



END CAP NOW AVAILABLE

 195,000 ADT

RETAIL SPACE FOR LEASE $\pm 3,339$ SF
2476 Nissen Drive | Livermore CA

PROPERTY FEATURES

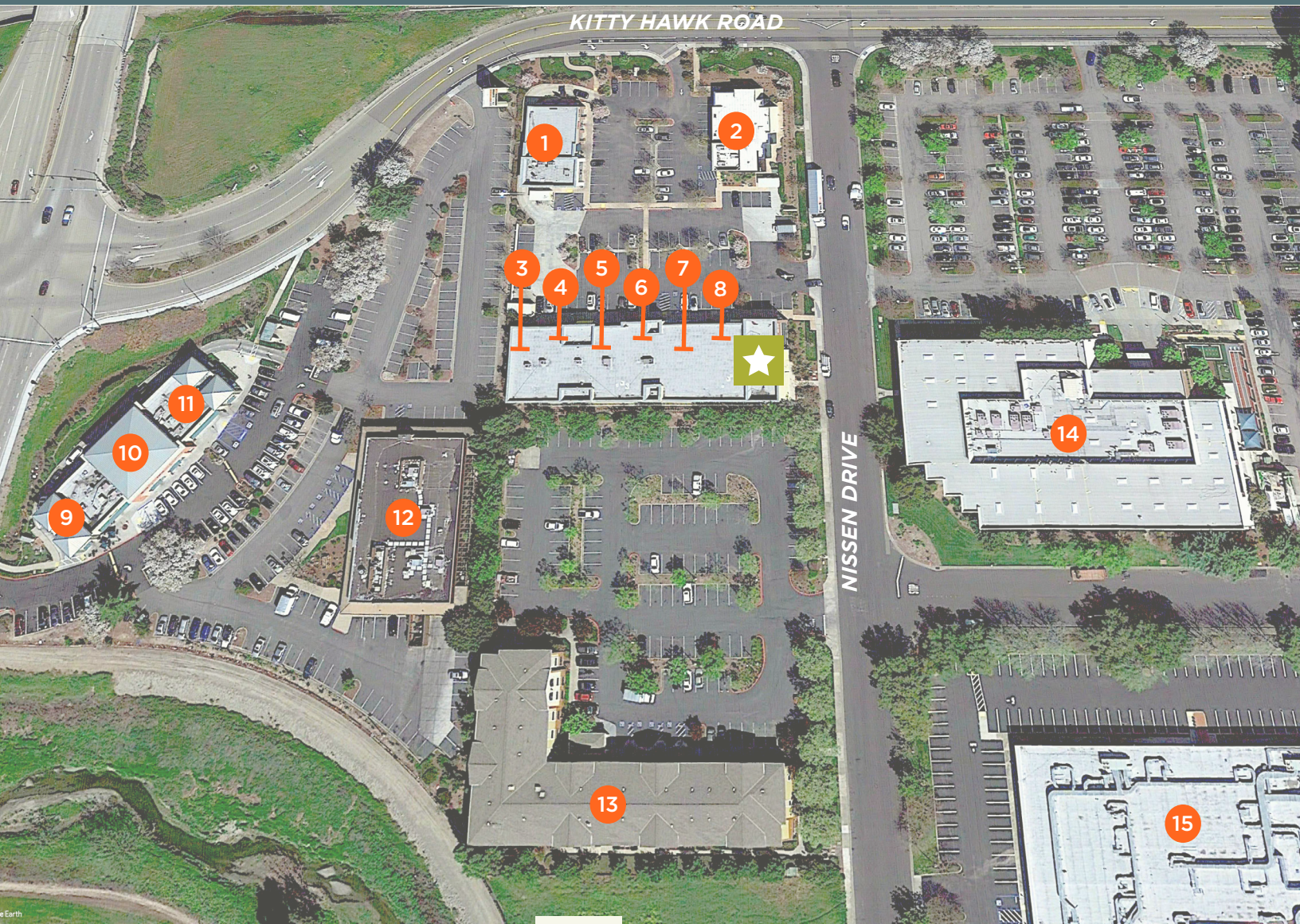
- » 195,000 cars per day on Highway 580
- » Easy access
- » Great visibility
- » Ample parking at 4.4/1000 SF

Ray Devlin
Director
925.202.9175
ray.devlin@cushwake.com
LIC #01199417



TERRENCE J. ROSE, INC.
REAL ESTATE

INVESTMENT & DEVELOPMENT



SUBJECT

- | | | |
|---------------------------------------|-------------------------|---|
| 1 Carl's JR. | 6 Kitchen & Bath | 11 7-Eleven |
| 2 Pacific Service Credit Union | 7 Bar Method | 12 Cattlemens |
| 3 Fitness | 8 Nutrishop | 13 Extended Stay America |
| 4 Physical Therapy | 9 Starbucks | 14 24 Hour Fitness |
| 5 IMX Pilates | 10 Subway | 15 The Well Christian Community Church |

RETAIL SPACE FOR LEASE

±3,339 SF

2476 Nissen Drive

Livermore CA

Ray Devlin
Director

925.202.9175

ray.devlin@cushwake.com

LIC #01199417



TERRENCE J. ROSE, INC.
REAL ESTATE

INVESTMENT & DEVELOPMENT



- » Abundant parking
- » Ingress on both streets
- » PD 17 district allows a wide variety of commercial uses



RETAIL SPACE FOR LEASE

±3,339 SF

2476 Nissen Drive

Livermore CA

Ray Devlin
Director
925.202.9175
ray.devlin@cushwake.com
LIC #01199417



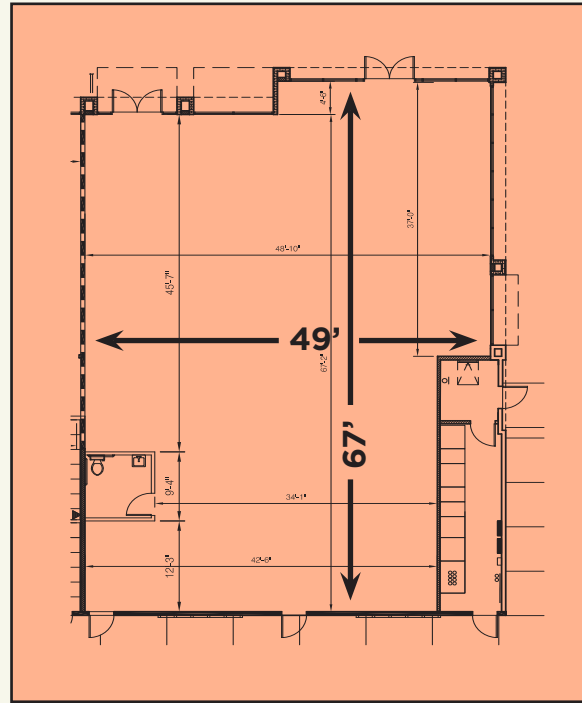
TERRENCE J. ROSE, INC.
REAL ESTATE

INVESTMENT & DEVELOPMENT

Measurements are Approximate

FEATURES OF THE SPACE

- » Corner unit with street frontage
- » Lots of natural light
- » 12' clear height
- » Rear man door access
- » Fire sprinklers
- » 400 Amp electrical panel
- » 1 ADA restroom



Approx. 3,339 SF	Nutrishop	Bar Method	Kitchen & Bath	IMX Pilates	Physical Therapy	Fitness
---------------------	-----------	------------	----------------	-------------	------------------	---------

Demographics	Population	Median HH Income	Daytime Employee Population
1 Mile	1,377	\$147,965	730
2 Miles	18,324	\$135,965	10,269
3 Miles	61,575	\$116,550	32,758

RETAIL SPACE FOR LEASE

±3,339 SF

2476 Nissen Drive

Livermore CA

Ray Devlin
Director

925.202.9175

ray.devlin@cushwake.com

LIC #01199417



TERRENCE J. ROSE, INC.
REAL ESTATE

INVESTMENT & DEVELOPMENT