

152-160

S LIVERMORE AVE, LIVERMORE



**TWO-TENANT NNN LEASED INVESTMENT - ANCHORED BY  Peet's Coffee**  
**PEET'S COFFEE & TEQUILA'S TAQUERIA - HEART OF DOWNTOWN LIVERMORE**

RARE SILICON VALLEY INVESTMENT OPPORTUNITY

# INVESTMENT OVERVIEW



**PRICE:** \$3,750,000

**BUILDING SIZE:** 4,140 SF

**CAP RATE:** 5.75%

**LOT SIZE:** 5,000 SF

**# OF UNITS:** 2 (Peet's Coffee & Tequila's Taqueria)

**APN:** 97-110-4

# INVESTMENT HIGHLIGHTS

## NNN LEASED INVESTMENT

### DOWNTOWN LIVERMORE

- Two-Tenant NNN leased investment located on the main intersection of Downtown Livermore.
- 100% leased to Peet's Coffee & Tea and Tequila's Taqueria.
- Stable, in-place income from established food and beverage tenants.
- Positioned along S Livermore Ave, the city's main retail corridor.



The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

## RARE TWO-TENANT

### INVESTMENT OPPORTUNITY

- ±4,140 SF two-tenant retail building in the heart of Downtown Livermore.
- True NNN leases providing passive, management-free income.
- Long-term leases secured through 2030.

## STRONG

### IN-PLACE INCOME

- ±\$215,685 annual base rent (\$17,973/month NNN).
- 3% annual increases (Tequila's Taqueria).
- Renewal upside with both tenants holding (one) 1 (five) 5 year option at fair market rent.

## PRIME

### DOWNTOWN LOCATION

- Main street frontage with excellent visibility and accessibility.
- High foot traffic driven by surrounding dining, retail, and entertainment.
- Located in a high barrier-to-entry Bay Area retail submarket.

# RENT ROLL

Tenant	Suite	SF	Base Rent	Rent/SF	Lease Comm.	Lease Exp.	Inc Amt	Inc. Date	Options
Peet's Coffee & Tea	152	2,100 SF	\$8,970.52	\$4.27 SF	09/26/2005	09/30/2030	-	-	One (1) Five (5) @ FMV
Tequila's Taqueria	156-160	2,071 SF	\$9,003.22	\$4.35 SF	01/01/2016	12/31/2030	3%/Yr.	01/01/2027	One (1) Five (5) @ FMV
<b>TOTAL</b>			<b>\$17,973.74/mo.</b>						

## IN-PLACE PERFORMANCE

**Monthly Base Rent:** \$17,973.74  
**Annual Net Income:** \$215,684.88  
**In-Place Cap Rate:** 5.75%

Building size per public records is 4,140 SF. Rent roll reflects approximately 4,171 SF. Buyer to verify.





MAPLE ST



UNITED BUSINESS BANK

MCLEOD ST

SUBJECT PROPERTY

FIRST ST

S LIVERMORE AVE

LIVERMORE FLAGPOLE (DOWNTOWN)



# PARCEL MAP

ASSESSOR'S MAP 97

110 SCALE: 1" = 40'

Code Area Nos. 16-023

(A) Map of the McLeod Tract 0/2

(B) P.M. 6902 229/72

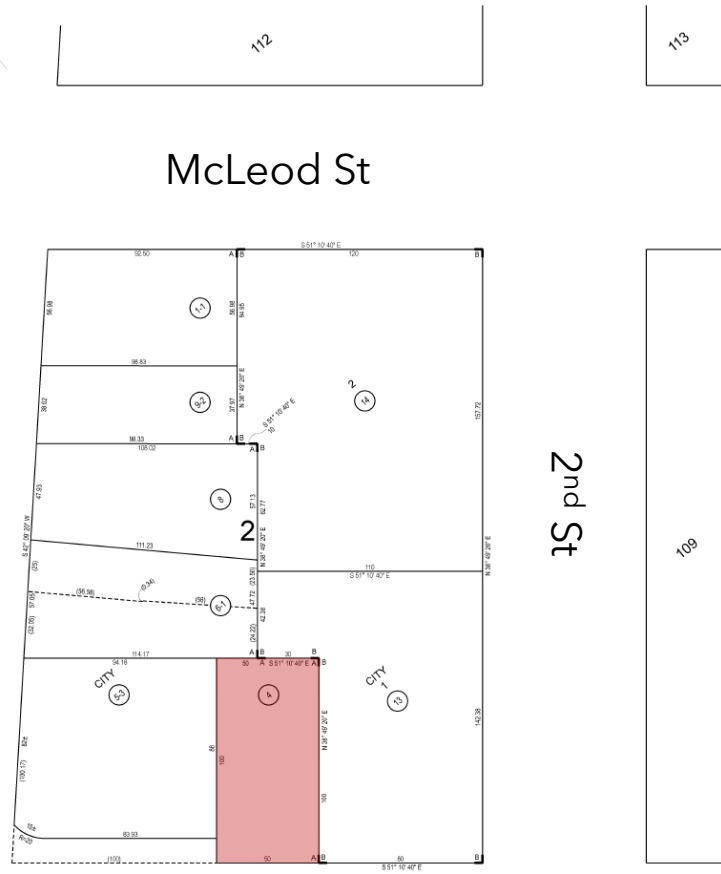
DRAWN: 12-22-09 ZC  
98/407  
REVISED: 07-20-11 CC

1st St

McLeod St

2nd St

S Livermore Ave



# DEMOGRAPHICS

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## 2026 SUMMARY

## 1-MILE

## 5-MILE

## 10-MILE

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**Population**

20,976

100,114

265,666

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**Households**

7,955

35,407

91,165

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**Average Household Size**

2.5

2.8

2.8

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**Owner Occupied Housing Units**

3,945

25,174

59,585

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**Renter Occupied Housing Units**

4,036

10,037

31,403

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**Median Age**

41.7

43.3

41.8

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**Median Household Income**

\$118,333

\$160,874

\$178,078

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**Average Household Income**

\$151,447

\$183,274

\$193,225

# 152-160

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