



1,923±SF RETAIL SPACE FOR LEASE AT PIAZZA RUBINO

101 E. VINEYARD AVENUE, LIVERMORE, CA 94550

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



ISABEL AVE.



E. VINEYARD AVE.



101
E. VINEYARD AVENUE



 **JUST LEASED!**

PROPERTY HIGHLIGHTS



Available: 1,923±SF ground floor retail space with mezzanine (not included in SF) in line with food use improvements, restaurant ready



Direct line of sight and access from Isabel Avenue/Highway 84 with 29,799 ADT



Attractive retail center located in the heart of wine country



Strong trade area with over 58% of residents earning more than \$150,000 in one mile



Adjacent to Ruby Hill Golf Course



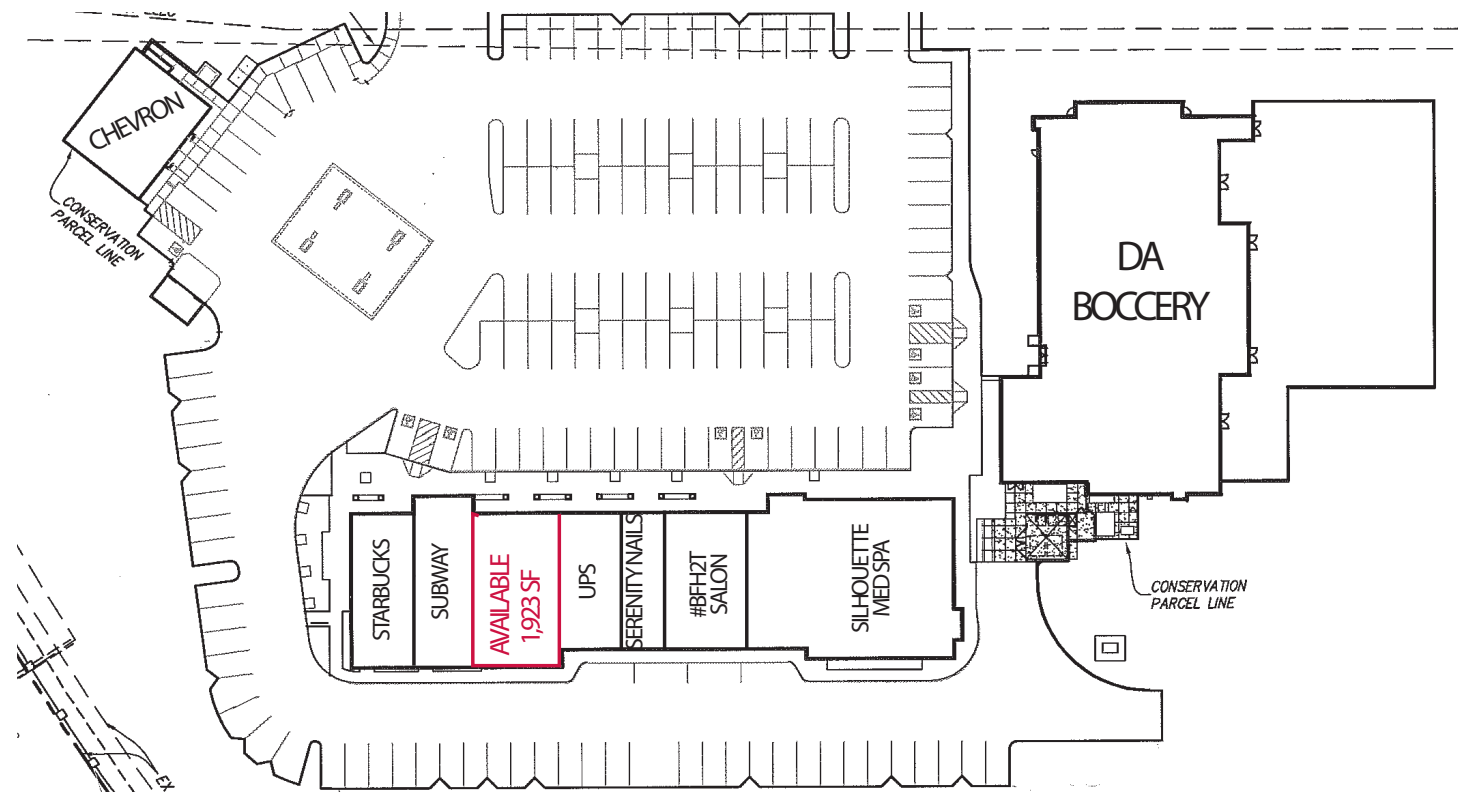
A neighborhood Retail Center nestled amongst 50 wineries in Livermore Valley & anchored by Da Boccery



Only retail center servicing 1,800 roof tops in one mile

101
E. VINEYARD AVENUE

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			



SITE PLAN

101
E. VINEYARD AVENUE

PHOTO GALLERY

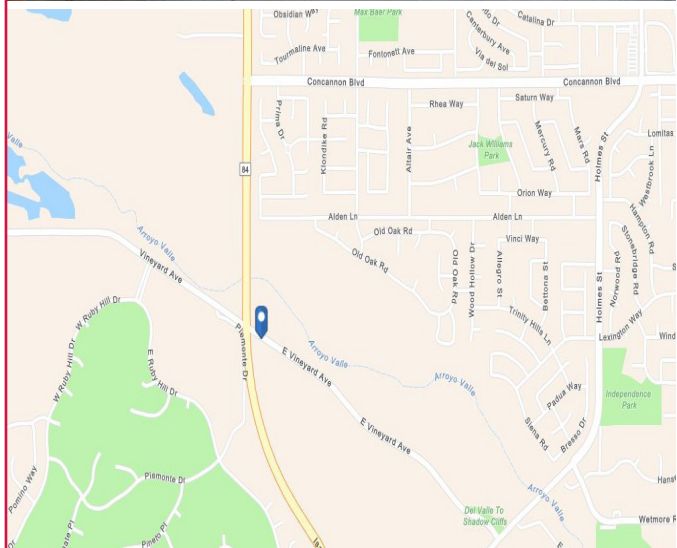
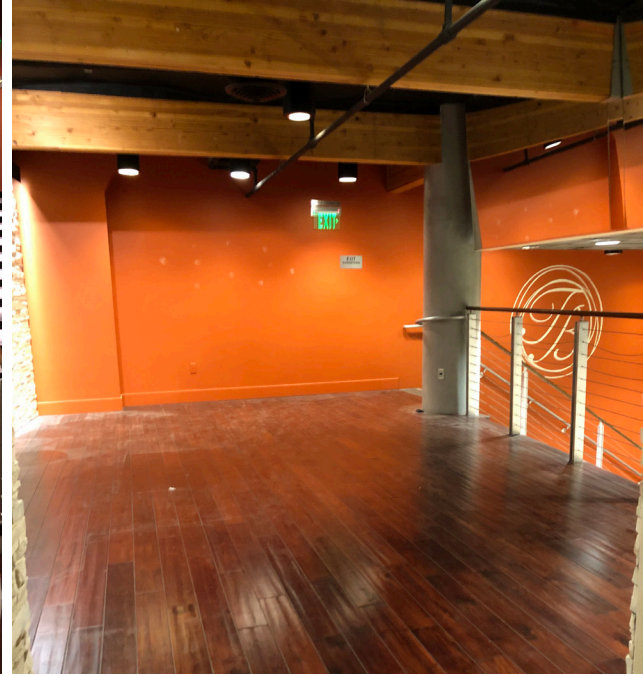


PHOTO GALLERY



GROUND FLOOR RETAIL/POTENTIAL RESTAURANT
1,923 SF + MEZZANINE

FOR LEASE

1,923±SF GROUND FLOOR RETAIL SPACE WITH MEZZANINE AT PIAZZA RUBINO

101 E. VINEYARD AVENUE | LIVERMORE CA 94550



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