

RESTAURANT & RETAIL SPACES AVAILABLE

2491 FIRST STREET | LIVERMORE



FIRST@MAPLE

PROPERTY HIGHLIGHTS

- Traffic counts in excess of 15,000 at First Street and Railroad Avenue
- Located in the heart of Downtown Livermore; walking distance to many retail amenities, movie theater & parking garage
- Walk score of 95! Walker's paradise

PROPOSED BUILDING (SPRING OF 2024)



- Ground Floor: 3,196± RSF Restaurant
- Second Floor: 2,410± RSF Restaurant/Office
- Office, medical and personal service uses may also be considered



- Seeking restaurant uses
- Outdoor Patio and outdoor balcony space available for extra restaurant seating

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

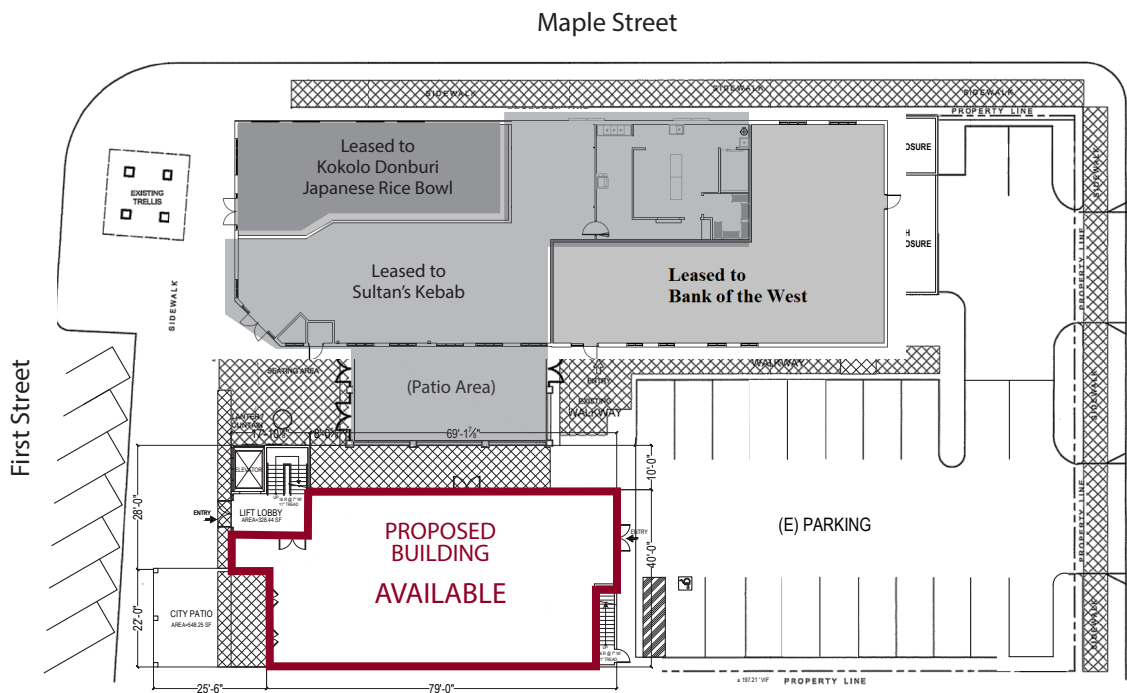
5000 Pleasanton Ave, Suite 220 | Pleasanton, CA 94566 | 925-460-6200 | lee-associates.com



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CONCEPTUAL SITE PLAN



AVAILABLE SPACES

2491 First Street, Livermore

Proposed Building (Spring of 2024)

Ground Floor: 3,196± RSF Available for Restaurant + Bonus 548± SF Outdoor Patio

Second Floor: 2,410± RSF Available for restaurant, office, or personal service + Bonus 1,000± SF Outdoor Balcony

*Seeking restaurant uses. Outdoor patio and outdoor balcony space available for extra restaurant seating.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	20,272	80,000	103,977
HOUSEHOLDS	7,818	8,896	36,664
AVG. HOUSEHOLD INCOME	\$130,265	\$165,737	\$178,155

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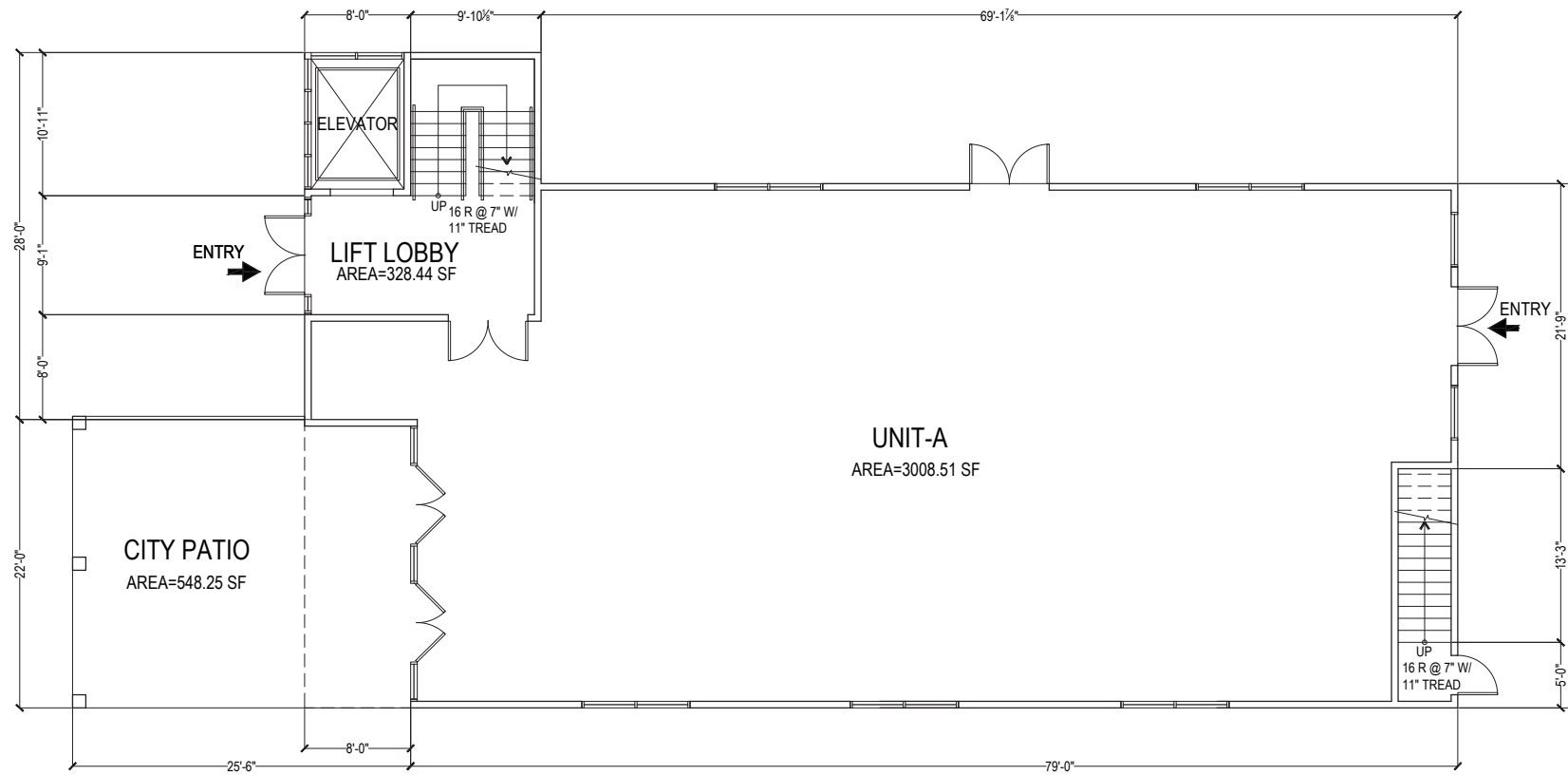
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FIRST FLOOR PLAN



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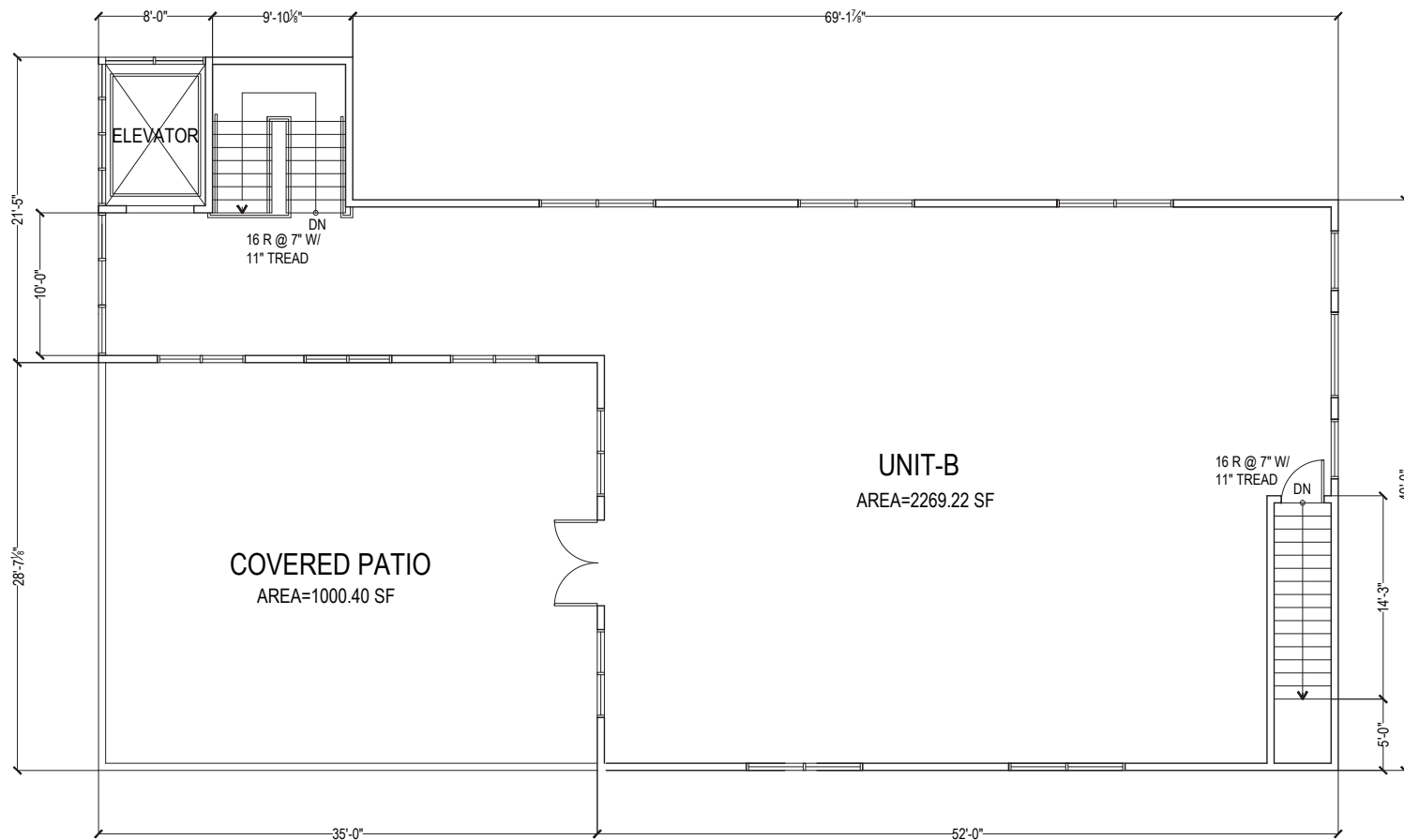
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SECOND FLOOR PLAN



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