

**2455**

RAIL ROAD AVENUE  
LIVERMORE

**AYANA**



**DOWNTOWN  
CORNER LOCATION**

**FULL KITCHEN  
FEATURING TYPE 1 HOOD**

**BREWING  
EQUIPMENT ON SITE**

PRIVATE MEZZANINE SPACE

OUTDOOR PATIO DECK

**OUTDOOR  
EXPANSION FOR UP  
TO 225 SEATS**

**PRIME DOWNTOWN LIVERMORE**

**RESTAURANT OR BREWERY FOR LEASE!**

# 2455 RAILROAD AVE, LIVERMORE

FOR LEASE 2ND GEN RESTAURANT OR BREWERY

SPACE AVAILABLE	6,500 SF
RENTAL RATE	UPON REQUEST
DATE AVAILABLE	NOW
SERVICE TYPE	TRIPLE NET (NNN)
BUILT OUT AS	RESTAURANT AND BREWERY
SPACE TYPE	RELET
SPACE USE	RETAIL
LEASE TERM	10 YEARS



## PRIME OPPORTUNITY IN THE HEART OF DOWNTOWN LIVERMORE!

2455 RAILROAD AVENUE OFFERS A UNIQUE OPPORTUNITY TO LEASE SPACE IN ONE OF LIVERMORE'S MOST DYNAMIC AND WALKABLE AREAS. POSITIONED IN THE THRIVING HEART OF DOWNTOWN, THIS LOCATION IS SURROUNDED BY A VIBRANT MIX OF RESTAURANTS, BOUTIQUE RETAILERS, WINERIES, AND ENTERTAINMENT OPTIONS THAT DRAW RESIDENTS AND VISITORS YEAR-ROUND.

### PROPERTY HIGHLIGHTS:

PRIME DOWNTOWN LOCATION | HIGH FOOT TRAFFIC AND VISIBILITY ON 1ST STREET AND RAILROAD AVENUE, WITH EASY ACCESS TO THE BUSTLING DOWNTOWN CORE.

VERSATILE SPACE 6,500 SQ. FT. OF CUSTOMIZABLE SPACE IDEAL FOR RESTAURANTS, BREWERIES, RETAIL, OR ENTERTAINMENT USES.

PROXIMITY TO LIVERMORE'S ATTRACTIONS - STEPS AWAY FROM PREMIUM DINING, CULTURAL EVENTS, AND LIVERMORE'S RENOWNED WINE COUNTRY CHARM.

700+ PARKING SPACES WITH THE I STREET GARAGE IN WALKING DISTANCE

DOWNTOWN LIVERMORE IS A HUB FOR COMMUNITY EVENTS, NIGHTLIFE, AND SHOPPING, BLENDING A HISTORIC CHARM WITH A MODERN, VIBRANT ENERGY. WITH ITS MIX OF LOCALS AND TOURISTS, BUSINESSES IN THIS AREA THRIVE ON YEAR-ROUND ACTIVITY.

# 2455 RAILROAD AVE, LIVERMORE



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