

REPUBLIC SQUARE AT LIVERMORE














Rare Drive-Thru Opportunity Available
4509-4591 Livermore Outlets Drive · Livermore, California



- **2nd generation café available w/Drive-Thru: 2,221± SF**
- **Shop space available: 3,000± SF (Can be demised to 1,500± SF)**
- **Co-tenants include Harumi Sushi & Hibachi, SFO Hangar, Chako Hot Pot, Cali Kid Burgers 'N Shakes & Taj Mahal Restaurant**
- **Coming Soon: Kids United Soccer, Backyard Bayou Restaurant, Ruby Event Center & Teriyaki Madness**
- **Seeking Retail, Restaurants, Personal Service and Medical Groups**
- **Immediately adjacent to the 104-room Homewood Suites by Hilton & 112-room Residence Inn by Marriott**
- **Tenant Improvement Allowance available**

SITE PLAN

TENANTS

- Taj Mahal (Flavors of India) 
- CALI 
- AoSen (Vietnamese Eatery) 
- Everest Bakery 
- Livermore Outlets Orthodontics
- Glo Yoga 
- Deka Lash 
- Residence Inn Marriott 
- Homewood Suites Hilton 
- Glass Houzz Pizza
- The Burgundy Rose Tearoom 
- Chako Korean BBQ & Wagyu House
- Harumi Sushi & Hibachi 
- Lavash Mediterranean 
- Hangar GastroPub

TENANTS COMING SOON

- Summer Dream Spa 
- Teriyaki Madness 
- Sapphire Banquet Venue
- Kids United Soccer 
- Backyard Bayou 



Retail Available

Building C

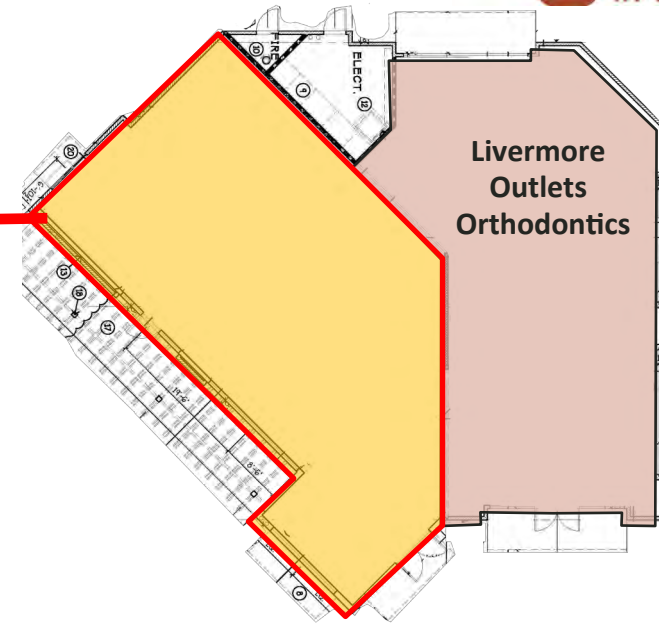
Suite 4513: 3,000± SF
(can be demised to 1,500± SF)

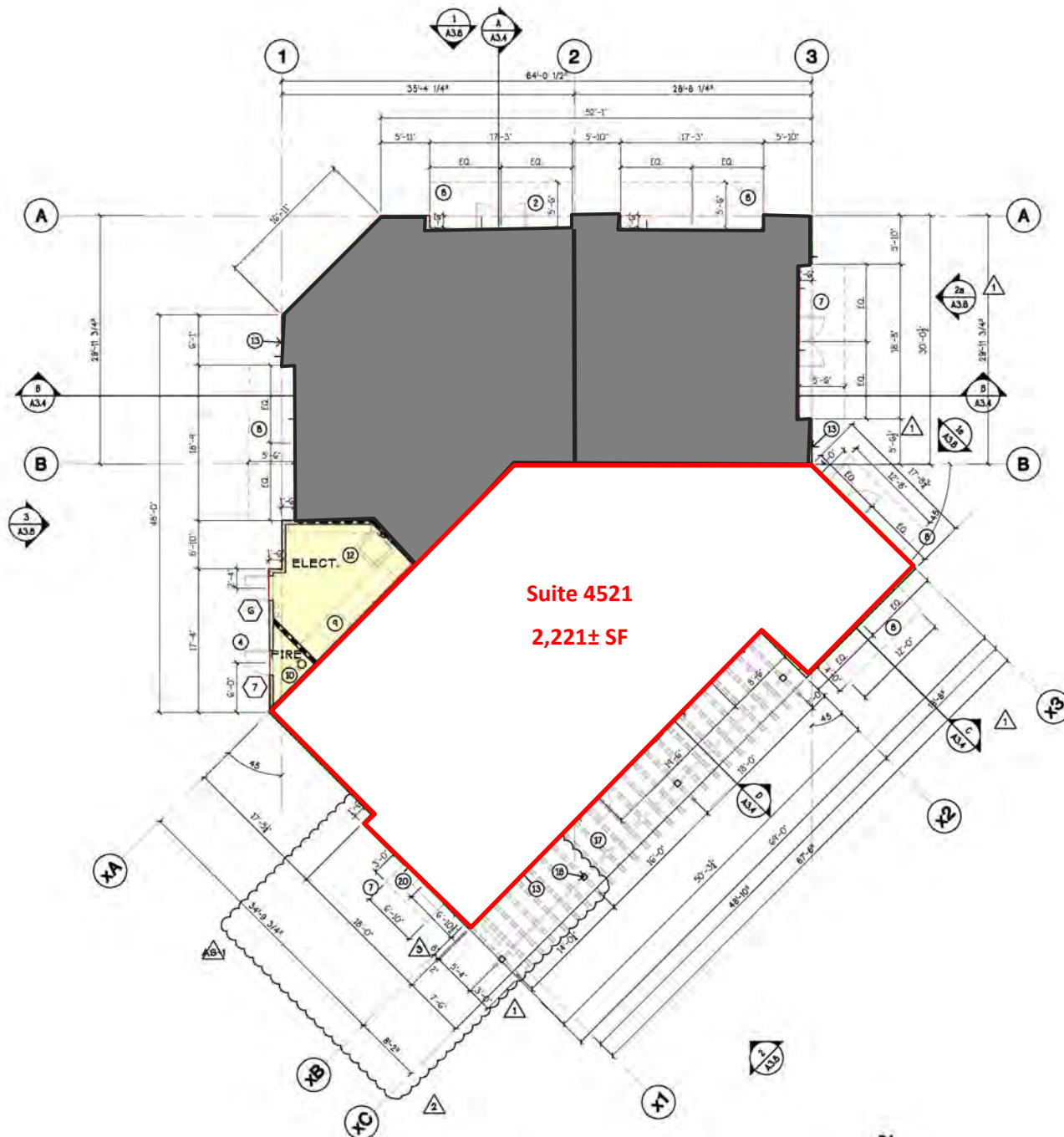
Building E

Suite 4521: 2,221± SF
2nd Gen Previous Drive thru/Café

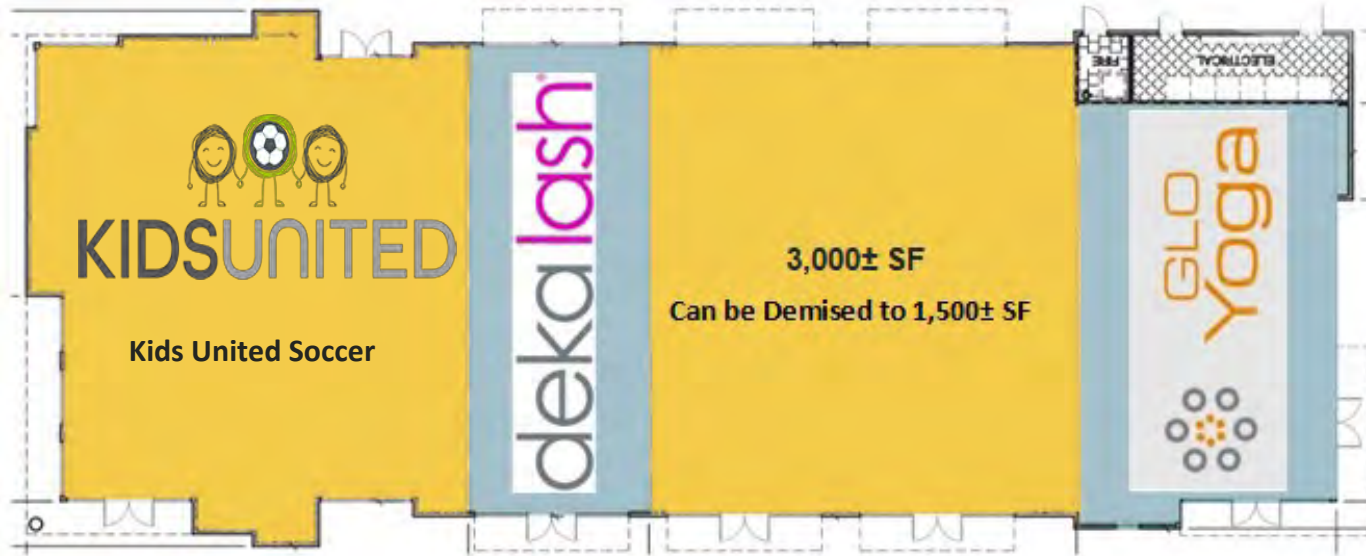
RESTAURANT BUILDING E

- 2,221± SF with Drive-thru & Outdoor Patio
- Electrical: 400 Amp service
- HVAC: Three (3) Six (6) Ton Units
- Grease interceptor: 1,500 gallon shared









REPUBLIC SQUARE AT LIVERMORE

Republic Square is a new 64,283± SF development on 230177± acres, ideally positioned in the heart of the Tri-Valley regional shopping Hub. The Project is adjacent to the 745,000± SF San Francisco Premium Outlets. With over 180 stores, the outlets attract over 9 million visitors annually and has estimated gross sale revenue in excess of \$700M.

Conveniently located at the intersection of Livermore Outlets Drive and Republic Square Drive, the Project benefits from easy I-580 access and tremendous freeway frontage. I-580 has over 211K vehicles per day. Freeway exit, El Charro Road, has over 68,000 vehicles per day. Republic Square is positioned to not only serve the needs of the residential community, but the daily commuter and growing Tri-Valley workforce.

Neighboring tenants include Ranch 99, Ulta Beauty, Target, Crate & Barrel, and Dick's Sporting Goods.

ESTIMATED DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,375	89,476	197,364
Avg. Household Income	\$239,310	\$218,080	\$212,588







PERMITTED USES

From the El Charro Specific Plan Chapter 7– Plan Implementation and Administration.

Table 7-1: Planned Development–El Charro Specific Plan–Regional Commercial (PD-ECSP-RC) Permitted Uses

Permitted Primary Uses
Automotive Sales and Service
New automotive dealers, including new accessory auto sales, and excluding auto wrecking and salvage and gasoline sales
Consumer Services
Cocktail lounges
Day Spa
Fitness center/Exercise facility
Restaurants, except for night clubs
Personal Service Shops
Pharmacies
Salons and cosmetic sales
Schools of music and dance
Studios, photographers and artists
Retail Uses
Apparel and accessories
Bakeries
Bicycle sales and service
Furniture
Home furnishings and appliances
Garment stores
General merchandise stores (department stores)
Similar uses and other retail businesses or service uses determined by the zoning administrator to be of the same general character as the uses listed in this section.

Conditional Primary Uses
Automotive Sales and Service
Boat and RV Sales
Auto centers in conjunction with a department store or as part of a shopping center/mall development
Service repair and installation, only when directly appurtenant to uses
Commercial Amusement and Entertainment
Amusement centers
Bowling alleys
Skating rinks (ice and roller)
Miniature golf courses
Tennis courts
Consumer Services
Parking facilities
Drive-in facilities
Fast food businesses
Retail Uses
Nursery sales and garden supplies
<i>Primary Uses</i>
Administrative
Business
Dental
Medical
Optical
Professional

*These lists do not represent all permitted uses, nor do they guarantee approvals for particular uses. This is only a partial list and prospective tenants must be responsible for confirming zoning and permitting requirements.

Source: [El Charro Specific Plan | Livermore, CA \(livermoreca.gov\)](http://livermoreca.gov)



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