

# RETAIL/OFFICE SPACE FOR LEASE

**PIAZZA RUBINO**  
101 E. Vineyard Avenue, Livermore, CA



## PROPERTY HIGHLIGHTS

- 1,900 SF end cap with high-end office buildout (possible medical use)
- 1,923 SF space with mezzanine (not included in SF) in line with food use improvements, restaurant ready
- 2,500 SF 2nd floor office space available with sweeping vineyard views & newly renovated office space including 5 private offices
- 3,283 SF with 6 private offices, restrooms & kitchen area
- Attractive retail center located in the heart of wine country
- Adjacent to Ruby Hill Golf Course
- Only retail center servicing 1,800 roof tops in one mile
- Direct line of sight and access from Isabel Avenue/ Highway 84 with 29,799 ADT
- Strong trade area with over 58% of residents earning more than \$150,000 in one mile

**LOCATION HIGHLIGHTS**  
**A NEIGHBORHOOD RETAIL**  
**CENTER NESTLED AMONGST**  
**50 WINERIES IN LIVERMORE**  
**VALLEY & ANCHORED BY**  
**CAMPO DI BOCCE**  
**A UNIQUE SETTING SERVICING**  
**THE IMMEDIATE HOMES,**  
**COMMUTERS & TOURISTS**

## CONTACT INFO:

### JESSICA MAUSER

Managing Principal

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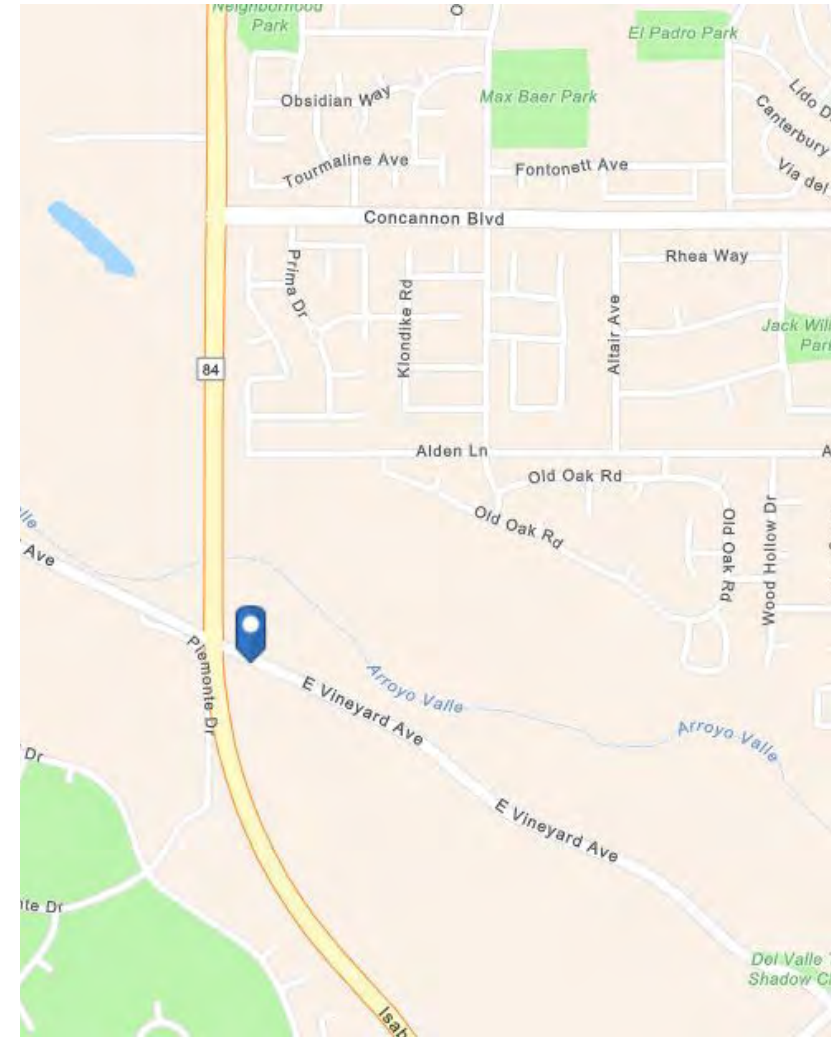
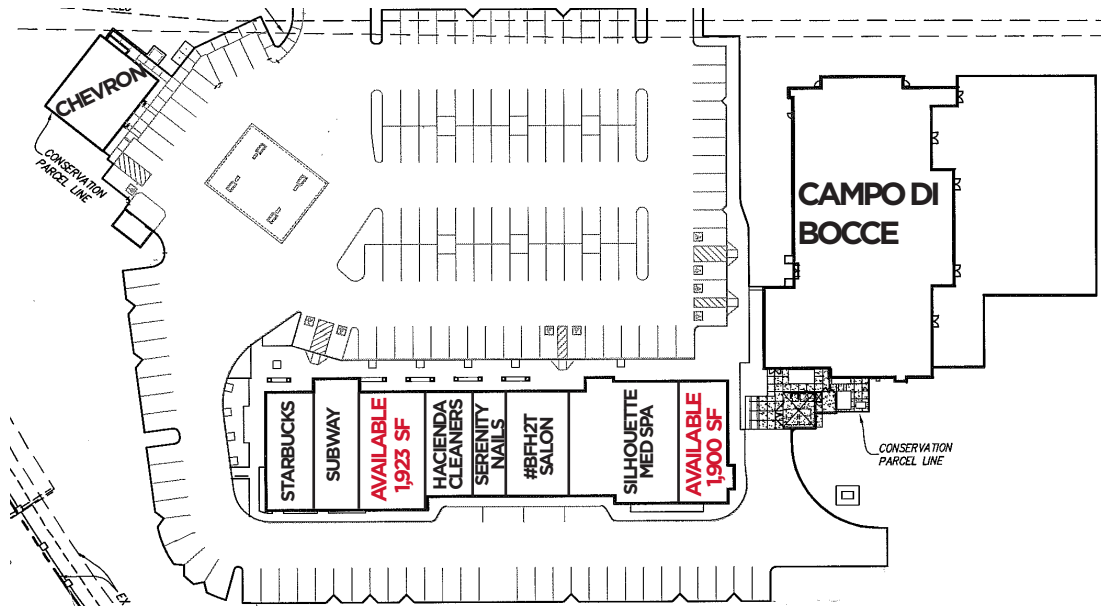
5890 Stoneridge Drive  
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Pleasanton, CA 94588

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DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
Population	5,828	106,342	170,945
Average Household Income	\$189,052	\$130,057	\$135,247
1,800 rooftops in a mile radius			
Isabel @Vineyard ADT 29,799			



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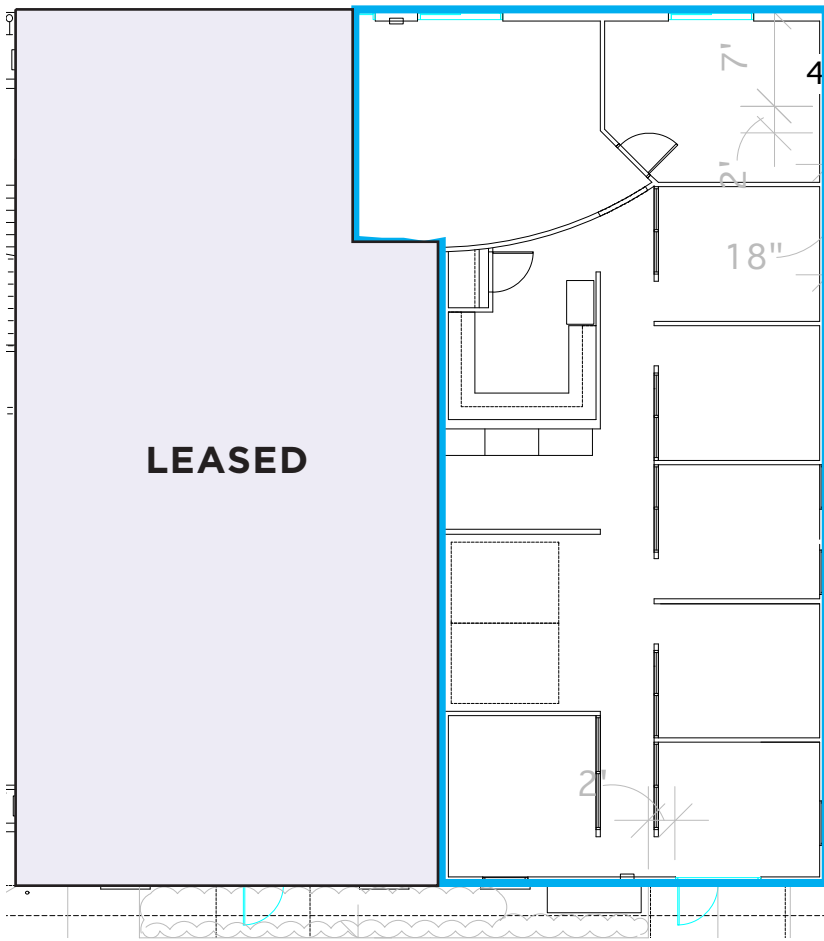
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## AS BUILT FLOOR PLAN



**1,923 SF AVAILABLE**

- Six (6) Private offices, conference room & kitchen/copy room



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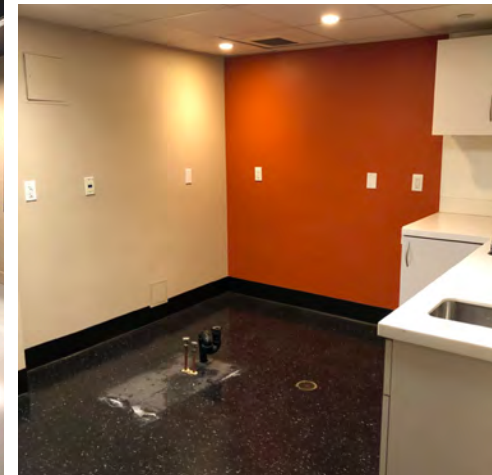
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## POTENTIAL RESTAURANT - 1,923 SF + MEZZANINE



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## SECOND FLOOR

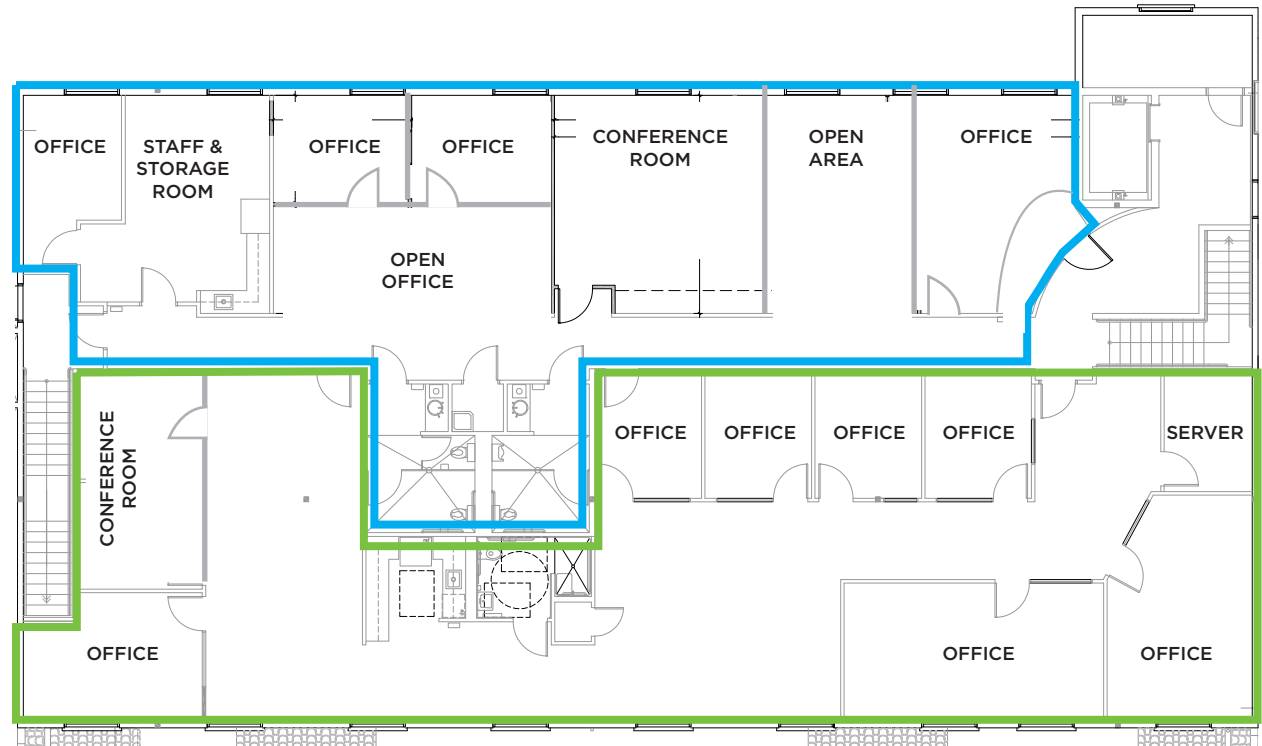
Private elevator with direct lobby access and sweeping views of the Livermore wine country

### SUITE 205

- 2,500 SF with high end finishes including hardwood floors across 5 private offices, large conference room, private restroom & kitchen

### SUITE 201

- 3,283 SF consists of 6 private offices, conference room, open area for cubes, private restroom & kitchen area



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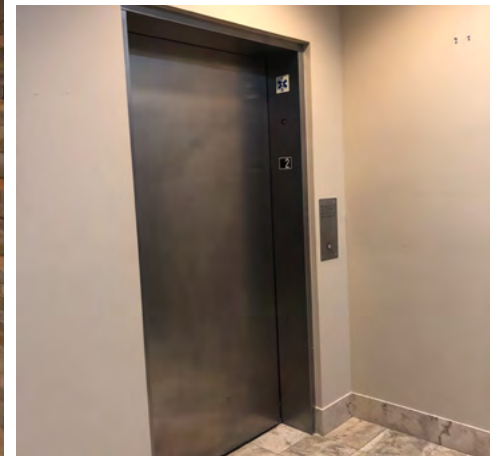
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## SECOND FLOOR OFFICE SUITES



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