

2038

First St Livermore, CA



Rare Downtown Infill Lot

Available for Sale or Lease

1,863± SF

OWNER USER/INVESTMENT OPPORTUNITY



1,863± SF Rare Downtown Lot For Sale or Lease

PROPERTY OVERVIEW

Rare opportunity to acquire or lease a highly visible vacant land parcel in the heart of Downtown Livermore.

KEY HIGHLIGHTS

- 0.04± acres / 1,863± SF with ~21 ft of street frontage
- Downtown Specific Plan zoning — flexible potential uses
- High-visibility location in Livermore's most walkable district
- Walking distance to restaurants, shops, entertainment & parking
- Ideal for owner-users, investors, or tenants
- Strong long-term upside in a high-demand corridor

IDEAL FOR

- Retail storefront or boutique concept
- Restaurant / café with outdoor patio
- Professional office or creative workspace
- Mixed-use development (subject to City approval)

PROPERTY HIGHLIGHTS

PRICE: \$700,000 (\$284 PSF)

LEASE RATE: \$2.50 PSF

LOT SIZE: 0.04± AC | 1,863± SF

ZONING: Downtown Specific Plan

LOCATION: Downtown Livermore

PHOTOS





DINING & NIGHTLIFE

- First Street Alehouse
- Posada Alta Cocina
- Demitri's Taverna
- Uncle Yu's at the Vineyard
- Terra Mia Italian Restaurant
- Range Life
- Rebel Bar & Restaurant

SHOPPING & RETAIL

- Boutique shops along First Street
- First Street Wine Company
- The Cheese Parlor
- Local artisan & specialty stores

ENTERTAINMENT & CULTURE

- Bankhead Theater (live performances)
- Bothwell Arts Center
- Wine country tasting rooms
- Seasonal downtown events & festivals
- Live music venues

TRANSPORTATION & ACCESS

- Walkable downtown grid
- Public parking lots & garages nearby
- ACE Train / BART connection
- I-580 freeway access (~2 miles)
- 35 miles east of San Francisco

Steps from Livermore's best dining, shopping, and entertainment — a true downtown location

DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	21,706	76,862	109,213
Households	8,251	28,136	38,885
Average Household Size	2.58	2.70	2.78
Owner Occupied Housing Units	4,134	19,722	27,885
Renter Occupied Housing Units	4,117	8,414	11,000
Median Age	40.0	41.6	41.6
Median Household Income	\$118,660	\$156,891	\$171,412
Average Household Income	\$164,039	\$202,838	\$219,962

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