



FOR LEASE

UP TO ±7,100 SF OF RETAIL SPACE AVAILABLE

2558 OLD FIRST STREET, LIVERMORE, CA 94550

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Jessica Mauser

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925-737-4168

LIC NO 01728720

PROPERTY HIGHLIGHTS



7,100 SF Divisible to 1,900SF



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



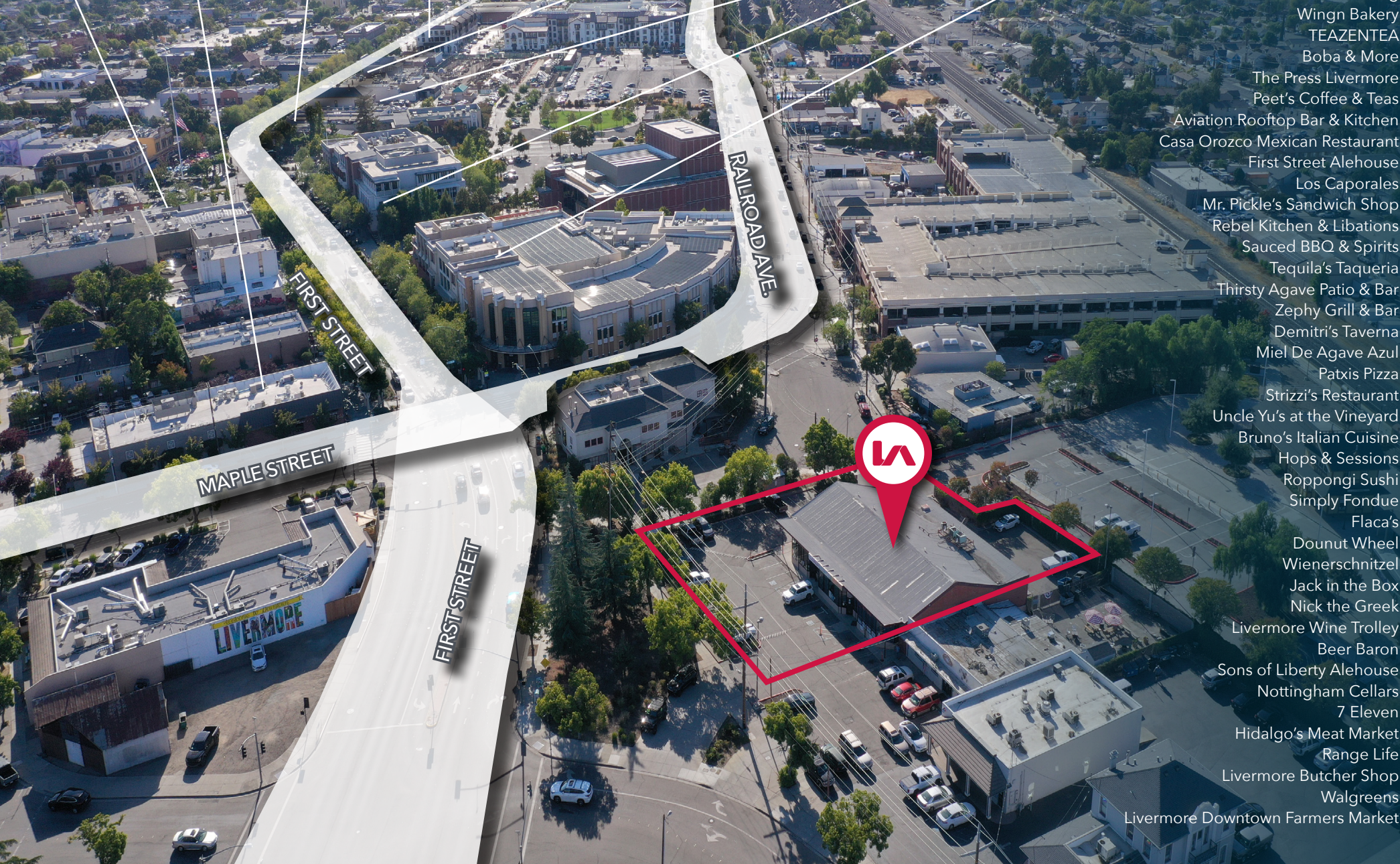
996 MM in annual spending in 2 mile radius



Contact Broker for pricing details

AERIAL MAP

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

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

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

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

2023 HOUSING UNITS

Owner Occupied	3,946	20,598	27,113
Renter Occupied	3,540	7,889	9,387

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

SECOND STREET - 3,352 ADT

MAPLE STREET - 6,346 ADT

FIRST STREET - 10,807 ADT

OLD FIRST STREET - 4,958 ADT



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OLD FIRST STREET

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OLD FIRST STREET