

RETAIL/OFFICE FOR SALE OR LEASE

150 - 170 N L STREET | LIVERMORE

51%+ Occupancy for Owner/User to Qualify for SBA 504 Loan



EXCLUSIVE AGENTS:

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PROPERTY/SALE FEATURES:

- Building SQFT: 9,236±RSF
- 6,475±SF available for user (Suite 150 & 164)
- Two separate Lots totaling 32,711±SF (13,959 SF & 18,752±SF)
- Year Built: 1974/1981
- APN Numbers: 98-282-4-5 / 98-282-7-0
- Estimated NOI: \$132,000/Year
- Zoning: Downtown Specific Plan (DSP) - North Side Neighborhood
- High-Density Residential Redevelopment Opportunity per zoning designation (min 12 units, max 24 units per acre)



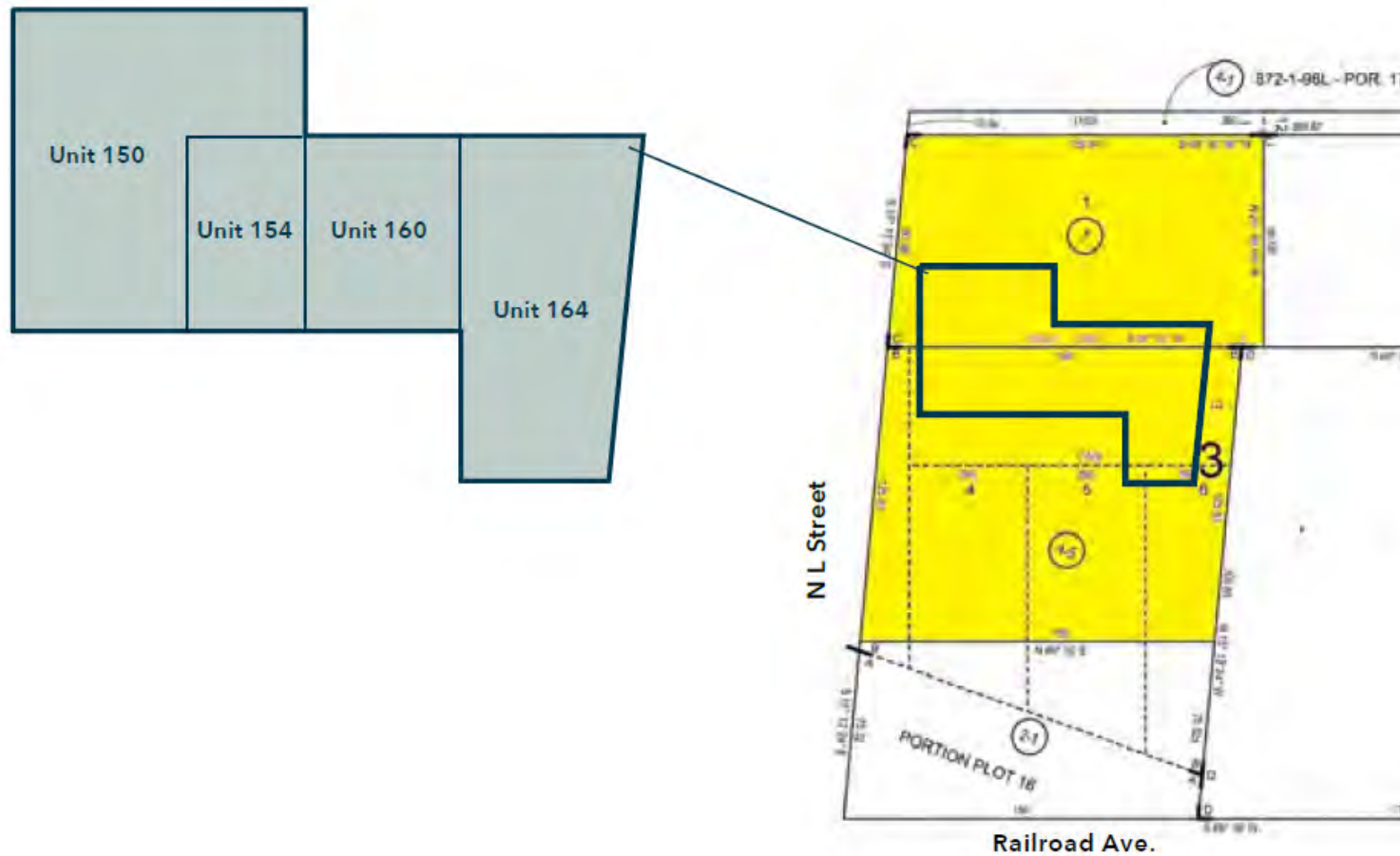
LEASE FEATURES:

- **3,713±SF** Available Immediately (can be demised into two (2) units) **1,433±SF** & **2,280±SF** with street frontage and open layout
- **2,762±SF** (built out office space) Available 9/1/2020
- Asking Rent: \$2.15/SF Gross
- Proximity: Less than 2 blocks from First Street in Downtown Livermore



FLOORPLAN & PARCEL MAP

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DOWNTOWN SPECIFIC PLAN (DSP)

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PHOTOS

150-170 N L Street | Livermore



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2020 PROJECTIONS

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2020 Projected Net Operating Income
(1/1/2020 -12/31/2020)

		TOTAL
INCOME		
RENT	\$	163,097.46
CAM CHARGES	\$	4,344.03
TOTAL INCOME	\$	167,441.49
OPERATING EXPENSES		
GARBAGE	\$	3,148.98
INSURANCE	\$	2,332.00
PGE	\$	1,005.25
WATER	\$	1,900.78
SEWER	\$	3,330.00
OFFICE SUPPLY	\$	40.66
MAINTENANCE/REPAIRS	\$	1,830.00
PROPERTY TAX	\$	21,954.02
TOTAL EXPENSES	\$	35,541.69
PROJECTED NET OPERATING INCOME	\$	131,899.80

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RENT ROLL

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UNIT #	TENANT	SQ. FT.	@	RENT	SEC. DEP.	SINCE	LEASE ENDS	RENT INCREASES	%age of total
150	VACANT	3,713	2.15	Projected rent = \$7,982.95					40.86%
154	Comcast	1,131	1.81	2,048.90	981.00	Jun-94	May-26	Jun-21	12.45%
160	Sudsy Dog	1,480	1.04	1,537.34	0	Feb-13	May-22	May-21	16.29%
164	VACANT	2,762	2.15	Projected rent = \$5,938.30					30.4%
	<i>Manager Storage Room</i>	<i>150</i>	monthly	17,507.49	981.00				100%
		9,236	annually	210,089.88					

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LIVERMORE DOWNTOWN

Situated in the heart of the East Bay, Livermore is a dynamic location that offers a unique combination of urban energy and small town charm. Established primarily as a ranching town, the city's culture retains those traditions through its abundant wineries. Downtown Livermore offers visitors a wide range of fun activities, from shopping, dining and museums to live theater, festivals and wine tasting tours. Downtown Livermore is also home to over 60 restaurants and more than 50 different shops and boutiques



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