

From the desk of: **Rich Buckley**

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- ADDRESS:** 2074 Second Street, Livermore, CA **HOT SPOT DOWNTOWN REDEVELOPMENT AREA**
- PROPERTY:** Old Raboli Winery Building with lot on K Street and Second Street Corner.
- SIZE:** Building is 2025± Sq. Ft. plus lot for possible Bistro facing 2nd or additional tenant use.
- HEIGHT:** 1-Story now useable (2025± Sq. Ft.). Old loft needs retrofit for additional possible use.
- ZONED:** Downtown Core with K Street and Second Street frontage
- USES:** Retail, Restaurants, Exercise Health, Dancing, Professional Offices
- RENT:** \$3.25 NNN Owner will consider some TI's for strong credit and long term lease. Property owner owns adjoining properties enabling creative parking arrangements for strong tenant.
- CONTACT:** **Rich Buckley, Broker**
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Picture has been modified to suggest the conversion of the corner lot over to additional useable merchandising space for tenant. This idea has not yet been processed or approval but we remain optimistic that it reflects desired downtown redevelopment spirit and goals for a pedestrian friendly use.

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