



# HISTORIC FIREHOUSE FOR SALE | LIVERMORE

2365-2369 FIRST STREET & 142-156 MCLEOD STREET

## OWN A PART OF LIVERMORE HISTORY

### Historic Firehouse, City Hall, Police Station & Jail

- Long history of full occupancy, while retaining historical charm
- Hard corner location in the core of downtown, 87 Walk Score
- Steps from Downtown Cinema & Bankhead Theatre
- Potential development of parking lot or verticle integration
- Zoned “Core” Downtown Specific Plan. Allows for retail & residential uses
- Salon/personal service use grandfathered per zoning ordinance

#### Post 1936 renovation



Courtesy of the Livermore Heritage Guild

142 - 156 McLeod Street LIVERMORE, CA  
2365 - 2369 First Street



Courtesy of the Livermore Heritage Guild

Built in 1882, the original building was built as the Bank of Livermore and operated as such 1883 to 1890. The building was then transitioned to Livermore City Hall (Town Hall and Firehouse) in 1905 and continued through 1957. Concurrently, the fire station was built in the early 1900's with the fire station operating from 1906 to 1976. The property was also home to the Livermore Police station from 1906 to 1974, with the jail in the back.

The building has undergone just one major exterior renovation, taking place in 1936. The property was designated a Historic Preservation Heritage Site in July 1996.

# EXECUTIVE SUMMARY

142 - 156 McLeod Street LIVERMORE, CA  
2365 - 2369 First Street

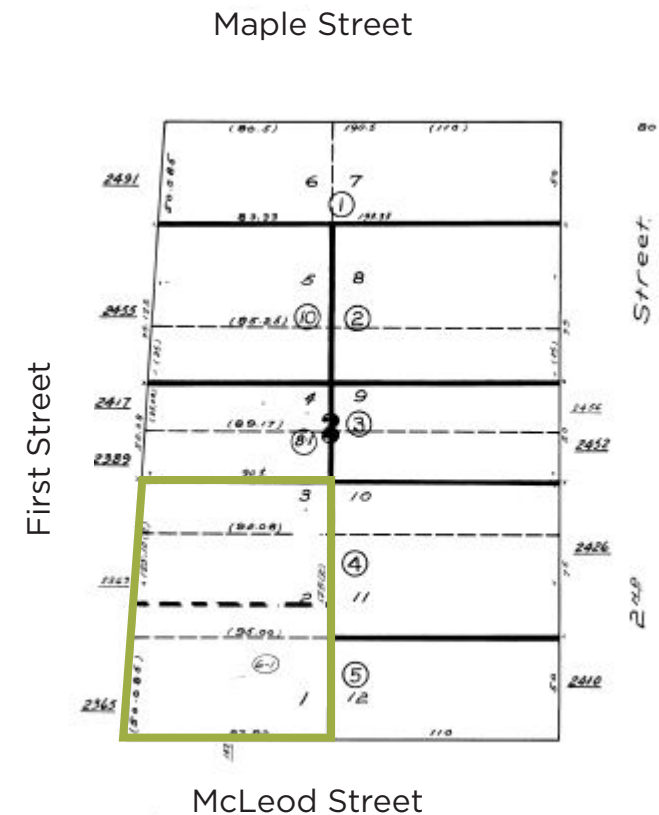
## THE OFFERING

Lee & Associates, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 142-156 McLeod Street and 2365-2369 First Street (“The Property”). Located in vibrant downtown Livermore, the Property offers a unique opportunity to purchase a one of a kind historical asset.

Currently 100% leased, the Property allows for unique city approvals such as grandfathered ground floor hair salon on First Street, potential residential on the second floor and ability to develop the onsite parking lot. The central location has shown strong economic growth, superior market fundamentals and rapidly increasing lease rates. The property features a prominent restaurant with outdoor patio seating, bringing additional long term leasing viability.

## INVESTMENT SUMMARY

Year Built:	1882
Rentable Square Feet:	6,277SF/7,550SF per tax records
Lot Size:	11,775SF
Project:	Multi-Tenant (3 buildings on 1 parcel)
Parking:	17 on-site dedicated stalls
APN#	97-112-6-1
Seismic Retrofits:	2-Story URM building completed 1994 Single story buildings constructed of concrete with rebar reinforcement not requiring seismic retrofit

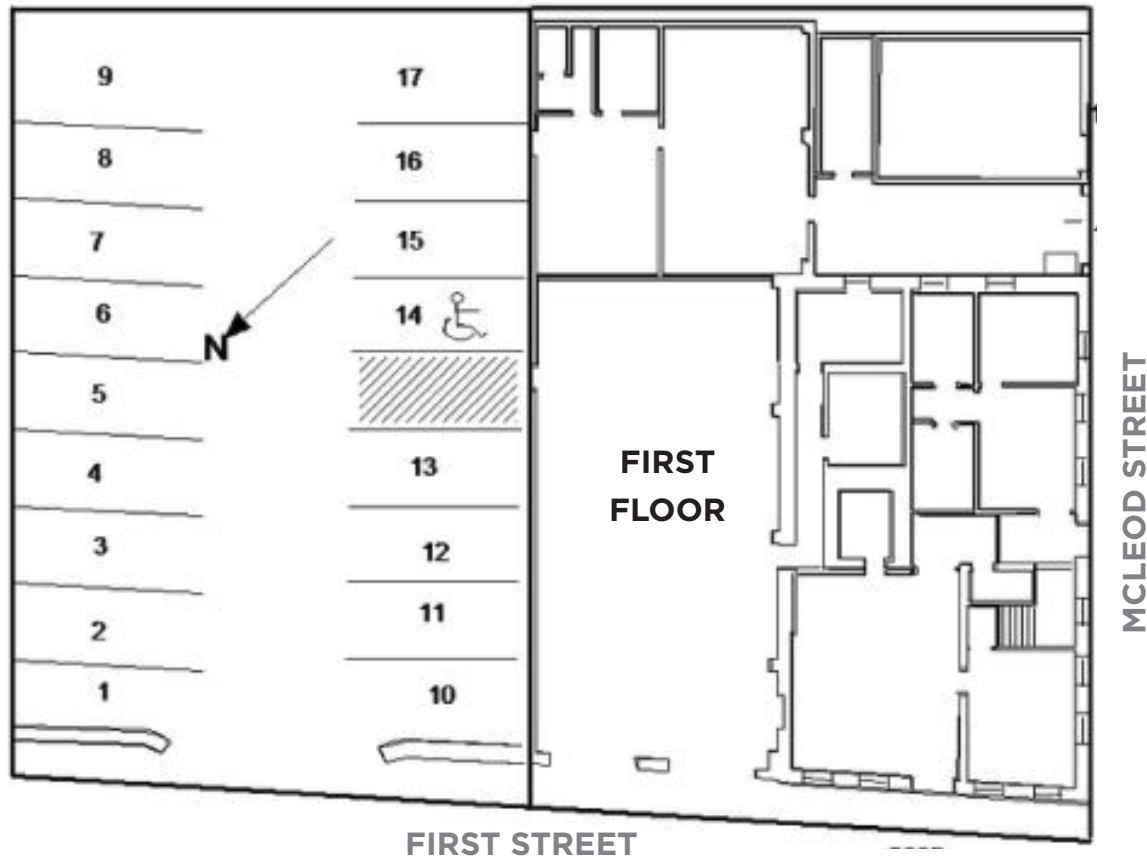


### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	20,842	79,965	104,050
AVERAGE HH INCOME	\$111,877	\$142,273	\$152,838

# FLOORPLAN

142 - 156 McLeod Street LIVERMORE, CA  
2365 - 2369 First Street



# HIGH VISIBILITY SIGNAGE

142 - 156 McLeod Street LIVERMORE, CA  
2365 - 2369 First Street



# PROPERTY PHOTOS

142 - 156 McLeod Street LIVERMORE, CA  
2365 - 2369 First Street



# INTERIOR PHOTOS

142 - 156 McLeod Street LIVERMORE, CA  
2365 - 2369 First Street



**EXCLUSIVE AGENTS:**

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