

MULTI-TENANT RETAIL STRIP

CALIFORNIA VALUE-ADD NNN INVESTMENT



Tri-Valley
Cobbler

J&R Sports
Supply

PIERSON'S LIVERMORE
AUTO STEREO & ALARM

2558 OLD FIRST ST, LIVERMORE, CA

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INVESTMENT HIGHLIGHTS

- **Rare Northern California (Bay Area) 3-Tenant Center** – Value-Add – Well Below Market Rents
- **Strong Legacy Tenants** – 40+ Year Operating History – 1-Year Leases Present Redevelopment/Releasing Opportunity
- **Major Downtown Intersection (41,072 Cars Per Day)** – Fee Simple (Land & Building) – Free and Clear of Debt
- **Extremely Below Market Rent PSF** – One Third the Market Rent in Area
- **High Net Worth Area** – Household Income of \$147,642 in a 10-Min Drive
- **High Profile Location** – Busy Signalized Intersection – NNN Tenants
- Adjacent to Traffic Drawing Retailers including Livermore 13 Cinema, Trader Joe's, Grocery Outlet as well as the ACE Rail Station, and Livermore High School
- **Impressive Demographics** – Population of 75,941 Residents in a 3-Mile Radius



BUILDING SIZE
7,691 SF

LAND SIZE
0.64 ACRES



LEGACY AT LIVERMORE

Station Square Condominium complex

Bankhead Theater
LIVERMORE VALLEY arts

Robeks
Full Smoothies & Healthy Eats

LIVERMORE CINEMA
by PALACEWEST

23,975 VPD

Livemore Valley Center Parking

LIVERMORE FAMILY PET HOSPITAL

Livemore Transit Center

RAILROAD AVE

Story COFFEE CO.

FIRST ST
22,525 VPD

R Place Music Club

Domino's

Korean BBQ & Tofu

OLD FIRST ST

LEASE ABSTRACT

Annual Rent	\$78,865
Operating Expenses	
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility
Admin Fee (Tenant Pays)	10%
NET OPERATING INCOME	\$78,865



OFFERING SUMMARY

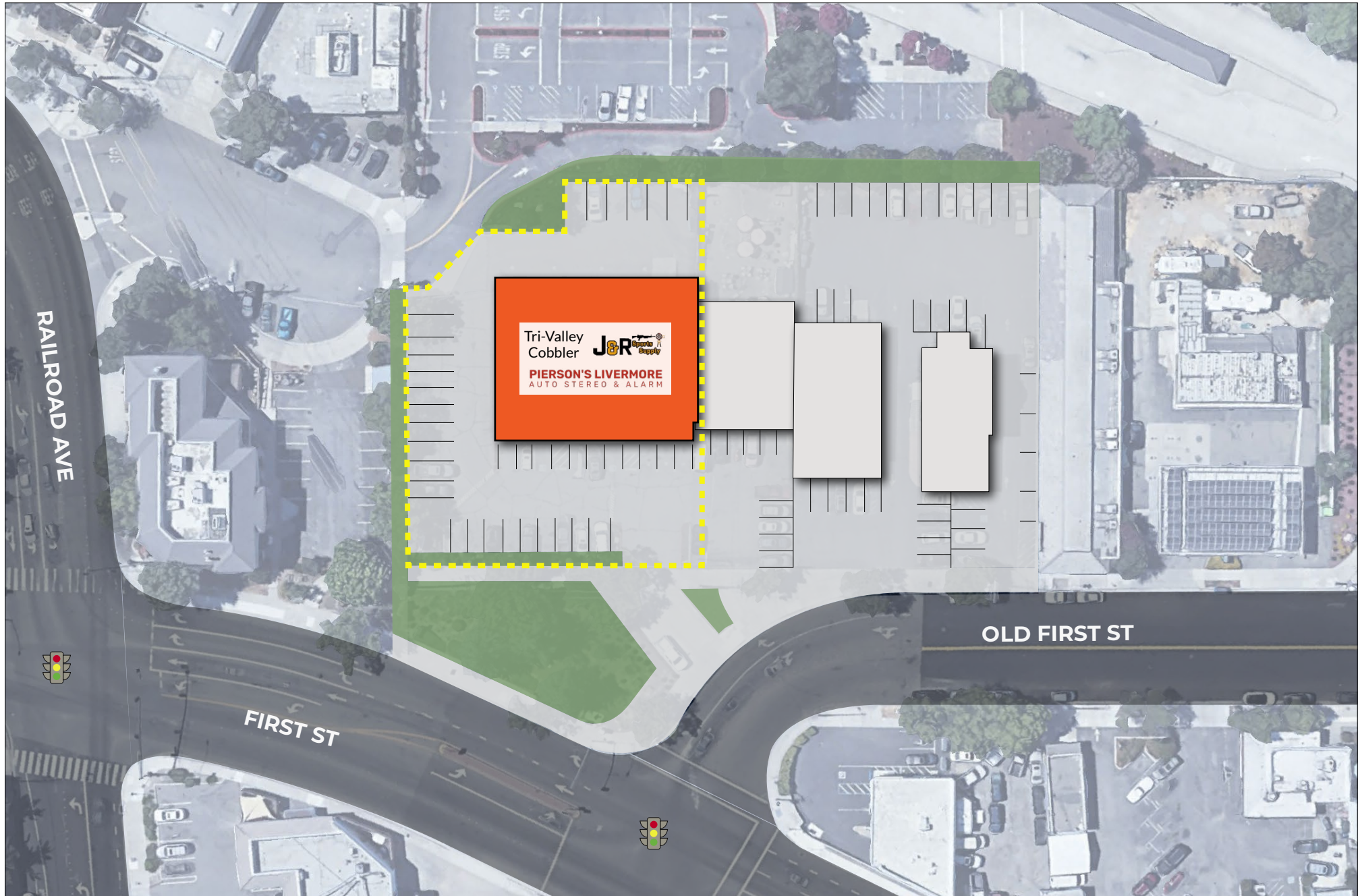
Price	\$2,459,000
Price PSF	\$319.72
NOI	\$78,865

RENT ROLL

TENANT	LEASE TYPE	SQUARE FOOTAGE	LEASE START	LEASE EXPIRATION	ANNUAL RENT	ANNUAL RENT PSF	RENTAL ESCALATIONS	OPTION PERIODS
Tri-Valley Cobbler	Net	1,708	6-Sep-1988	31-Jul-2025	\$18,275	\$10.70	-	None
Pierson's Auto Stereo	Net	2,200	30-Nov-1995	31-Jul-2025	\$20,900	\$9.50	12-Dec-2024: \$22,000	None
J&R Sports Supply	Net	3,000	25-Jul-2007	31-Jul-2025	\$39,690	\$13.23	1-Aug-2024: \$40,470	None
TOTALS:		7,691 SF			\$78,865			



SITE PLAN



DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **19,451**

Households: **7,632**

Daytime Population: **13,010**

Median Age: **40.1**



Average Household Income: **\$153,736**

Median Household Income: **\$129,155**

3 MILE RADIUS:



Total Population: **75,941**

Households: **28,681**

Daytime Population: **54,370**

Median Age: **42.0**



Average Household Income: **\$211,623**

Median Household Income: **\$166,844**

5 MILE RADIUS:



Total Population: **97,664**

Households: **36,017**

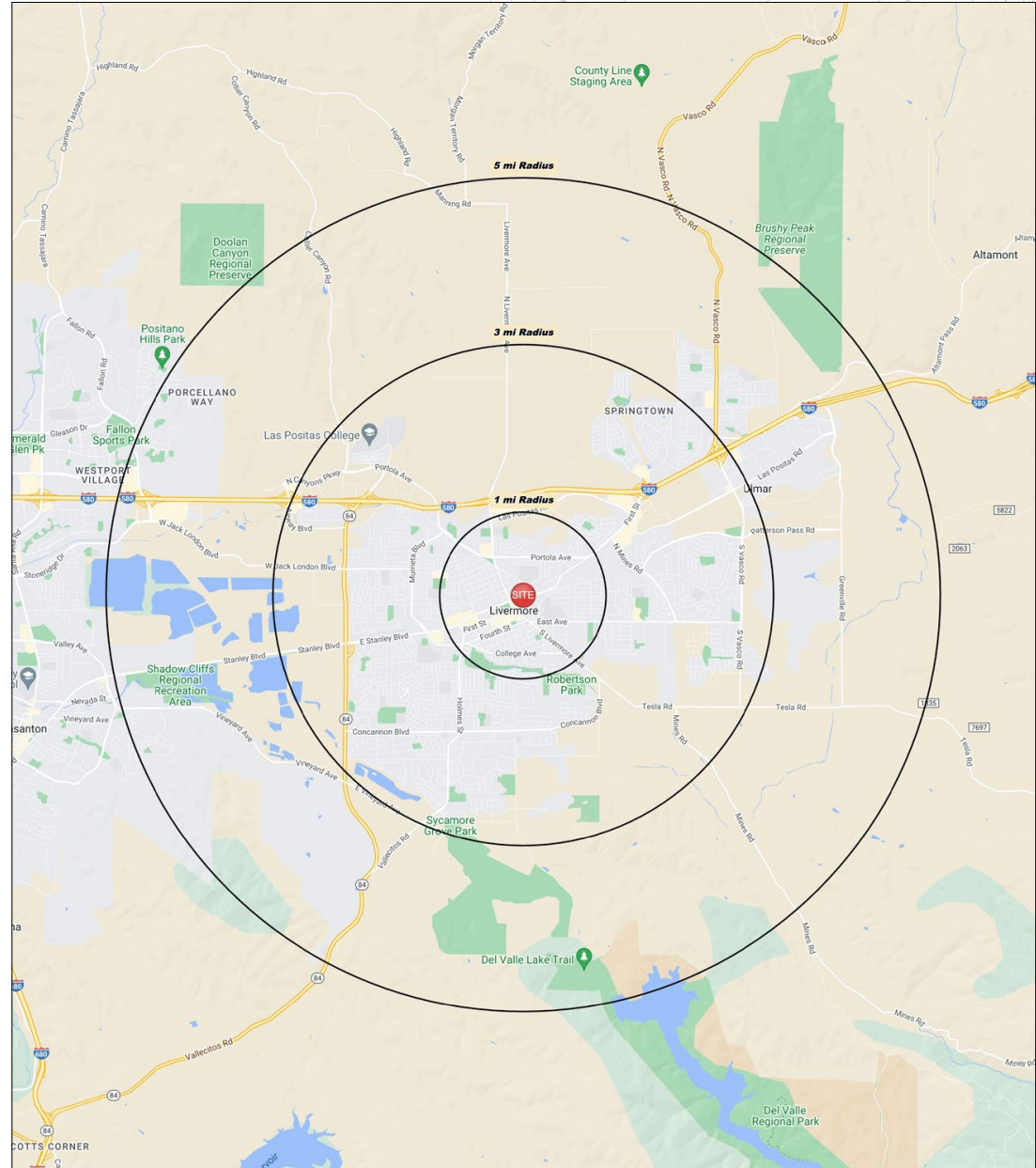
Daytime Population: **77,935**

Median Age: **41.9**

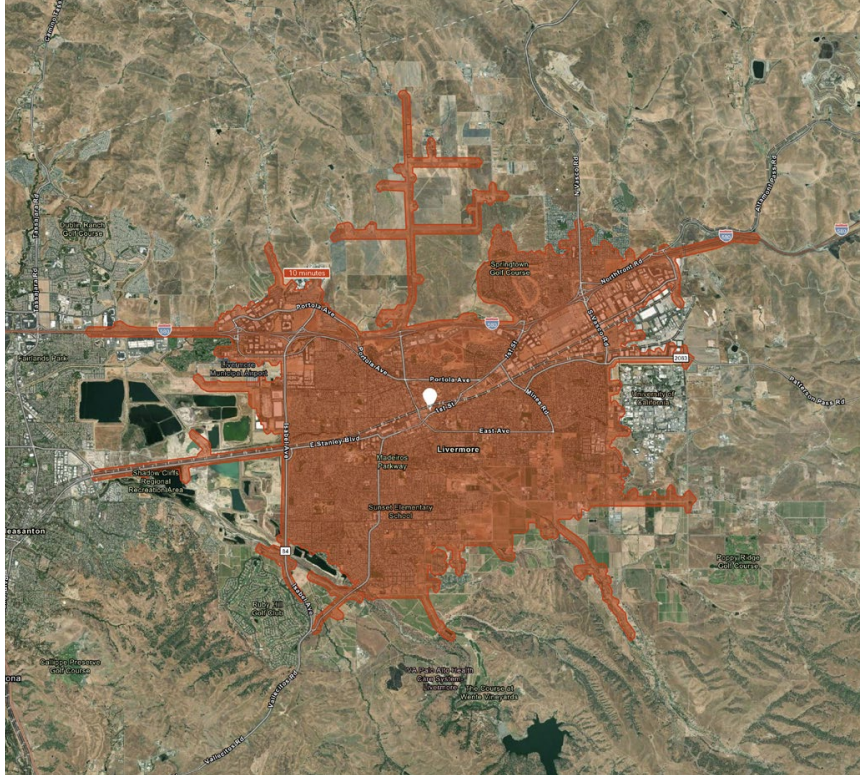


Average Household Income: **\$234,813**

Median Household Income: **\$180,203**



DEMOGRAPHICS - 10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$1,167,619,352

EDUCATION

Bachelor's Degree or Higher



49%

OWNER OCCUPIED HOME VALUE

Average



\$1,077,177

KEY FACTS

81,496

Population

40.5

Median Age

\$147,642

Median Household Income

77,579

Daytime Population

TAPESTRY SEGMENTS

Pleasantville

6,918 households

Socioeconomic Traits

66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.

Household Types

Older married-couple families, more w/o children under 18, but many w/ children over 18. years

Typical Housing

Single Family

City Lights

5,564 households

Socioeconomic Traits

Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.

Household Types

Families, both married couples and single parents, as well as singles.

Typical Housing

Multi-units; Single Family

Savvy Suburbanites

3,984 households

Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

Household Types

Married couples with no children or older children; average household size is 2.85.

Typical Housing

Single Family

ANNUAL HOUSEHOLD SPENDING

\$6,270

Eating Out

\$3,797

Apparel & Services

\$11,447

Groceries

\$442

Computer & Hardware

\$11,775

Health Care

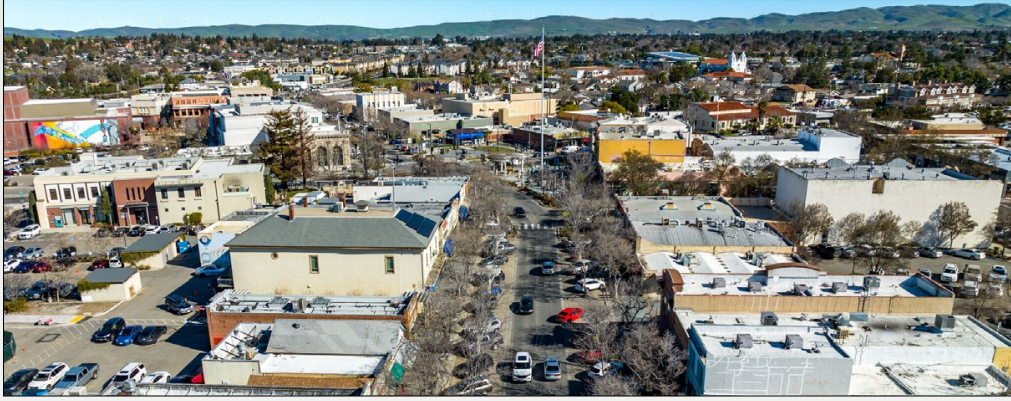
VALUE-ADD NNN INVESTMENT

- Building Size - 6,908 SF
- Lot Size - 0.64 Acres



CITY OVERVIEW

Livermore, CA



Livermore, California, located in the eastern part of the San Francisco Bay Area, has recently experienced significant economic growth, making it an attractive destination for investors seeking opportunities retail commercial real estate.

Highlights Include:

- Livermore has a growing population, with a diverse mix of residents including professionals, families, and students.
- **The median household income in Livermore is higher than the national average, indicating a strong consumer base with considerable purchasing power.**
- Livermore boasts excellent transportation infrastructure, with easy access to major highways such as Interstate 580 and Interstate 680, facilitating the movement of goods and people.
- **Proximity to major airports, including Oakland International Airport and San Francisco International Airport, enhances connectivity for businesses and residents alike.**
- The city's strategic location within the Bay Area makes it an ideal hub for businesses looking to tap into the region's vibrant economy while enjoying relatively lower costs compared to neighboring cities like San Francisco and San Jose.

- **Livermore is home to a diverse array of industries, including technology, biotechnology, manufacturing, and agriculture.**
- The presence of Lawrence Livermore National Laboratory, Sandia National Laboratories, and other research institutions fosters innovation and attracts talent to the area.
- **The city's pro-business policies, coupled with a skilled workforce and supportive infrastructure, create an environment conducive to investment and entrepreneurship.**
- **Vacancy Rates:** The demand for commercial real estate in Livermore has led to low vacancy rates across property types, providing stability and potentially lucrative returns for investors.
- **Diverse Industry Base:** **Livermore's diverse industry base mitigates risk for investors, as it reduces dependence on any single sector and fosters resilience in the face of economic fluctuations.**
- **Quality of Life:** Livermore offers residents a high quality of life, with access to cultural amenities, recreational opportunities, and top-rated schools, making it an attractive location for businesses seeking to attract and retain talent.



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