

56 S LIVERMORE AVE

EAST BAY, CA



PROMINENT SITE IN THE HEART OF THE EAST BAY

THIS IS A PLANNED RETAIL RENOVATION WITHIN THE DOWNTOWN RETAIL SEGMENT

SIZE 5,000± sf

BUILDING

- Potential for Multi-Floor Development
- Active Daytime Business Traffic
- Ample Public Parking Next to Business
- Across from Proposed 4 Star Hotel & Planned Redevelopment

NEIGHBORHOOD

- Next to the new *Bankhead Performing Arts Center* and 10 -screen *Livermore Cinemas*
- Open Air Retail and Entertainment District with Upscale Restaurants and Shops
- Near The Course at *Wente Vineyards* and *Las Positas College*

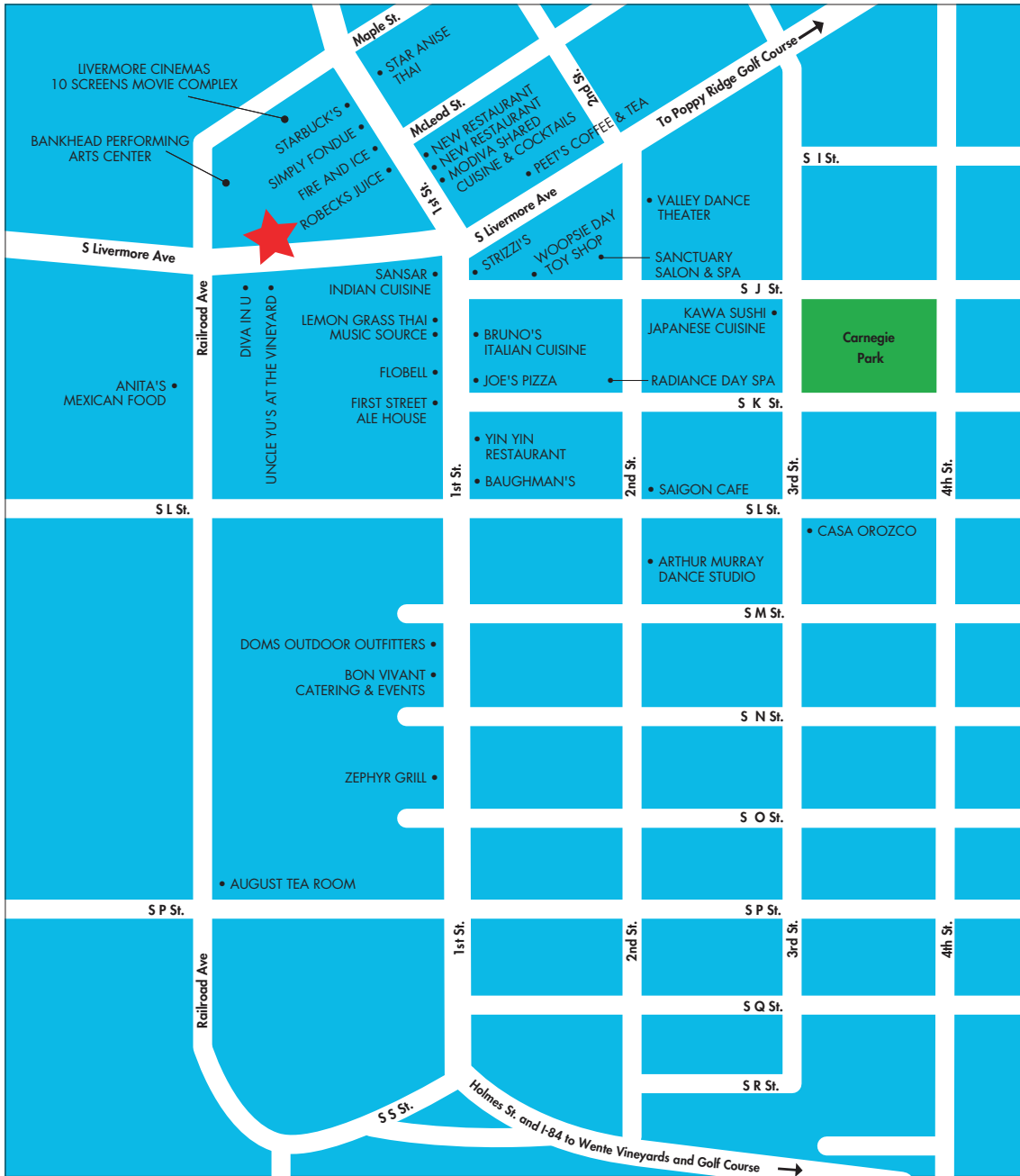
FOR MORE INFORMATION CONTACT:

JANE WOOLLEY | EAST BAY

415.694.5364 • jane@starboardnet.com

STARBOARD
TCN RETAIL GROUP
Where Retail Comes to Life

The information has been secured by Starboard TCN from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.



MAP OF DOWNTOWN LIVERMORE

This well located retail site is on a shared parcel with the new 550+ seat Bankhead Performing Arts Center and the 10 screen movie theater. Area restaurants include: Strizzi's, Zephyr Grill, Casa Orozco, Simply Fondue and more. This vibrant downtown hosts a weekly farmer's market, street faires, theatrical performances and the area is well known for its' vineyard venue of events and attractions. This is a great location near Livermore's 43+ vineyards.

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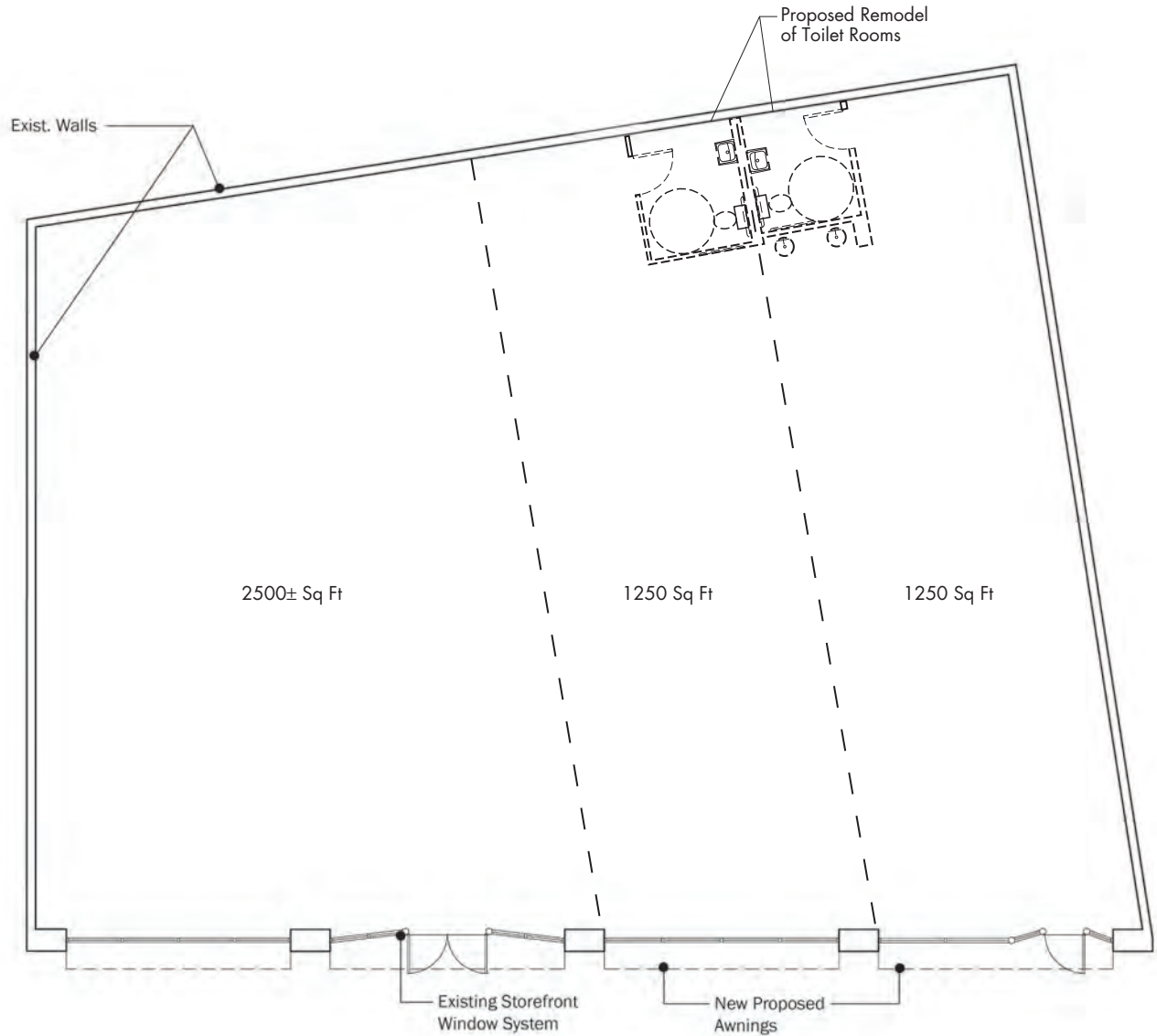
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*Not a scaled drawing

Option 1: Entire Building or
Option 2: Individual Units

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FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups

Lat/Lon: 37.682189/-121.768756

July 2008

RF1

56 S Livermore Ave Livermore, California		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2005 Estimated Population	18,376	69,513	86,292
	2010 Projected Population	18,817	71,955	90,057
	2000 Census Population	17,851	66,636	81,474
	1990 Census Population	15,139	53,760	64,139
	Historical Annual Growth 1990 to 2005	1.4%	2.0%	2.3%
	Projected Annual Growth 2005 to 2010	0.5%	0.7%	0.9%
HOUSEHOLDS	2005 Est. Households	6,451	24,158	29,813
	2010 Proj. Households	6,449	24,354	30,312
	2000 Census Households	6,461	23,935	29,068
	1990 Census Households	5,755	19,475	23,304
	Historical Annual Growth 1990 to 2005	0.8%	1.6%	1.9%
	Projected Annual Growth 2005 to 2010	-0.0%	0.2%	0.3%
AGE	2005 Est. Population 0 to 9 Years	15.0%	15.4%	15.7%
	2005 Est. Population 10 to 19 Years	13.4%	14.0%	14.1%
	2005 Est. Population 20 to 29 Years	12.7%	9.5%	9.2%
	2005 Est. Population 30 to 44 Years	25.9%	26.3%	26.9%
	2005 Est. Population 45 to 59 Years	19.2%	22.0%	21.9%
	2005 Est. Population 60 to 74 Years	8.9%	9.2%	8.8%
	2005 Est. Population 75 Years Plus	4.9%	3.7%	3.4%
	2005 Est. Median Age	34.5	36.1	36.0
MARITAL STATUS & SEX	2005 Est. Male Population	50.3%	50.0%	50.0%
	2005 Est. Female Population	49.7%	50.0%	50.0%
	2005 Est. Never Married	26.9%	23.8%	23.3%
	2005 Est. Now Married	49.0%	56.8%	57.8%
	2005 Est. Separated or Divorced	12.6%	8.5%	8.2%
	2005 Est. Widowed	11.5%	10.8%	10.7%
INCOME	2005 Est. HH Income \$200,000 or More	5.6%	7.8%	8.1%
	2005 Est. HH Income \$150,000 to 199,999	3.8%	7.2%	8.0%
	2005 Est. HH Income \$100,000 to 149,999	15.3%	21.7%	23.9%
	2005 Est. HH Income \$75,000 to 99,999	17.4%	18.3%	18.0%
	2005 Est. HH Income \$50,000 to 74,999	20.4%	17.9%	17.3%
	2005 Est. HH Income \$35,000 to 49,999	15.7%	10.8%	9.9%
	2005 Est. HH Income \$25,000 to 34,999	7.8%	6.0%	5.3%
	2005 Est. HH Income \$15,000 to 24,999	6.7%	5.0%	4.5%
	2005 Est. HH Income \$0 to 14,999	7.4%	5.2%	5.1%
	2005 Est. Average Household Income	\$ 92,244	\$ 110,164	\$ 113,089
	2005 Est. Median HH Income	\$ 66,591	\$ 83,490	\$ 87,556
	2005 Est. Per Capita Income	\$ 32,649	\$ 38,371	\$ 39,148
	2005 Est. Number of Businesses	958	2,466	3,017
2005 Est. Total Number of Employees	6,989	24,209	37,716	

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RACE	2005 Est. White Population	74.1%	78.5%	77.5%
	2005 Est. Black Population	3.1%	3.1%	3.0%
	2005 Est. Asian & Pacific Islander	10.6%	9.6%	10.9%
	2005 Est. American Indian & Alaska Native	0.5%	0.4%	0.4%
	2005 Est. Other Races Population	11.7%	8.4%	8.1%
HISPANIC	2005 Est. Hispanic Population	4,514	11,142	13,033
	2005 Est. Hispanic Population Percent	24.6%	16.0%	15.1%
	2010 Proj. Hispanic Population Percent	26.5%	17.8%	16.8%
	2000 Hispanic Population Percent	22.5%	14.4%	13.6%
EDUCATION (Adults 25 or Older)	2005 Est. Adult Population (25 Years or Older)	12,049	45,972	56,936
	2005 Est. Elementary (0 to 8)	11.4%	6.4%	5.9%
	2005 Est. Some High School (9 to 11)	10.5%	8.0%	7.8%
	2005 Est. High School Graduate (12)	24.4%	22.9%	22.4%
	2005 Est. Some College (13 to 16)	23.3%	25.4%	25.1%
	2005 Est. Associate Degree Only	7.9%	9.1%	9.1%
	2005 Est. Bachelor Degree Only	15.0%	18.8%	19.8%
	2005 Est. Graduate Degree	7.5%	9.4%	9.9%
HOUSING	2005 Est. Total Housing Units	6,899	25,678	31,762
	2005 Est. Owner Occupied Percent	55.7%	69.5%	71.2%
	2005 Est. Renter Occupied Percent	37.8%	24.6%	22.7%
	2005 Est. Vacant Housing Percent	6.5%	5.9%	6.1%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.6%	1.8%	2.9%
	2000 Homes Built 1995 to 1998	3.8%	8.1%	9.1%
	2000 Homes Built 1990 to 1994	6.6%	8.8%	9.3%
	2000 Homes Built 1980 to 1989	9.3%	14.3%	16.8%
	2000 Homes Built 1970 to 1979	13.6%	23.0%	23.4%
	2000 Homes Built 1960 to 1969	18.9%	25.1%	22.5%
	2000 Homes Built 1950 to 1959	28.4%	11.8%	9.9%
	2000 Homes Built Before 1949	18.8%	7.0%	6.1%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.2%	0.3%	0.7%
	2000 Home Value \$500,000 to \$999,999	9.9%	12.7%	13.2%
	2000 Home Value \$400,000 to \$499,999	7.6%	13.2%	16.5%
	2000 Home Value \$300,000 to \$399,999	20.9%	27.2%	27.5%
	2000 Home Value \$200,000 to \$299,999	48.9%	39.3%	35.7%
	2000 Home Value \$150,000 to \$199,999	9.0%	5.3%	4.6%
	2000 Home Value \$100,000 to \$149,999	3.1%	1.6%	1.4%
	2000 Home Value \$50,000 to \$99,999	0.4%	0.4%	0.4%
	2000 Home Value \$25,000 to \$49,999	-	0.0%	0.1%
	2000 Home Value \$0 to \$24,999	0.1%	0.1%	0.0%
	2000 Median Home Value	\$ 300,979	\$ 334,133	\$ 344,856
	2000 Median Rent	\$ 887	\$ 946	\$ 965

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LABOR FORCE	2005 Est. Labor: Population Age 16+	14,092	52,527	64,796
	2005 Est. Civilian Employed	65.1%	69.2%	70.1%
	2005 Est. Civilian Unemployed	2.9%	2.6%	2.5%
	2005 Est. in Armed Forces	0.0%	0.0%	0.0%
	2005 Est. not in Labor Force	31.9%	28.1%	27.3%
	2005 Labor Force: Males	50.1%	49.7%	49.6%
2005 Labor Force: Females	49.9%	50.3%	50.4%	
OCCUPATION	2000 Occupation: Population Age 16+	8,918	34,673	42,528
	2000 Mgmt, Business, & Financial Operations	15.8%	17.2%	18.3%
	2000 Professional and Related	19.7%	24.3%	24.6%
	2000 Service	17.6%	13.0%	12.3%
	2000 Sales and Office	24.0%	25.9%	26.1%
	2000 Farming, Fishing, and Forestry	0.5%	0.1%	0.1%
	2000 Construction, Extraction, & Maintenance	11.0%	10.1%	9.7%
	2000 Production, Transport, & Material Moving	11.4%	9.4%	9.0%
	2000 Percent White Collar Workers	59.5%	67.4%	69.0%
2000 Percent Blue Collar Workers	40.5%	32.6%	31.0%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	76.9%	79.6%	79.8%
	2000 Drive to Work in Carpool	11.2%	10.0%	10.0%
	2000 Travel to Work by Public Transportation	4.7%	3.5%	3.4%
	2000 Drive to Work on Motorcycle	0.4%	0.4%	0.4%
	2000 Walk or Bicycle to Work	4.3%	3.1%	2.7%
	2000 Other Means	0.2%	0.3%	0.3%
	2000 Work at Home	2.2%	3.2%	3.4%
	2000 Average Travel Time to Work	27.9	29.4	30.0
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	29.7%	29.3%	28.3%
	2000 Travel to Work in 15 to 29 Minutes	31.1%	28.1%	28.0%
	2000 Travel to Work in 30 to 59 Minutes	23.7%	25.6%	25.9%
	2000 Travel to Work in 60 Minutes or More	15.5%	17.0%	17.8%
	2000 Average Travel Time to Work	27.9	29.4	30.0
CONSUMER EXPENDITURE	2005 Est. Total Household Expenditure (in Millions)	\$ 425.1	\$ 1,804.0	\$ 2,272.8
	2005 Est. Apparel	\$ 18.7	\$ 79.7	\$ 100.4
	2005 Est. Contributions & Gifts	\$ 28.8	\$ 129.6	\$ 164.8
	2005 Est. Education & Reading	\$ 11.1	\$ 50.1	\$ 64.0
	2005 Est. Entertainment	\$ 23.5	\$ 100.4	\$ 126.6
	2005 Est. Food, Beverages & Tobacco	\$ 65.1	\$ 270.1	\$ 338.9
	2005 Est. Furnishings And Equipment	\$ 17.8	\$ 77.4	\$ 97.9
	2005 Est. Health Care & Insurance	\$ 30.0	\$ 124.8	\$ 156.5
	2005 Est. Household Operations & Shelter & Utilities	\$ 130.2	\$ 553.6	\$ 698.0
	2005 Est. Miscellaneous Expenses	\$ 6.5	\$ 27.1	\$ 34.1
	2005 Est. Personal Care	\$ 5.9	\$ 24.9	\$ 31.4
	2005 Est. Transportation	\$ 87.5	\$ 366.2	\$ 460.3

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