



## Mixed Use Concept Development

*The above concept is has not been specifically approved for the subject property. It represents concepts for the downtown from the city downtown design guidlings. Also not shown or additional features from the design element guidelines including varing height, towered corners and other interesting design features which can be viewed by linking to the city downtown plan at <http://www.ci.livermore.ca.us/>.*

**LOCATION:** 174 South L Street, Livermore, CA

**ZONED:** Downtown Core (see Speicific Plan) Restaurant & Retail and Mixed-Uses

**PRICE:** \$1,500,000

**CONTACT:** Rich Buckley, Broker 925-443-1122

## Tenant Stays Owner Selling

*Gateway Entry Property  
To Downtown Core*

*Lot Size: 5,600 Sq.Ft.*

*Contact Selling Agent:  
Rich Buckley  
Rich Buckley Realty*

*[www.BuckleyRealty.com](http://www.BuckleyRealty.com)*

# 925-443-1122

### LEASE SUMMARY:

*Current rent to April 31, 2007 \$3,150 per month.*

*Rent from May 1 2007 through Oct 31, 2007 \$3,250 per month.*

*Tenant has 3, 1-year extension rights after that at \$3,400 per month.*