



BLACKSMITH SQUARE



LIVERMORE AVENUE & VETERANS WAY, LIVERMORE, CA

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SUMMARY

Downtown Livermore

- Walk score of 94! Walkers Paradise
- Traffic count upwards of 16,250 daily
- \$996 Million spent annually in a 2 mile radius
- Total parking stalls 1,358

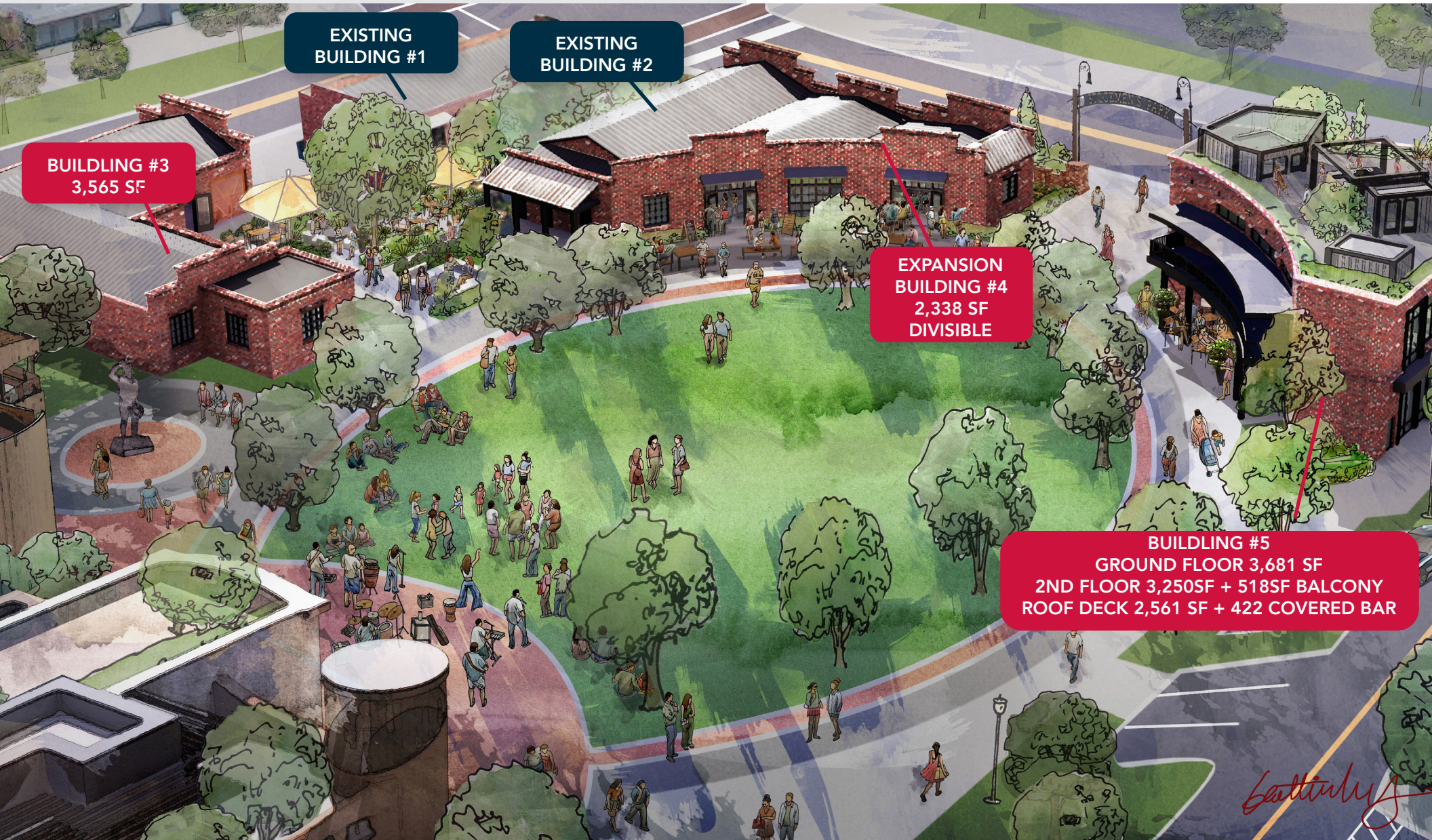


Property Details

- Three newly constructed buildings
- Rooftop restaurant overlooking Stockman's Park
- Restaurant infrastructure (grease interceptors)
- Large patio opportunities
- 1,100 square feet to 6,500 square feet
- Delivery late summer 2025



OVERVIEW



EXISTING
BUILDING #1

EXISTING
BUILDING #2

BUILDING #3
3,565 SF

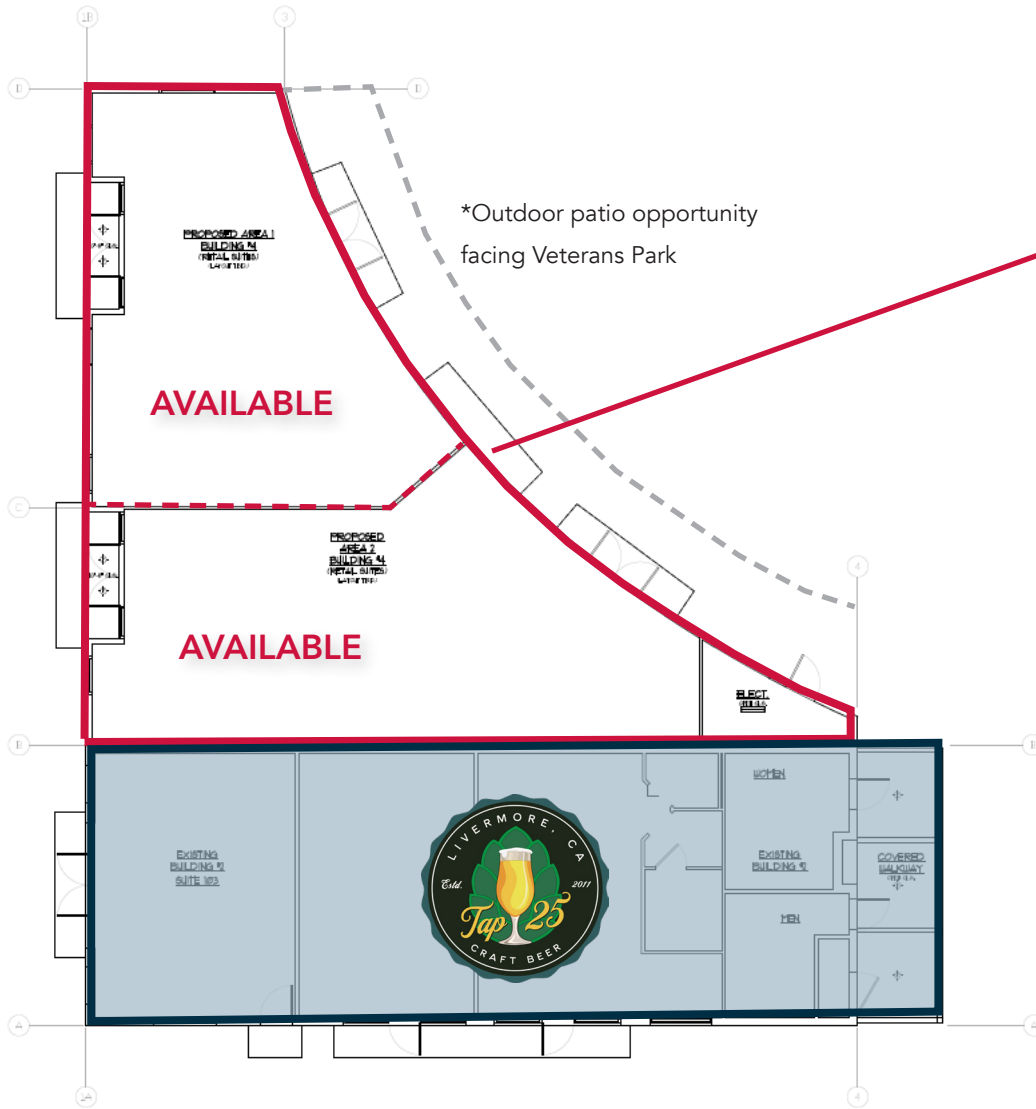
EXPANSION
BUILDING #4
2,338 SF
DIVISIBLE

BUILDING #5
GROUND FLOOR 3,681 SF
2ND FLOOR 3,250SF + 518SF BALCONY
ROOF DECK 2,561 SF + 422 COVERED BAR

Calligraphy

BUILDING 4 - BLACKSMITH SQUARE

EXPANSION TO BUILDING #2 AT S. LIVERMORE AVE



*Outdoor patio opportunity facing Veterans Park



2,388 SF Total, Divisible

Shell includes 750 gallon grease interceptor, power shared with Bldg #4

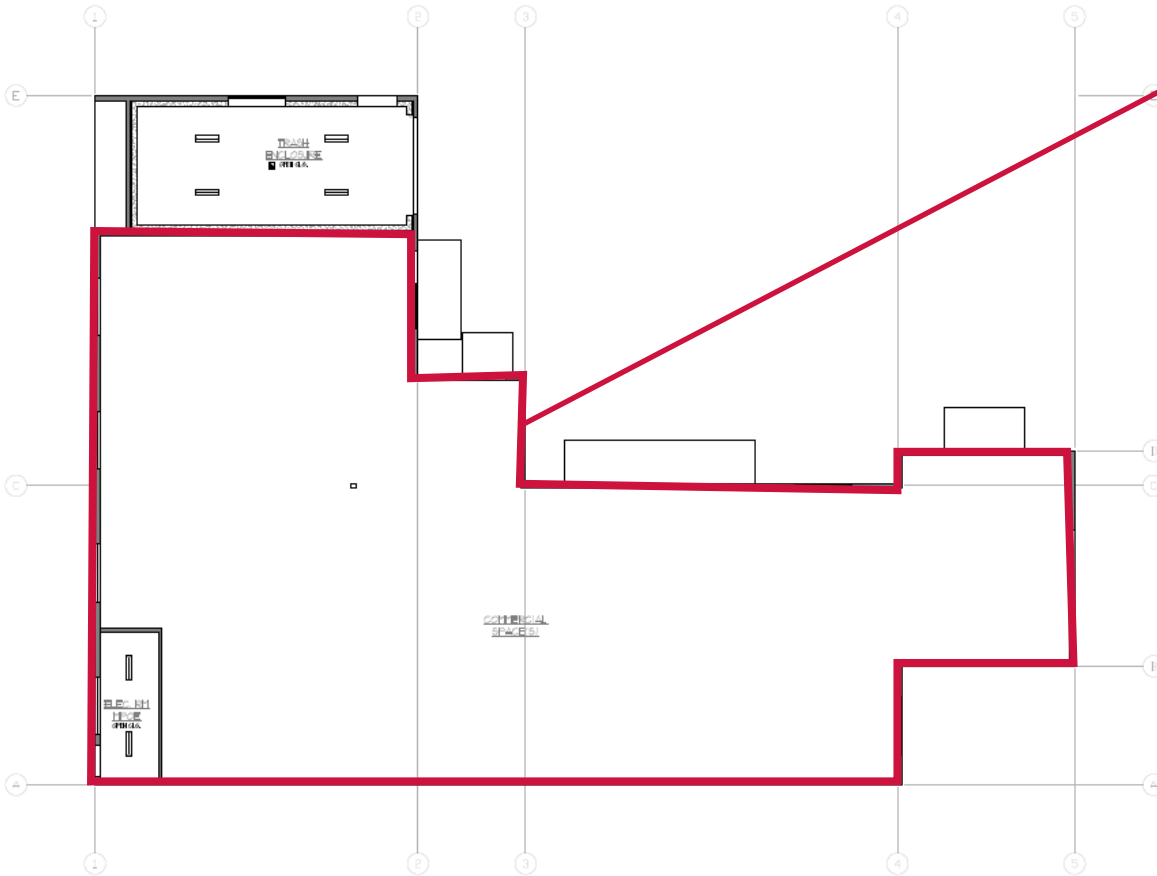
600 Amps

5/8" Water meter (not set)

Outdoor patio

BUILDING 3 - BLACKSMITH SQUARE

NW CORNER ON RAILROAD AVENUE



3,565 SF Total

Build to suite opportunity
Expansive outdoor patio facing Blacksmith Square

Shell includes 750 gallon grease interceptor, 800
Amps power and 5/8" water meter (not set)

BUILDING 5- BRICKYARD

S. LIVERMORE AT VETERANS PARK

Ground floor: 3,681 SF

2nd Floor + Rooftop:

2nd floor 3,250SF + 518SF Balcony

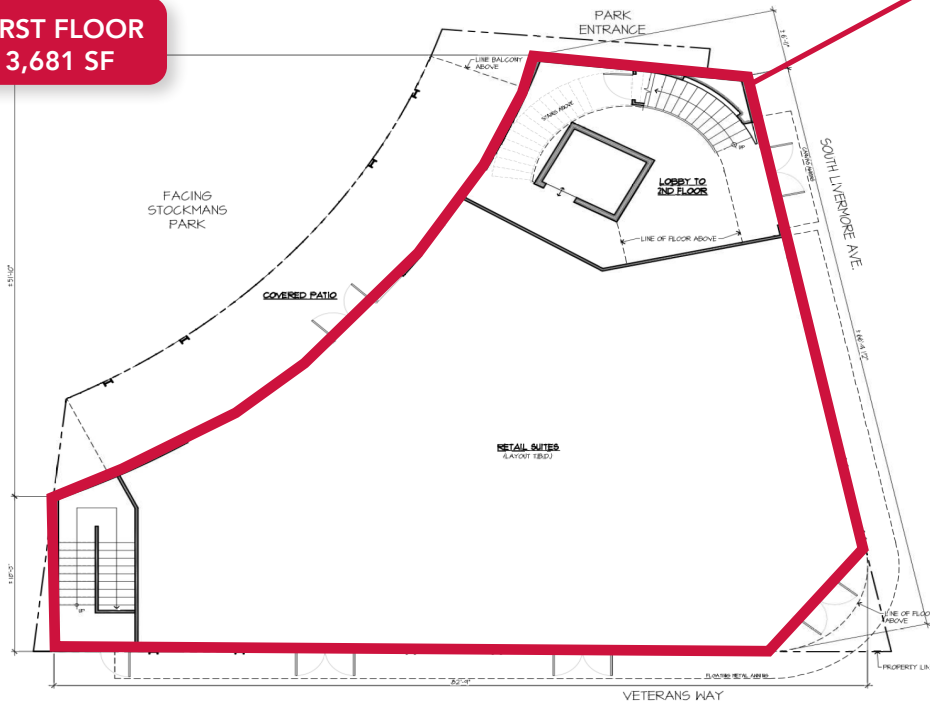
Rooftop 2,651SF roof deck + 422SF covered bar/enclosure

Restaurant ready spaces

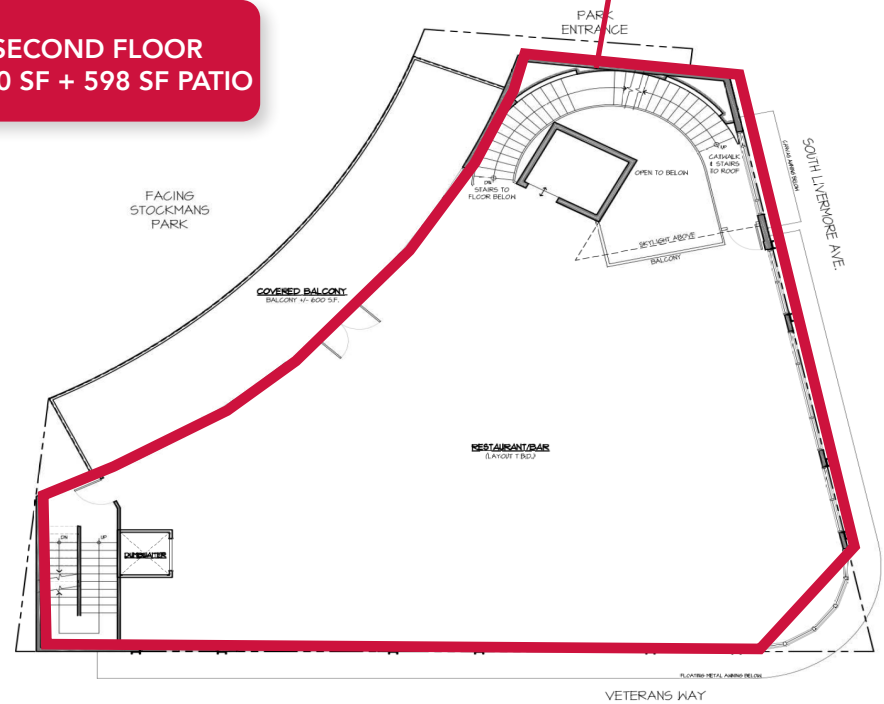
Includes 750 gallon grease interceptor, 5/8" water meter (not set) and 1,200 amps power, shared



**FIRST FLOOR
3,681 SF**



**SECOND FLOOR
3,250 SF + 598 SF PATIO**





RAILROAD AVENUE

FUTURE PROJECT

SCIENT SOCIETY CENTER
(FUTURE PROJECT)

BUILDING 3

BLACKSMITH SQUARE

RETAIL

BUILDING 4

HOTEL
(FUTURE PROJECT)

LIVERMORE AVENUE

FUTURE VETERANS PARK

STOCKMEN'S PARK

BLACK BOX THEATRE
(FUTURE PROJECT)

BRICKYARD

FUTURE PROJECT

VETERANS WAY

UNCLE YU'S

PARKING STRUCTURE
(UNDER CONSTRUCTION)

SURFACE PARKING

LIZZIE FOUNTAIN

DOWNTOWN PLAN

LIVERMORIUM PLAZA

FLAGPOLE PLAZA

FIRST STREET



VILLAGE SQUARE SHOPPING CENTER



S. L STREET

STOCKMEN'S PARK

Uncle Yu's AT THE VINEYARD

RAILROAD AVE.

BLACKSMITH SQUARE

FIRST STREET



VETERAN'S WAY

LIZZIE FOUNTAIN PARK

S. LIVERMORE AVE.

BRICKYARD



BANKHEAD THEATER



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

90,189



NUMBER OF HOUSEHOLDS

30,545



APPROX. AVERAGE HH INCOME

\$150,934



MEDIAN AGE

39.7



4 YEAR DEGREE OR HIGHER

41%



RETAIL SALES VOLUME

\$1.2 billion



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
MEDIAN HH INCOME	\$162,052	\$138,052	\$148,560
POPULATION	14,773	63,855	106,322
TOTAL HOUSEHOLDS	5,150	22,766	37,919
MEDIAN AGE	44.7	41.1	40.9

DISTANCE TO:

San Francisco	45 Miles
San Jose	32 Miles
Walnut Creek	28 Miles
Oakland Airport	28 Miles



FOR MORE INFORMATION:

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