



FOR LEASE

±1,000-4,000 SF OF RETAIL SPACE AVAILABLE

2558 OLD FIRST STREET, LIVERMORE, CA 94550

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Jessica Mauser

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LIC NO 01728720

PROPERTY HIGHLIGHTS



±4,000 SF Divisible to 1,000SF



Renovations underway to include:
Parking lot & landscape
New storefronts



High-visibility corner location.
Large storefront glass and brick exterior.



38 dedicated on-site parking stalls



Functional building with One (1) Roll up door in rear



Zoning: Downtown Transition Gateway (specific plan).
Located in Downtown Livermore



Nearby amenities include: Restaurants, Retail stores,
Theatre, and Residential/Public free Parking Garages



Walk score of 93, Walker's Paradise



Bike score of 17, very bikeable

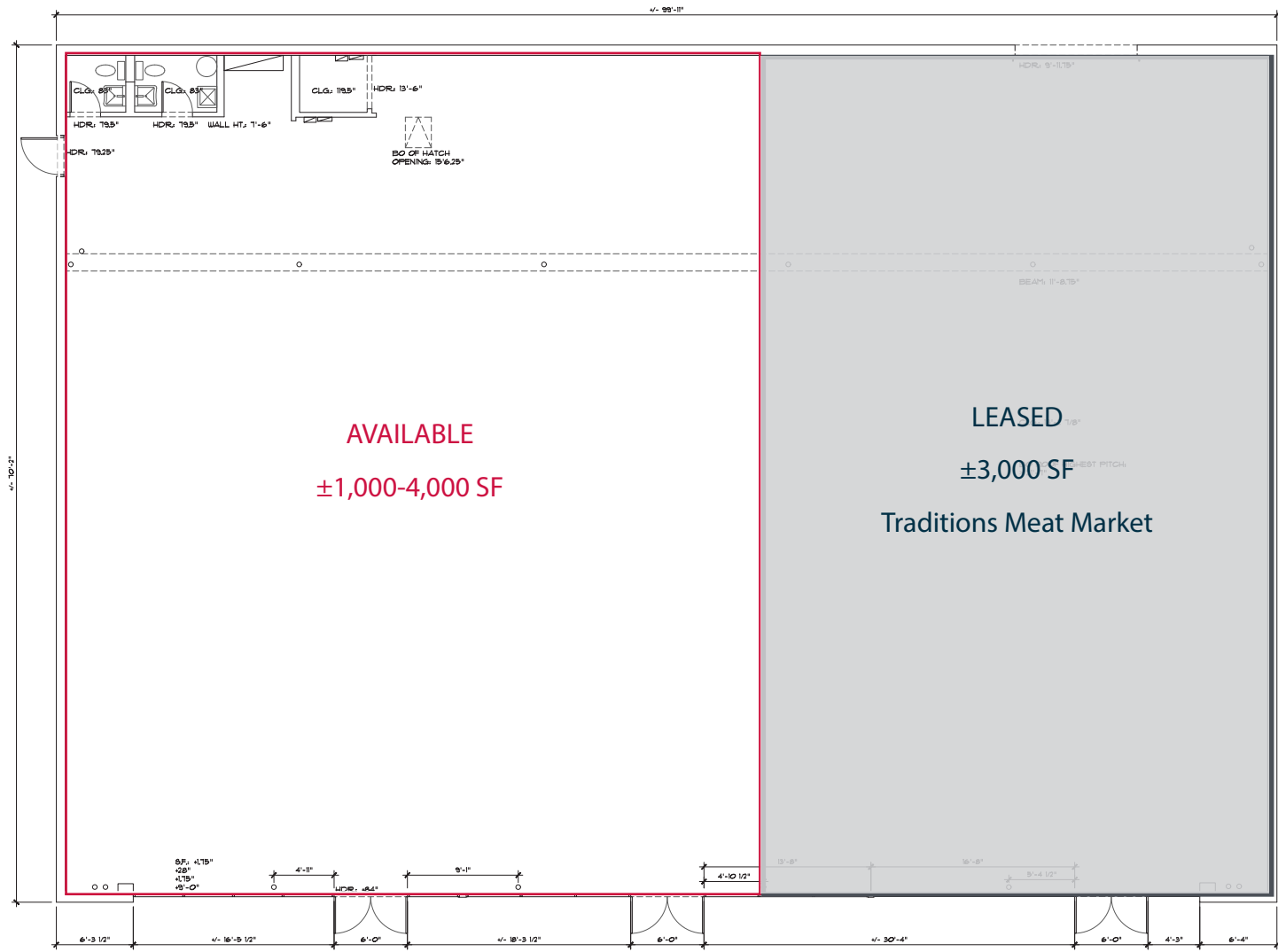


996 MM in annual spending in 2 mile radius



Contact Broker for pricing details

BUILDING PLAN



2558

OLD FIRST STREET



NEARBY AMENITIES



- Robeks Juice
- Story Coffee
- Rosetta Roasting
- Wingn Bakery
- TEAZENTEA
- Boba & More
- The Press Livermore
- Peet's Coffee & Teas
- Aviation Rooftop Bar & Kitchen
- Casa Orozco Mexican Restaurant
- First Street Alehouse
- Los Caporales
- Mr. Pickle's Sandwich Shop
- Rebel Kitchen & Libations
- Sauced BBQ & Spirits
- Tequila's Taqueria
- Thirsty Agave Patio & Bar
- Zephyr Grill & Bar
- Demetri's Taverna
- Miel De Agave Azul
- Patxis Pizza
- Strizzi's Restaurant
- Uncle Yu's at the Vineyard
- Bruno's Italian Cuisine
- Hops & Sessions
- Roppongi Sushi
- Simply Fondue
- Flaca's
- Dounut Wheel
- Wienerschnitzel
- Jack in the Box
- Nick the Greek
- Livermore Wine Trolley
- Beer Baron
- Sons of Liberty Alehouse
- Nottingham Cellars
- 7 Eleven
- Hidalgo's Meat Market
- Range Life
- Livermore Butcher Shop
- Walgreens

Livermore Downtown Farmers Market

DEMOGRAPHICS



SECOND STREET - 3,352 ADT

MAPLE STREET - 6,346 ADT

FIRST STREET - 10,807 ADT

OLD FIRST STREET - 4,958 ADT

	1 Mile	3 Miles	5 Miles
POPULATION			
2023 Population	19,544	78,287	102,024
2028 Population	19,929	78,592	102,358
2020 Census	19,667	78,984	102,654
2023-2028 Annual Rate	0.39%	0.08%	0.07%
2023 Median Age	38.0	40.8	40.6

	1 Mile	3 Miles	5 Miles
HOUSEHOLDS			
2023 Households	7,486	28,487	36,500
2028 Households	7,705	28,774	36,866
2020 Census	7,525	28,685	36,628
2023-2028 Growth	0.58%	0.20%	0.20%
2023 Avg. HH Size	2.57	2.71	2.77

	1 Mile	3 Miles	5 Miles
HOUSEHOLD INCOME			
2023 Avg. HH Income	\$147,223	\$185,850	\$198,805
2028 Avg. HH Income	\$168,717	\$209,265	\$223,479
2023 Med. HH Income	\$105,149	\$146,226	\$157,968
2028 Med. HH Income	\$120,190	\$161,908	\$174,598
2023 Per Capita	\$55,302	\$67,412	\$70,335
2028 Per Capita	\$63,978	\$76,366	\$79,514

	1 Mile	3 Miles	5 Miles
2023 HOUSING UNITS			
Owner Occupied	3,946	20,598	27,113
Renter Occupied	3,540	7,889	38,7

	1 Mile	3 Miles	5 Miles
BUSINESS SUMMARY			
2023 Businesses	1,161	3,135	4,416
2023 Employees	11,078	32,191	61,045
2023 Residential Pop	19,544	78,287	102,024

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OLD FIRST STREET



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