

REPUBLIC  
**SQUARE**  
AT LIVERMORE



**RESTAURANT - RETAIL - MEDICAL - OFFICE**

4709-4729 Livermore Outlets Drive · Livermore, California



## REPUBLIC SQUARE AT LIVERMORE

Republic Square is a new 64,283 SF development on 23 acres, ideally positioned in the heart of the Tri-Valley regional shopping Hub. The Project is adjacent to the 745,000 SF San Francisco Premium Outlets. With over 180 stores, the outlets attract over 9 million visitors annually and has estimated gross sale revenue in excess of \$700M.

Conveniently located at the intersection of Livermore Outlets Drive and Republic Square Drive, the Project benefits from easy I-580 access and tremendous freeway frontage. I-580 has over 211K vehicles per day. Freeway exit, El Charro Road, has over 68,000 vehicles per day. Republic Square is positioned to not only serve the needs of the residential community, but the daily commuter and growing Tri-Valley workforce.

Neighboring tenants include Ranch 99, Ulta Beauty, Target, Crate & Barrel, and Dick's Sporting Goods.

ESTIMATED DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,375	89,476	197,364
Avg. Household Income	\$239,310	\$218,080	\$212,588






















- Co-tenants include Starbucks, Pho Ao Sen, and Taj Mahal Restaurant
- **Coming Soon: Hangar Gastropub, Sushi, Lavash Mediterranean Restaurant, Livermore Outlets Orthodontics, and Teriyaki Madness**
- Now Open: Everest Bakery
- Seeking Retail, Restaurants, Office and Medical Groups
- 2nd Generation Ice Cream Shop Available Now
- Immediately adjacent to the 104-room Homewood Suites by Hilton and 112-room Residence Inn by Marriott
- Newer construction with spaces ready for delivery
- “Restaurant Ready” with grease interceptors on site
- Tenant Improvement Allowance available
- Prominent pads, endcaps, and shop space available

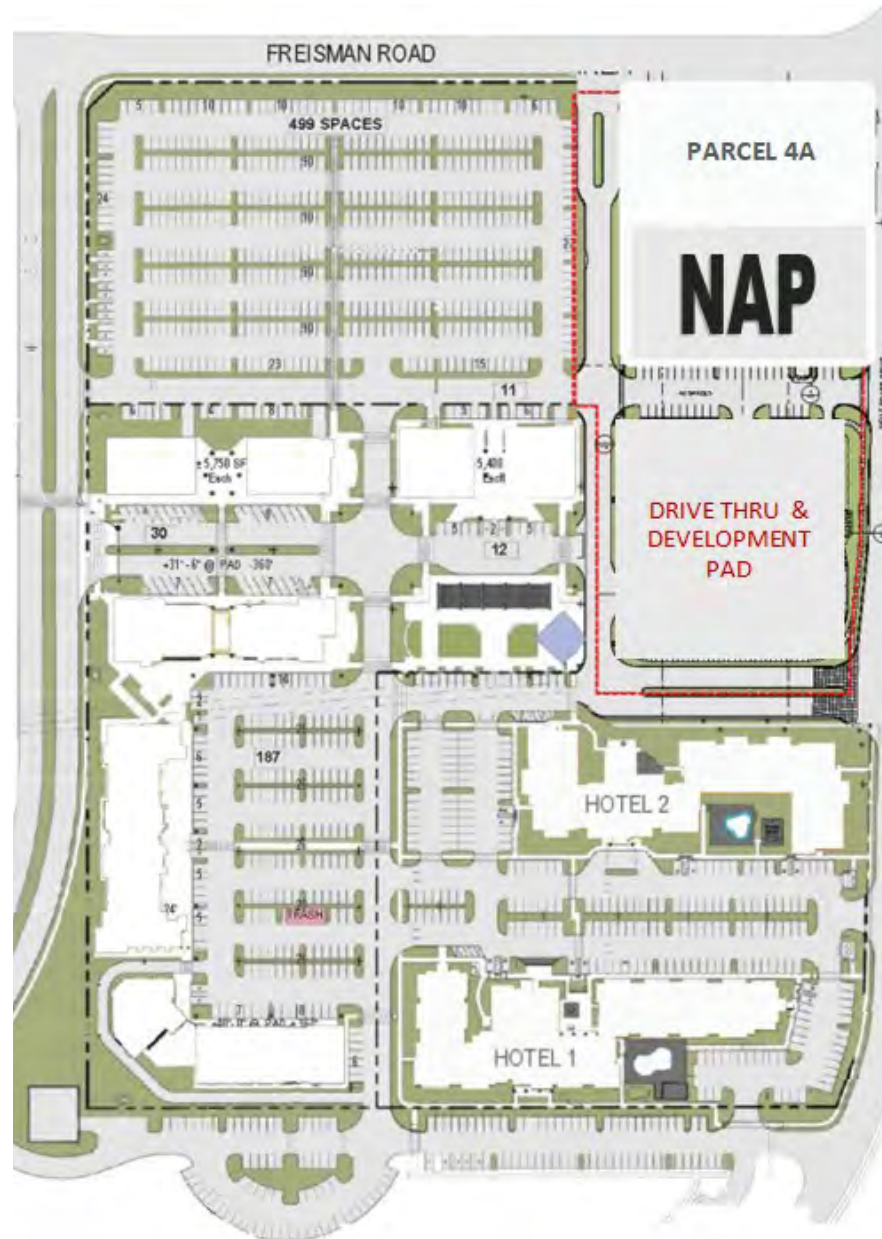
# SITE PLAN

## TENANTS

- Taj Mahal (Flavors of India) 
- Hangar Gastropub
- CALI 
- AoSen (Vietnamese Eatery) 
- Everest Bakery 
- Starbucks 
- Glo Yoga 
- Dekalash 
- Residence Inn Marriott 
- Homewood Suites Hilton 

## TENANTS COMING SOON!

- Summer Dream Spa 
- Goku Korean BBQ Hot Pot 
- Hibachi Sushi Buffet 
- Lavash 
- The Burgundy Rose Tearoom 
- Teriyaki Madness 
- Livermore Outlets Orthodontics
- Glass Houzz Pizza
- Sapphire Banquet Venue



AVAILABLE FOR LEASE OR SALE

### Retail Available

#### Building B

Suite 4531 3,362± SF  
Endcap

Suite 4537 1,154± SF

#### Building C

Suite 4501 3,007± SF

Suite 4513 3,000± SF



# BUILDINGS: A & B

For Lease  
Ste 4531  
Endcap

For Lease  
Ste 4537

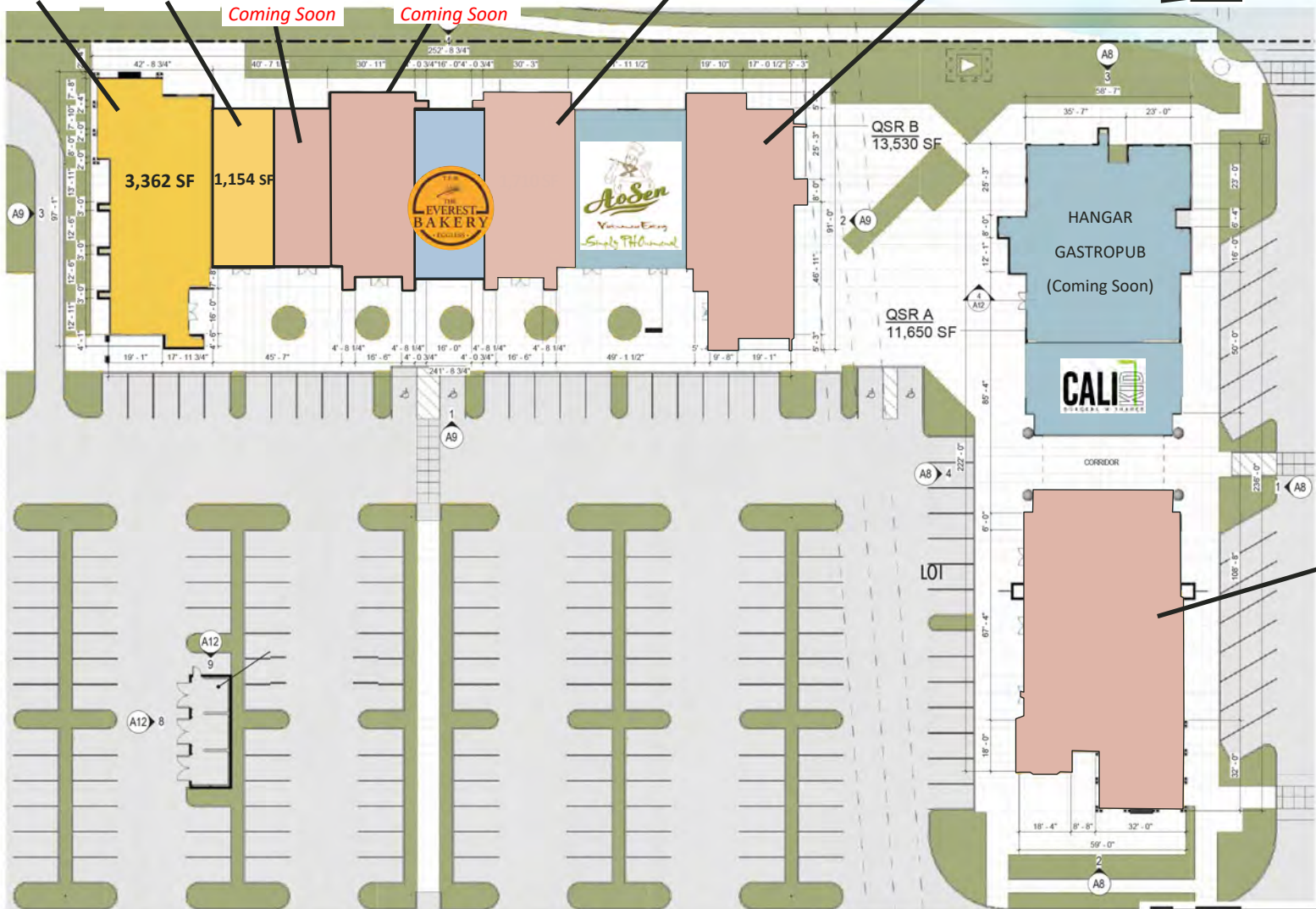


LAVASH  
MEDITERRANEAN RESTAURANT

GLASS HOUZZ PIZZA

Coming Soon

Coming Soon

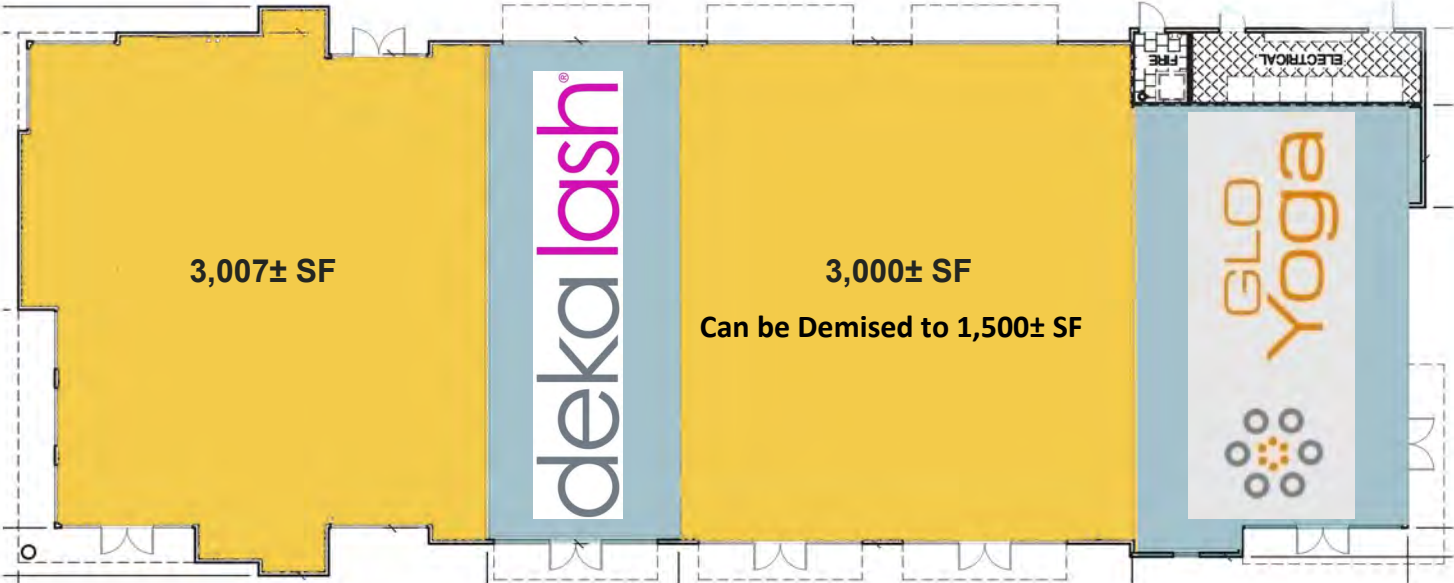


**SAPPHIRE BANQUET VENUE**  
Coming Soon

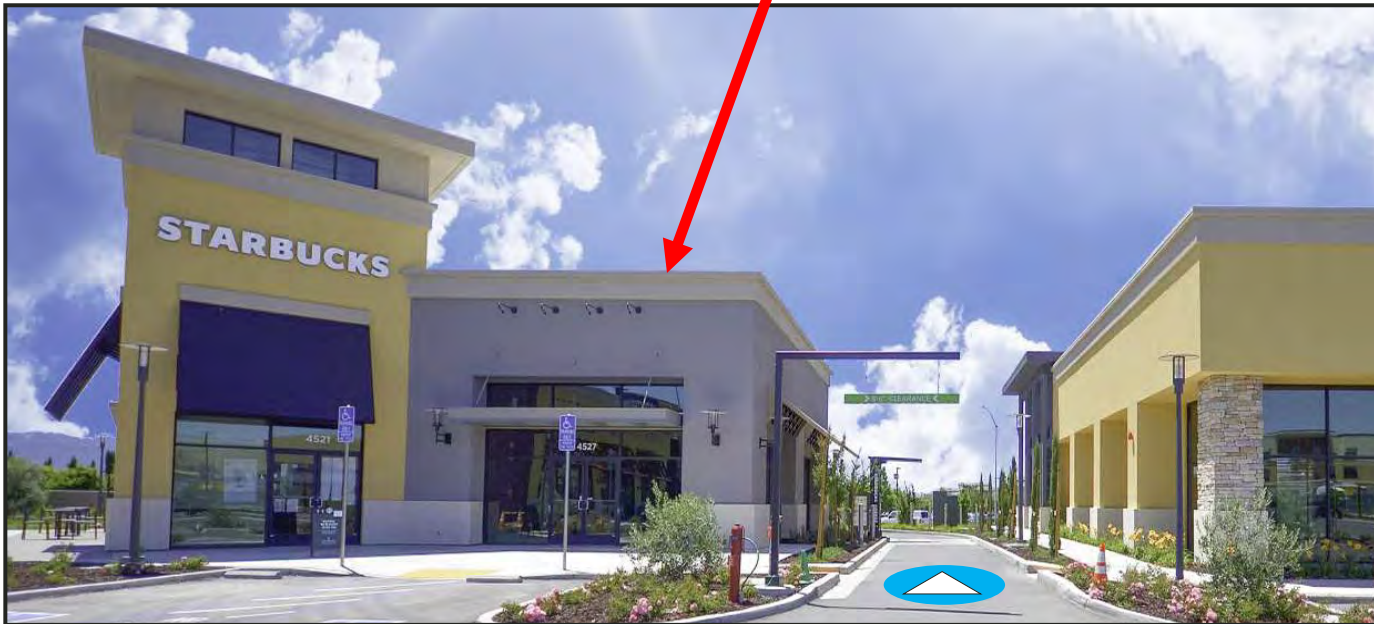
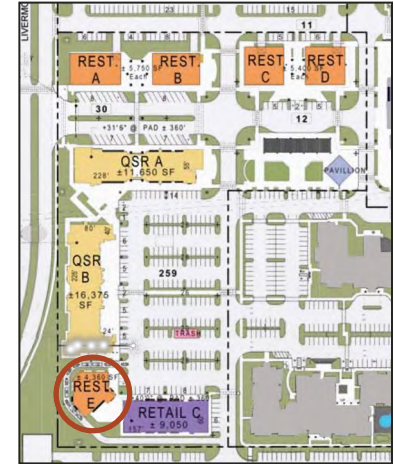




RETAIL BUILDING: C



# RESTAURANT BUILDING E













# PERMITTED USES

From the El Charro Specific Plan Chapter 7– Plan Implementation and Administration.

Table 7-1: Planned Development–El Charro Specific Plan–Regional Commercial (PD-ECSP-RC) Permitted Uses

Permitted Primary Uses
Automotive Sales and Service
New automotive dealers, including new accessory auto sales, and excluding auto wrecking and salvage and gasoline sales
Consumer Services
Cocktail lounges
Day Spa
Fitness center/Exercise facility
Restaurants, except for night clubs
Personal Service Shops
Pharmacies
Salons and cosmetic sales
Schools of music and dance
Studios, photographers and artists
Retail Uses
Apparel and accessories
Bakeries
Bicycle sales and service
Furniture
Home furnishings and appliances
Garment stores
General merchandise stores (department stores)
Similar uses and other retail businesses or service uses determined by the zoning administrator to be of the same general character as the uses listed in this section.

Conditional Primary Uses
Automotive Sales and Service
Boat and RV Sales
Auto centers in conjunction with a department store or as part of a shopping center/mall development
Service repair and installation, only when directly appurtenant to uses
Commercial Amusement and Entertainment
Amusement centers
Bowling alleys
Skating rinks (ice and roller)
Miniature golf courses
Tennis courts
Consumer Services
Parking facilities
Drive-in facilities
Fast food businesses
Retail Uses
Nursery sales and garden supplies
<i>Primary Uses</i>
Administrative
Business
Dental
Medical
Optical
Professional

\*These lists do not represent all permitted uses, nor do they guarantee approvals for particular uses. This is only a partial list and prospective tenants must be responsible for confirming zoning and permitting requirements.

Source: [El Charro Specific Plan | Livermore, CA \(livermoreca.gov\)](http://livermoreca.gov)





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