

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
TOTAL			\$17,973.74/mo.						

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



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

2026 SUMMARY	1-MILE	5-MILE	10-MILE
Population	20,976	100,114	265,666
Households	7,955	35,407	91,165
Average Household Size	2.5	2.8	2.8
Owner Occupied Housing Units	3,945	25,174	59,585
Renter Occupied Housing Units	4,036	10,037	31,403
Median Age	41.7	43.3	41.8
Median Household Income	\$118,333	\$160,874	\$178,078
Average Household Income	\$151,447	\$183,274	\$193,225

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FOR MORE INFORMATION, CONTACT:

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