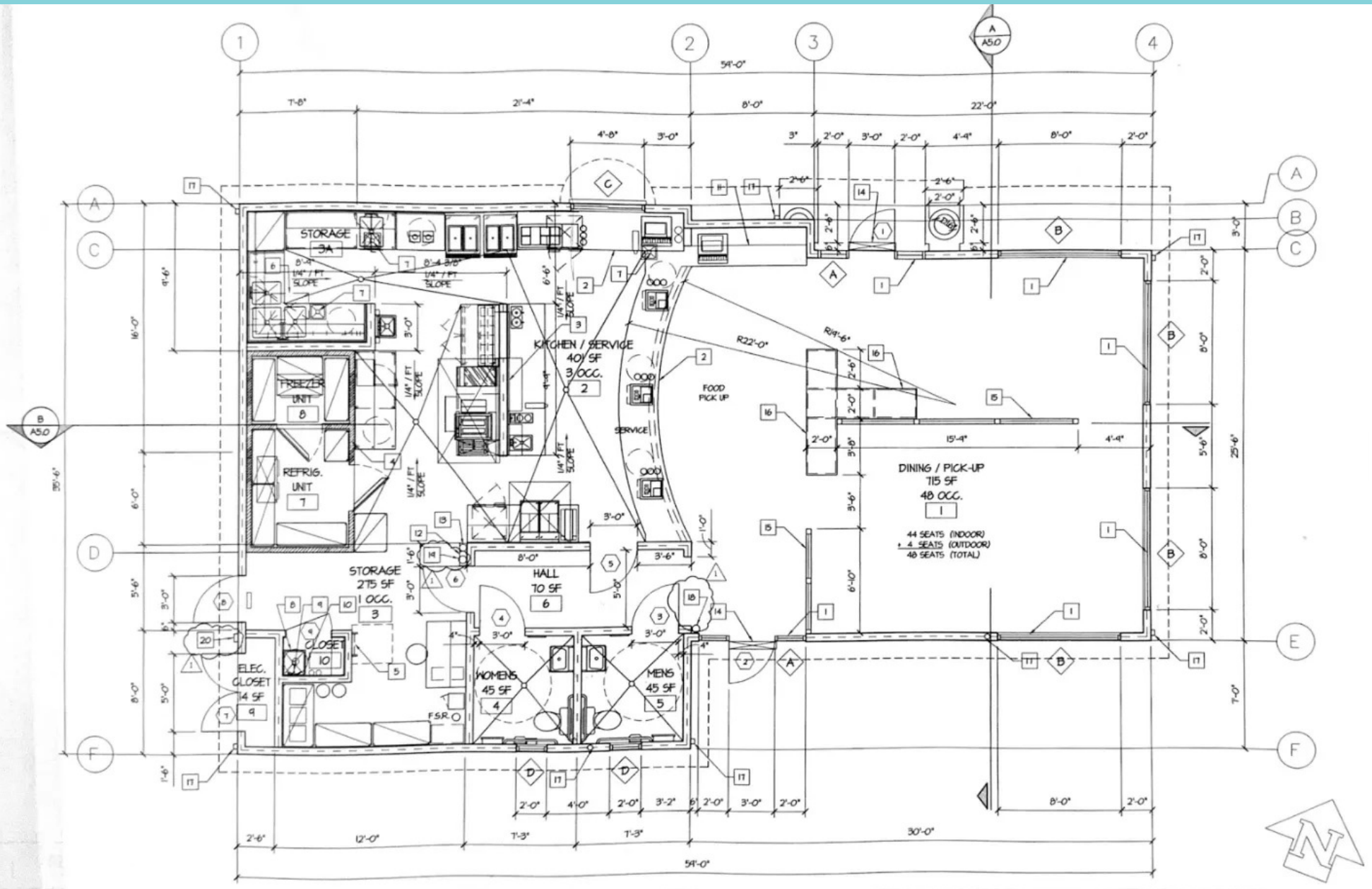
Primary Objective: To support a vibrant, pedestrian-oriented gateway into the city's commercial core. This zone encourages high-visibility retail, dining, professional offices, and modern mixed-use configurations.

Permitted Land Uses: Retail & Commerce
Food & Beverage
Professional Offices
Medical & Wellness
Personal Services
Health & Fitness
Creative & Education

- Walk-in refrigerator/freezer
- Two ADA compliant bathrooms
- Fully equipped kitchen
- Modern and well-maintained exterior
- Spacious and versatile interior layout
- Ample parking for customers
- Proximity to major transportation routes
- Excellent signage opportunities
- Strong potential for retail or street retail use
- Two Type 1 hoods in kitchen: (1) 60in and (1) 84in
- New 7.5 Ton AC unit installed August of 2022
- Power Infrastructure: 400a 3-phase high leg delta system, it supports 208v and 120v

Floor Plan

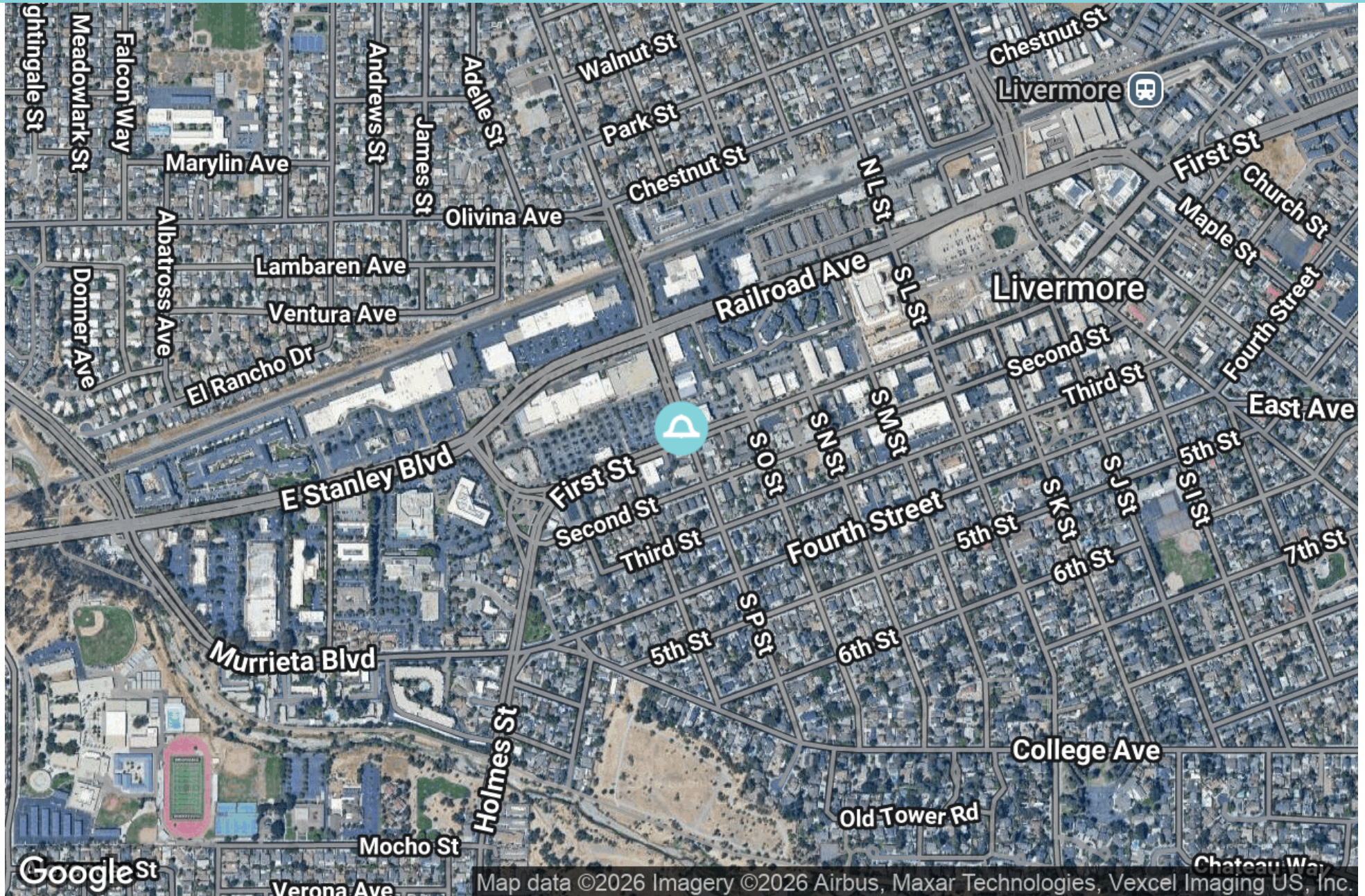
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FLOOR PLAN

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Retailer Map

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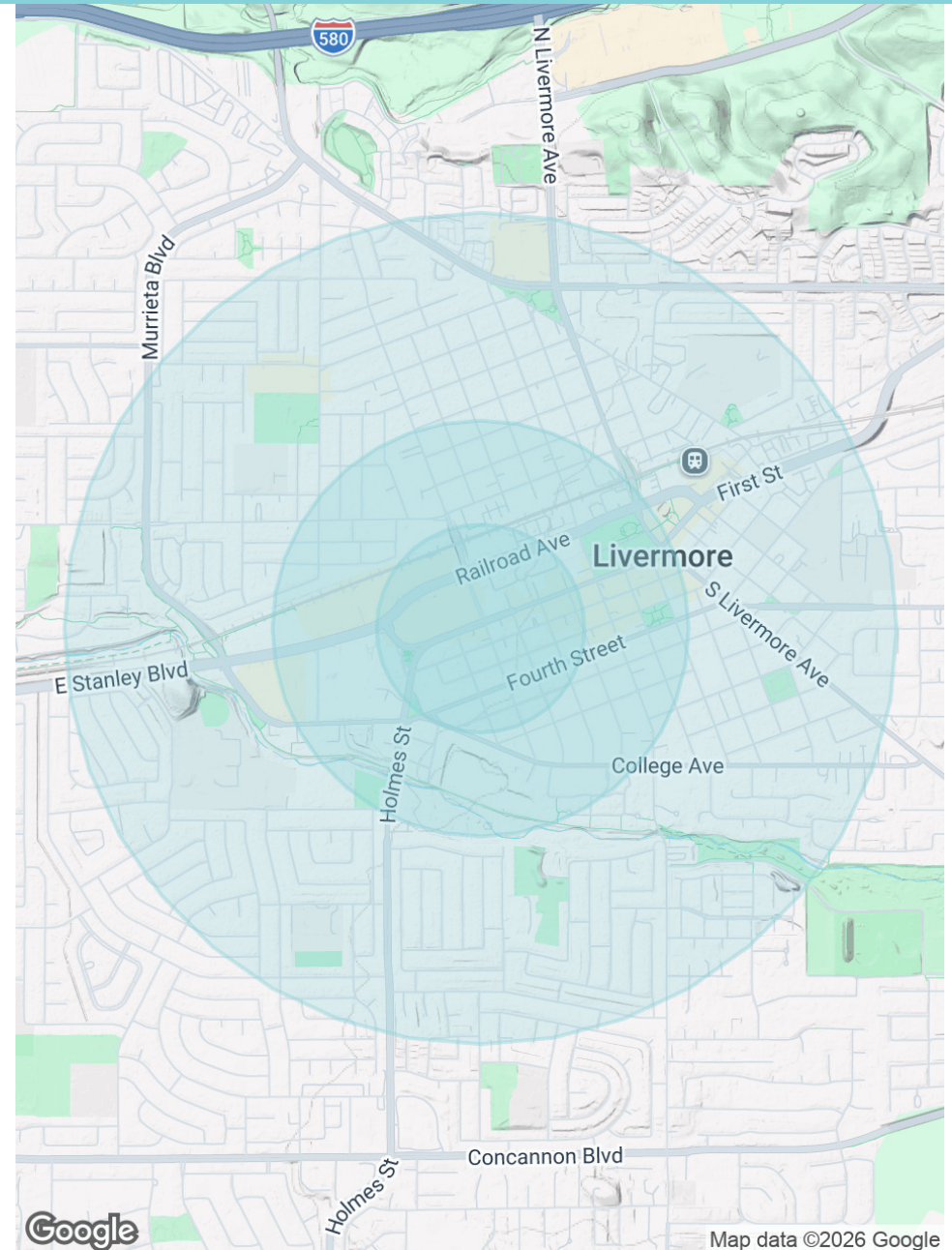
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	988	5,271	21,098
Average Age	39.9	38.9	39.5
Average Age (Male)	38.8	37.1	38.9
Average Age (Female)	41.5	40.5	40.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	500	2,093	7,792
# of Persons per HH	2.0	2.5	2.7
Average HH Income	\$149,171	\$144,806	\$160,524
Average House Value	\$787,792	\$856,989	\$974,984

2023 American Community Survey (ACS)



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Jeff Harrison

Associate Advisor

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Direct: **916.710.3099**

CalDRE #02196246

Professional Background

Jeff Harrison brings over a decade of experience in the service and restaurant industry, where he built a reputation for exceptional client service, leadership, and performance under pressure. From bartending and serving to managing operations, he developed the ability to anticipate needs, communicate clearly, and consistently deliver results.

Raised in a family involved in commercial real estate, Jeff developed an early understanding of investment property and business strategy. He combines that foundation with a relationship-driven approach, focusing on long-term partnerships and strategic value for his clients.

Originally from Reno, Nevada, Jeff grew up in Elk Grove, California, and later spent three years living on the Big Island of Hawaii (2022–2025), expanding his network and market perspective. Extensive travel throughout Japan, Europe, Thailand, and Africa has given him a global outlook and the ability to connect with clients from diverse backgrounds.

A dedicated runner and outdoor enthusiast, Jeff approaches real estate with discipline, energy, and consistency. When he's not working, he enjoys camping, skiing, and spending time at the beach with his wife.

Jeff is committed to delivering a high level of service and helping clients navigate commercial real estate with confidence and clarity.

BellStreet

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Amit Urban

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CalDRE #01998926

Professional Background

Amit Urban's journey from Sunnyvale, California, to becoming the director of BellStreet San Jose is marked by a blend of global experiences, financial expertise, and an entrepreneurial mindset that makes him a standout in commercial real estate. With a degree in International Development from UCLA and minors in political science and Mandarin Chinese, Amit brings an analytical edge and a global perspective to his role.

Before entering commercial real estate, Amit spent years as a management consultant, specializing in helping international companies navigate the complexities of operating in China. This experience honed his skills in marketing analysis, data-driven decision-making, and the cultivation of effective partnerships—tools that now serve as cornerstones of his approach to commercial real estate.

With over ten years of commercial real estate experience, Amit's philosophy revolves around creating sustainable cash flow and maximizing equity for his clients, always with a forward-thinking mindset on financial growth. His emphasis on partnerships and understanding global markets ensures clients receive sound advice and a partner committed to their long-term success.

At BellStreet, Amit is known for his ability to synthesize complex information and turn it into actionable results. His financial savvy and international experience make him an indispensable asset to our team and a trusted advisor to his clients.

My specialties and experience include:

- 1031 Exchanges - Investment Analysis - Passive Replacement Options - Net Leased Investments
- Investment Sales - Development

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