



3,400±SF 2ND GENERATION RESTAURANT SPACE FOR LEASE DOWNTOWN LIVERMORE

2470 FIRST STREET, LIVERMORE, CA 94550

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

PROPERTY HIGHLIGHTS



3,400±SF 2nd Generation Restaurant
Fully built out kitchen



Prime downtown Livermore location, offering
high visibility and accessibility



Generous outdoor patio area



Versatile bar area that can operate year round,
belding indoor comfort with outdoor ambiance



Walk Score of 94. Walker's Paradise!



Situated in a lively downtown area with a
diverse range of neighboring shops, dining
options, and coming soon a boutique hotel



Convenient street parking, two parking
structures, with one more in construction

Available September 1st, 2024

Rate: \$4.00psf + \$1.15psf NNN

2470
FIRST STREET



RANGE LIFE

Railroad Ave



N. Livermore

Bankhead Theater



ROBEKS



THE LAST WORD

AZOTEA



STAR ANISE



First Street

REBEL KITCHEN & LIBATIONS

LITTLE INDIA

Locanda Wine Bar

McLeod

BMO

Maple Street

DEMOGRAPHICS



LIVERMORE BY THE NUMBERS.

Livermore is the easternmost city in the San Francisco Bay Area and the gateway to the Central Valley. Powered by its wealth of research, technology and innovation, it is a technological hub and an academically engaged community. Many highly skilled people come to the region to work at the National Labs (LLNL and Sandia), corporate headquarters, and many entrepreneurial ventures.



ROBUST POPULATION

88,096



NUMBER OF HOUSEHOLDS

31,657



APPROX. AVERAGE HH INCOME

\$161,232



MEDIAN AGE

41.0



4 YEAR DEGREE OR HIGHER

52.7%



RETAIL SALES VOLUME

\$1.2 billion

LOCATED WITHIN 1 MILE



11
Bakers
(Retail)



18
Bars and
Pubs



11
Coffee
Shops



3
Juice
Bars



1
Doughnut
Shops



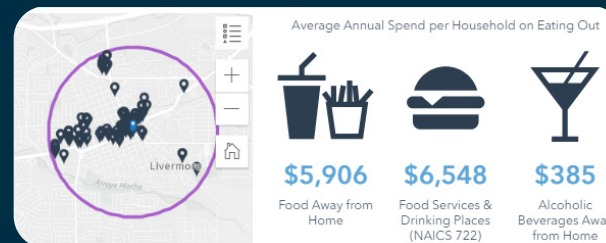
4
Ice Cream
Parlors



9
Pizza
Restaurants



101
Other
Restaurants



2470 FIRST STREET

PHOTO GALLERY



FOR LEASE

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DOWNTOWN LIVERMORE

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