

REPUBLIC
SQUARE
AT LIVERMORE



RESTAURANT-RETAIL-MEDICAL-OFFICE

4709-4729 Livermore Outlets Drive • Livermore, California

REPUBLIC SQUARE AT LIVERMORE

Republic Square is a new 63,183 SF development on 23 acres, ideally positioned in the heart of the Tri-Valley regional shopping Hub. The Project is adjacent to the 745,000 SF San Francisco Premium Outlets. With over 180 stores, the outlets attract over 9 million visitors annually and has estimated gross sale revenue in excess of \$700M.

Conveniently located at the intersection of Livermore Outlets Drive and Republic Square Drive, the Project benefits from easy I-580 access and tremendous freeway frontage. I-580 has over 211K vehicles per day. Freeway exit, El Charro Road, has over 68,000 vehicles per day. Republic Square is positioned to not only serve the needs of the residential community, but the daily commuter and growing Tri-Valley workforce.

Neighboring tenants include Ranch 99, Ulta Beauty, Target, Crate & Barrel, and Dick's Sporting Goods.



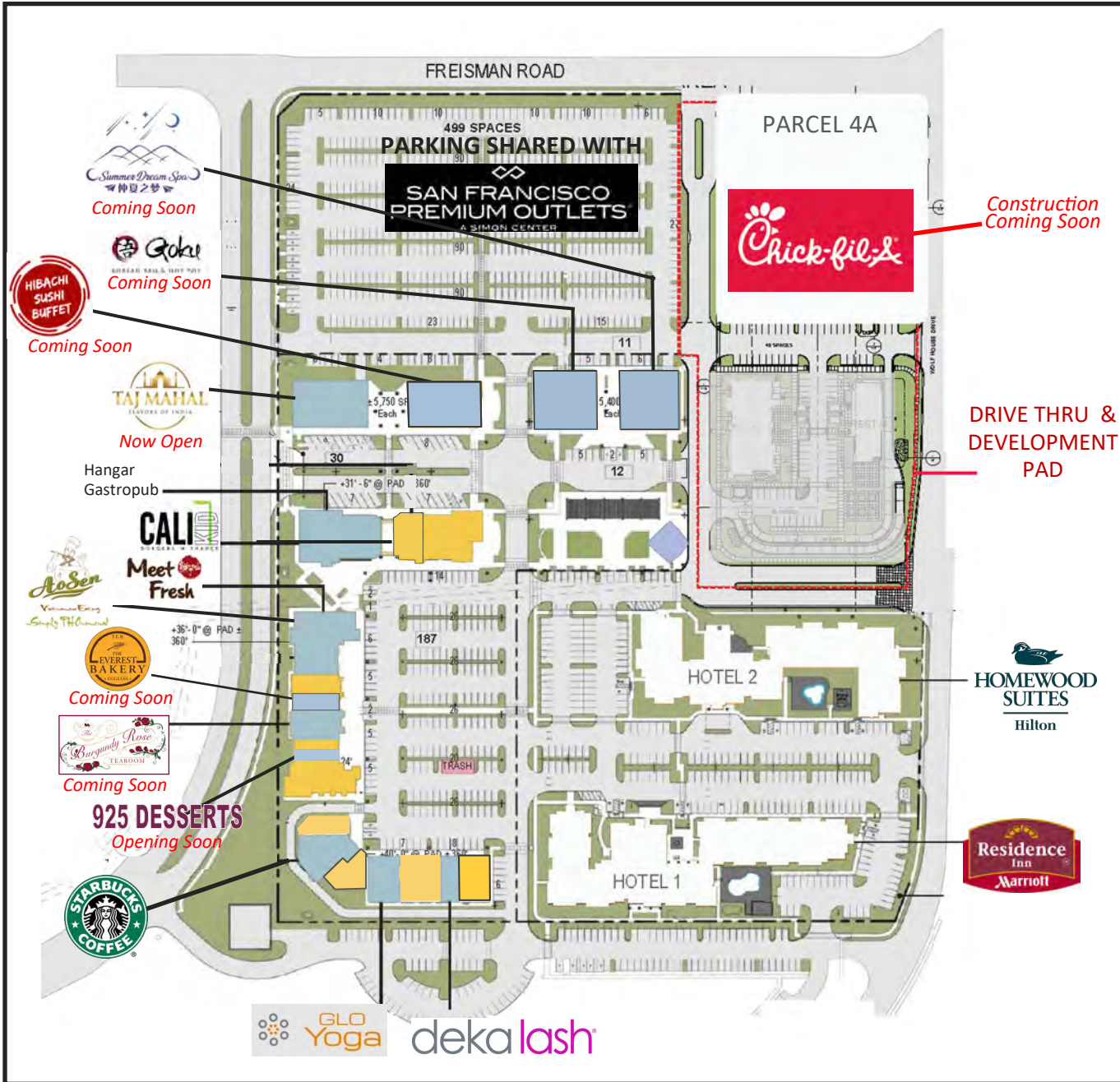
ESTIMATED DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,375	89,476	197,364
Avg. Household Income	\$239,310	\$218,080	\$212,588

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



- Co-tenants include Starbucks, Meet Fresh, and Pho Ao Sen
- **Now Open: Taj Mahal Restaurant**
- **Coming Soon: 925 Dessert Shop, Everest Bakery, Goku Hot Pot, Hibachi Sushi, and Burgundy Tea Room**
- **Chick-fil-A Construction Commencing Soon**
- Immediately adjacent to the 104-room Homewood Suites by Hilton and 112-room Residence Inn by Marriott
- Seeking Retail, Restaurants, Office and Medical Groups
- Newer construction with spaces ready for delivery
- “Restaurant Ready” with grease interceptors on site
- Tenant Improvement Allowance available
- Prominent pads, endcaps, and shop space available

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



AVAILABLE FOR LEASE OR SALE

Retail Available

Building A

Suite 4591 to 4599 5,847± SF
(divisible to 1,826± SF)

Building B

Suite 4531 3,362± SF Endcap
Suite 4543 1,198± SF
Suite 4561 1,710± SF

Building C

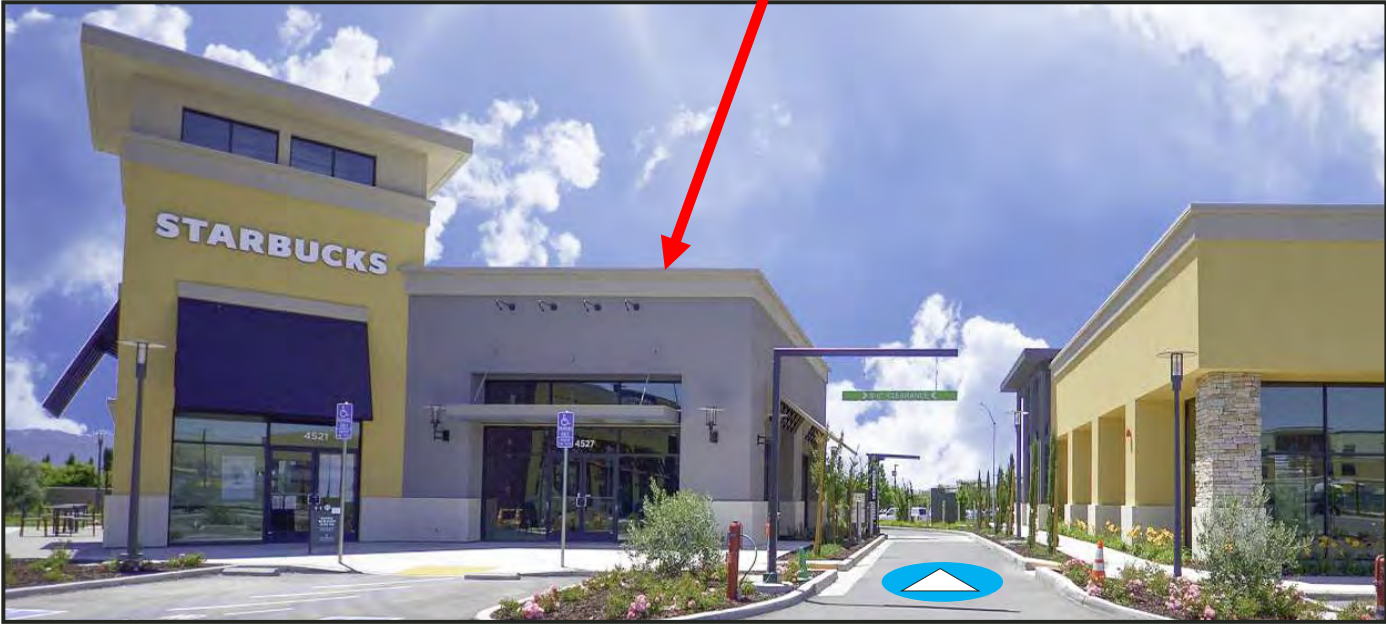
Suite 4501 3,007± SF
Suite 4513 3,000± SF

Restaurant Building E

Suite 4527 1,942± SF

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

RESTAURANT BUILDING E



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

BUILDINGS: A & B

925 DESSERTS
Coming Soon



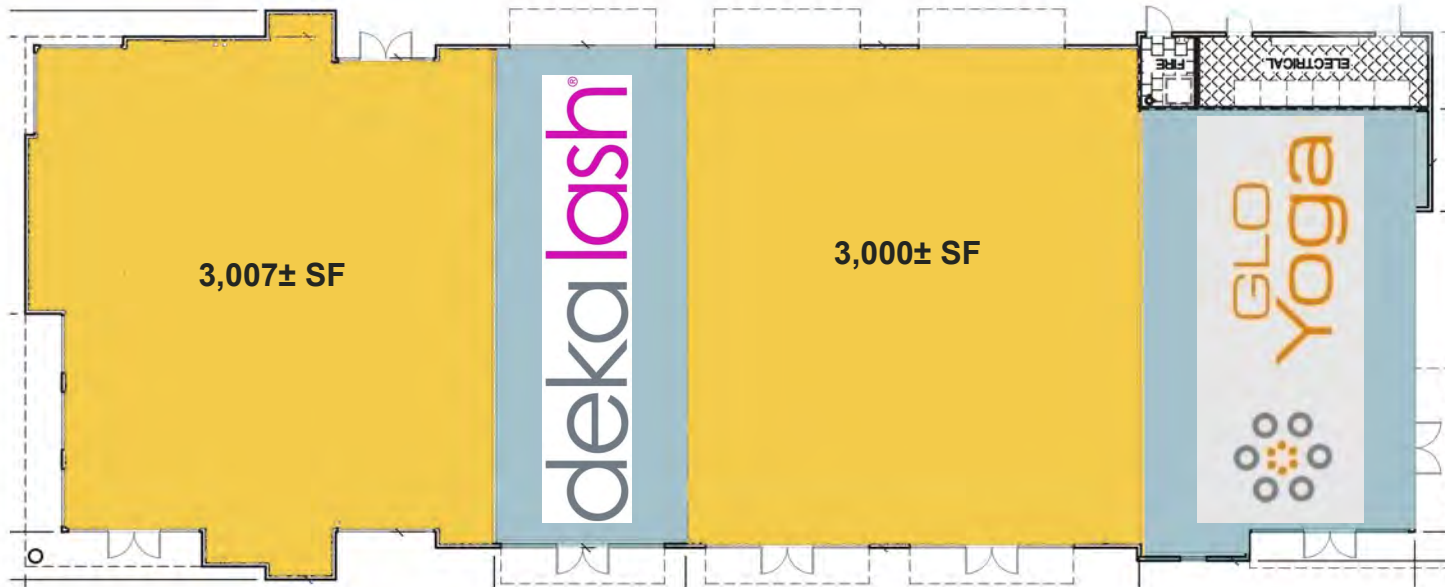
Coming Soon

Coming Soon



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

RETAIL BUILDING: C



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

AREA RETAIL MAP



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

PERMITTED USES

From the El Charro Specific Plan Chapter 7– Plan Implementation and Administration.

Table 7-1: Planned Development–El Charro Specific Plan–Regional Commercial (PD-ECSP-RC) Permitted Uses

Permitted Primary Uses
Automotive Sales and Service
New automotive dealers, including new accessory auto sales, and excluding auto wrecking and salvage and gasoline sales
Consumer Services
Cocktail lounges
Day Spa
Fitness center/Exercise facility
Restaurants, except for night clubs
Personal Service Shops
Pharmacies
Salons and cosmetic sales
Schools of music and dance
Studios, photographers and artists
Retail Uses
Apparel and accessories
Bakeries
Bicycle sales and service
Furniture
Home furnishings and appliances
Garment stores
General merchandise stores (department stores)
Similar uses and other retail businesses or service uses determined by the zoning administrator to be of the same general character as the uses listed in this section.

Conditional Primary Uses
Automotive Sales and Service
Boat and RV Sales
Auto centers in conjunction with a department store or as part of a shopping center/mall development
Service repair and installation, only when directly appurtenant to uses
Commercial Amusement and Entertainment
Amusement centers
Bowling alleys
Skating rinks (ice and roller)
Miniature golf courses
Tennis courts
Consumer Services
Parking facilities
Drive-in facilities
Fast food businesses
Retail Uses
Nursery sales and garden supplies
<i>Primary Uses</i>
Administrative
Business
Dental
Medical
Optical
Professional

*These lists do not represent all permitted uses, nor do they guarantee approvals for particular uses. This is only a partial list and prospective tenants must be responsible for confirming zoning and permitting requirements.

Source: [El Charro Specific Plan | Livermore, CA \(livermoreca.gov\)](http://livermoreca.gov)

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



Exclusively listed by:

Meacham/Oppenheimer, Inc.

Austin Chaparro

Lic. #02121723

925.785.4842

Austin@moinc.net

Ryan Warner

Lic. #01397580

408.477.2505

RWarner@moinc.net

Kelly Erardi

Lic. #00627177

408.623.6157

KellyErardi@moinc.net



MEACHAM/OPPENHEIMER, INC.

8 N San Pedro St. #300

San Jose, CA 95110

Tel. 408.378.5900

www.moinc.net