

AVAILABLE FOR SUBLEASE
±6,000 SF

JOIN LIVERMORE'S VIBRANT DOWNTOWN

Located in 2nd Street Plaza
at 1983 2nd Street, Suite A

- Rare opportunity for a large space in downtown Livermore
- Versatile office build-out: Ideal for instructional institutions, commercial office, co-working space, personal service, or medical
- Join KidStrong, Joya Yoga, Brilliant Minds Academy and Alpha Martial Arts

EXCLUSIVE LISTING BROKER:

LeAnn Stuart

Senior Associate

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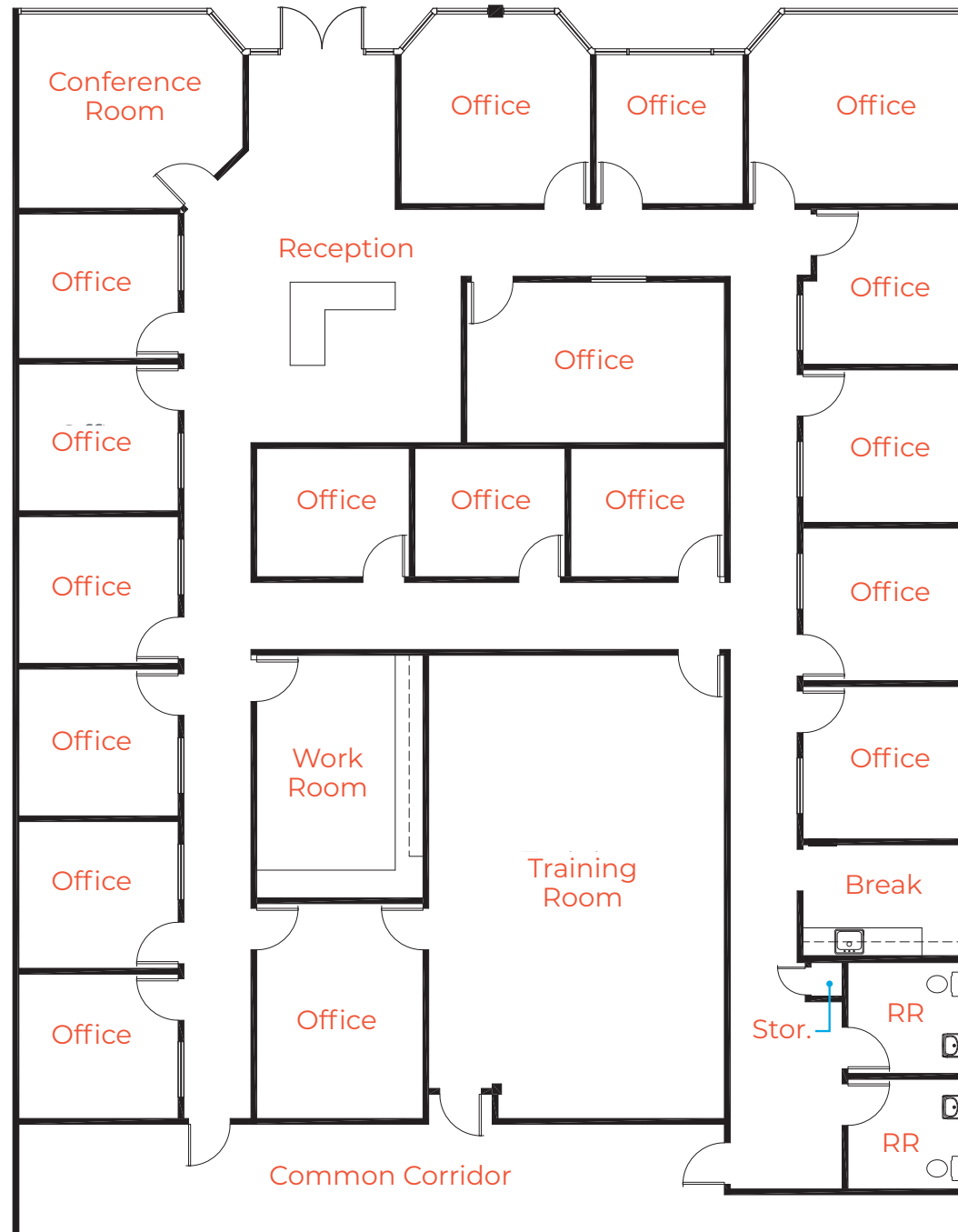
KEY FEATURES

- Front and rear signage available
- Walkable to downtown dining and amenities
- Ample parking: Onsite lot, street parking, and new parking garage nearby
- Sublease available through March 31, 2027
- **Direct lease possible**



FLOOR PLAN

2ND STREET



SITE PLAN

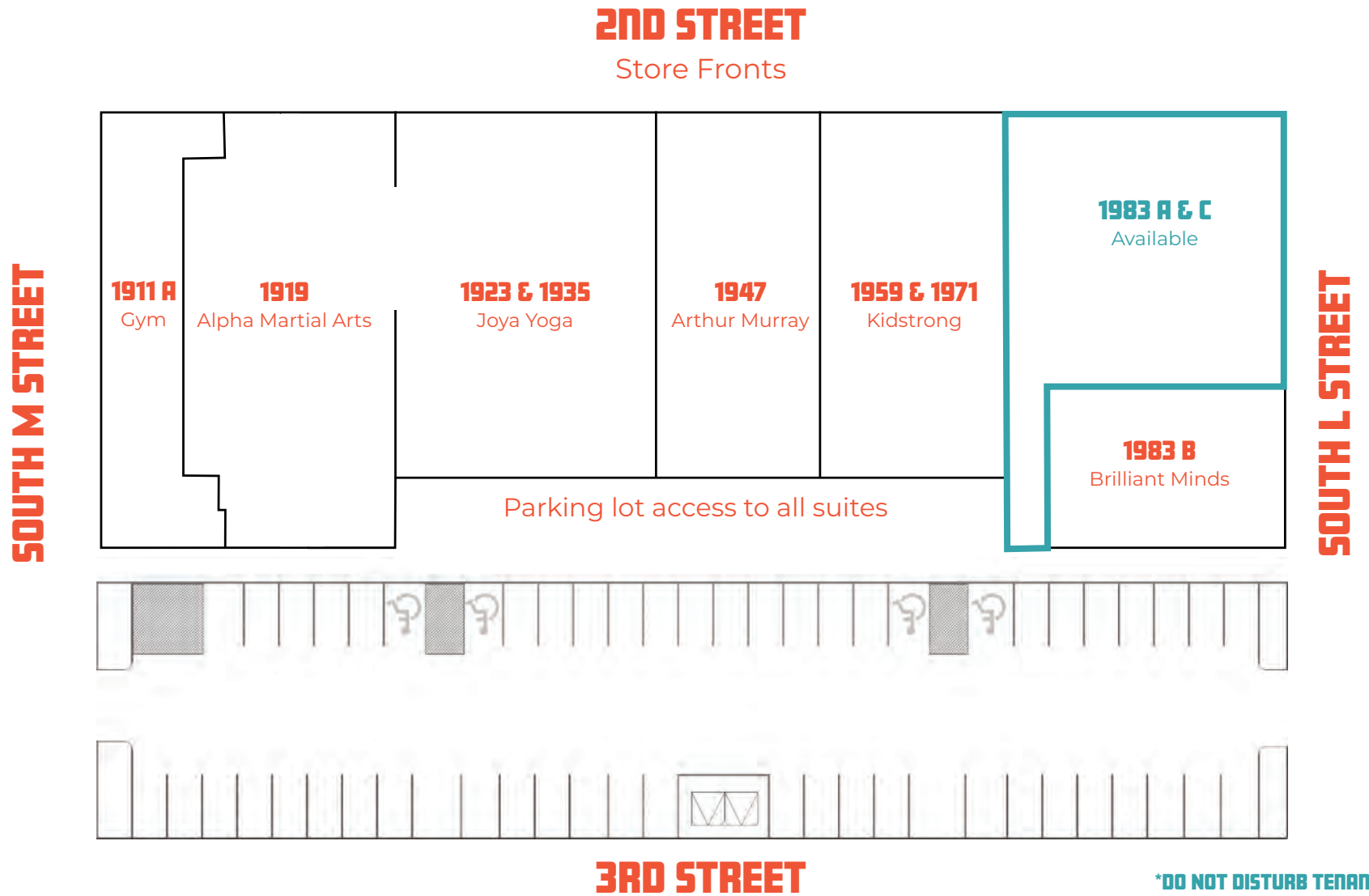
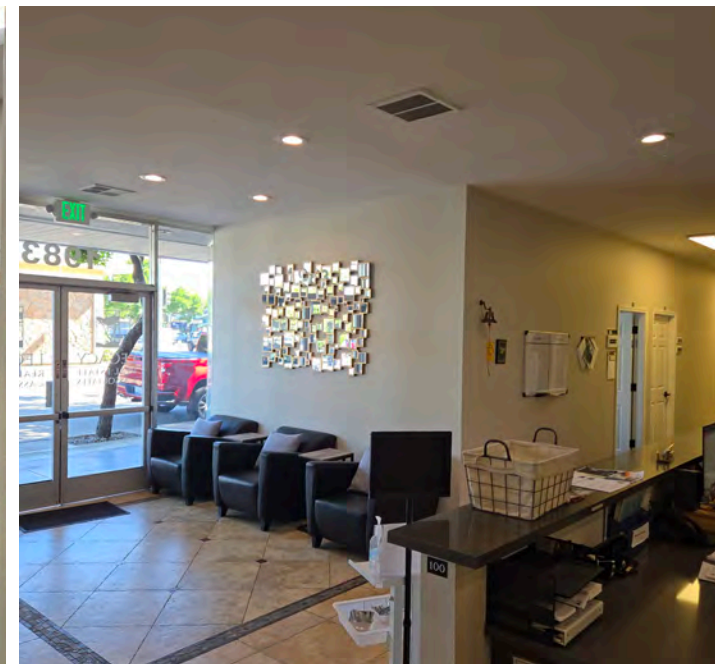
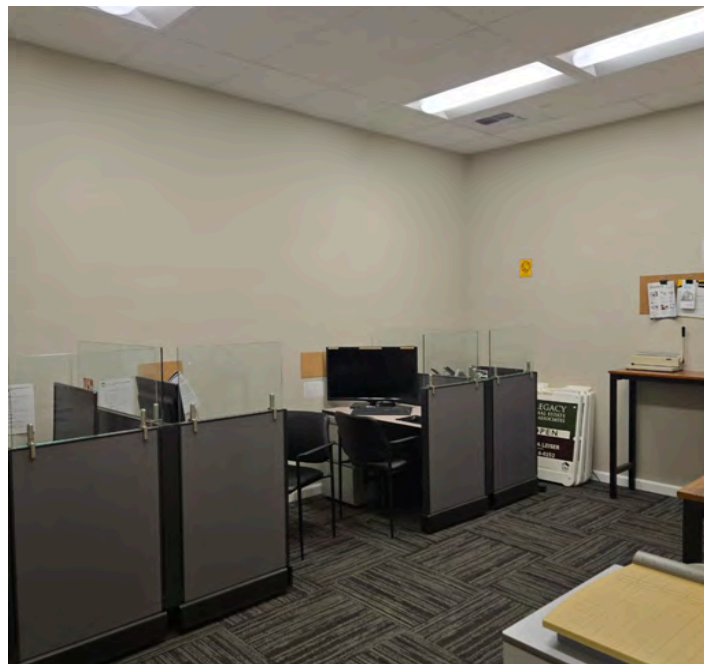
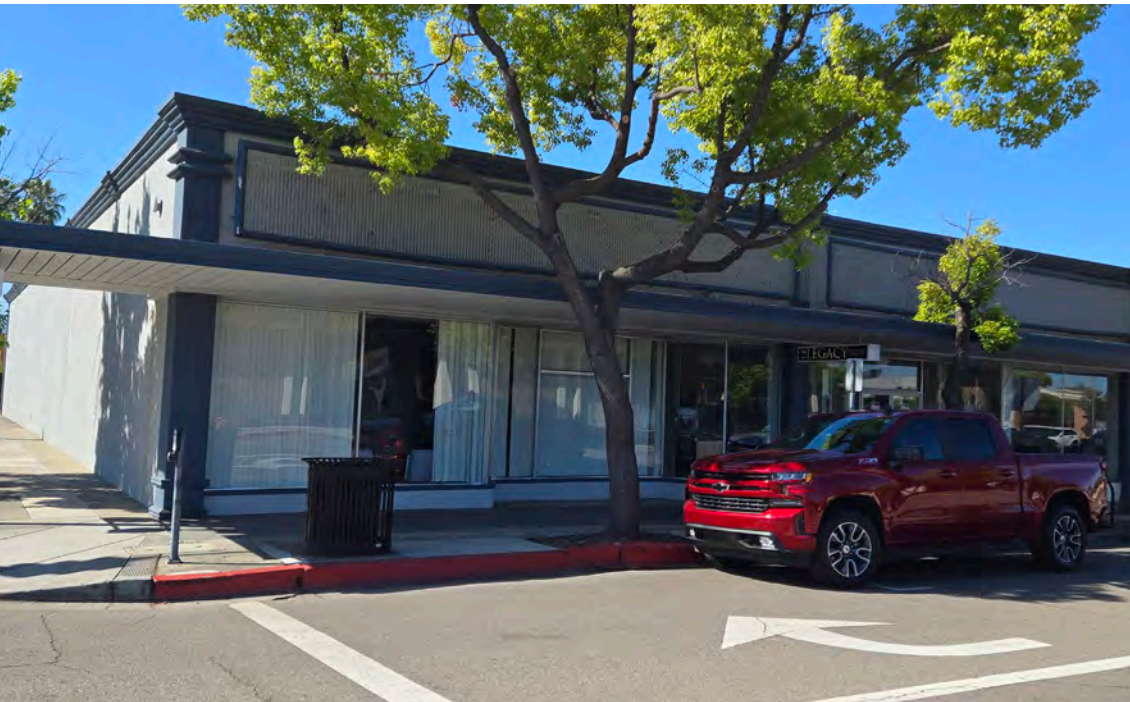


PHOTO GALLERY



LOCATION OVERVIEW

1983 SECOND STREET, SUITE A
LIVERMORE, CA

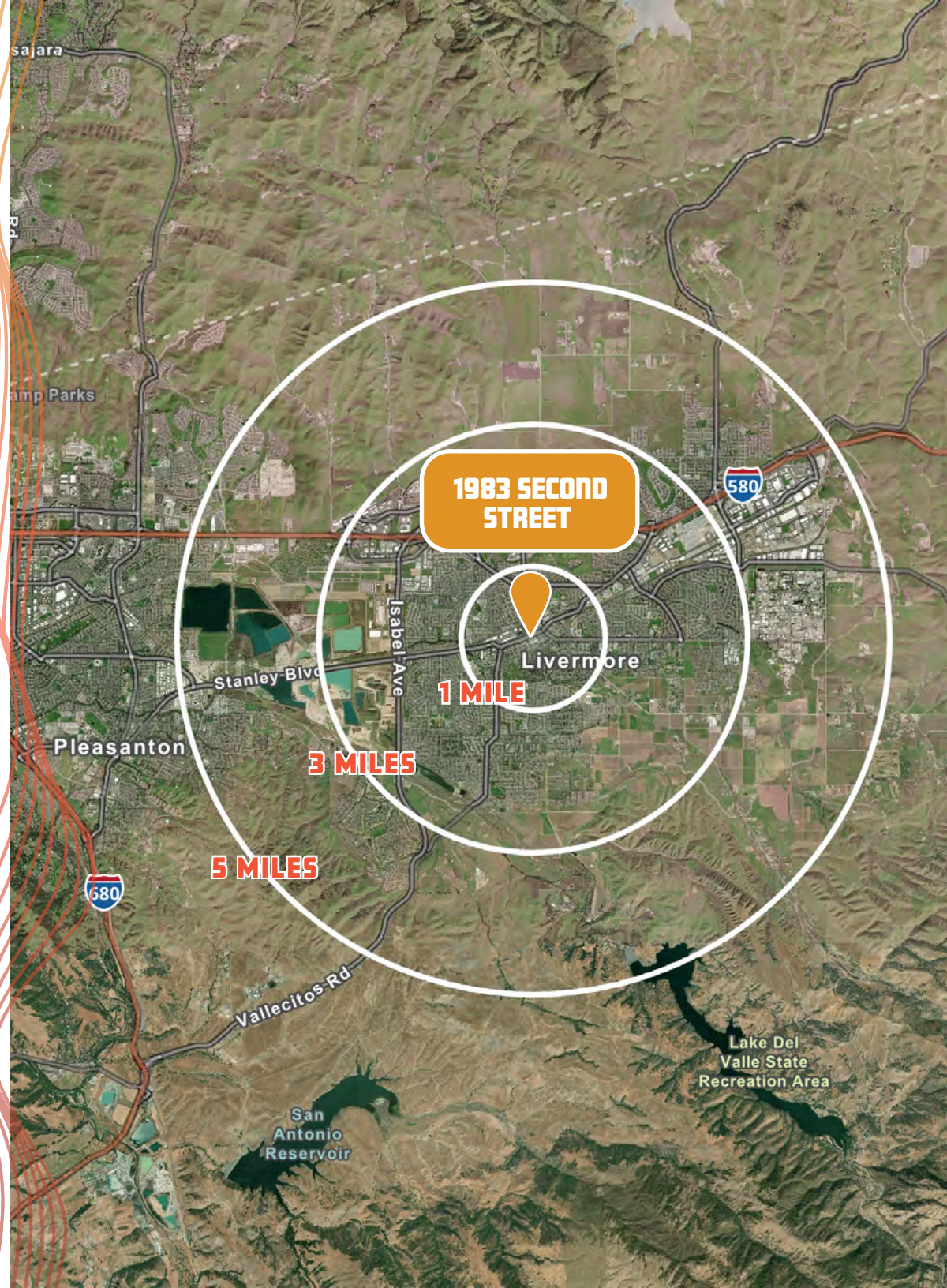
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	20,456	76,157	109,065
Total Households	7,799	27,904	38,888
Median HH Income	\$118,541	\$1,117,459	\$171,136
Daytime Population	20,826	72,813	120,005

TRAFFIC COUNTS

2nd Street: **4,911 ADT**

South L Street: **8,529 ADT**



A CLOSER LOOK AT THE AREA

PORTOLA VILLAGE

Lucky
The Habit Burger & Grill
Supercuts
Chipotle
The Cheese Steak Shop
Sourdough & Co.
Metro by T-Mobile
Panda Express
Starbucks
Nothing Bundt Cakes

VINTAGE SQUARE/ ARROYO PLAZA

Walmart	The Home Depot
Les Schwab Tires	Kohl's
Wheel Works	In-N-Out
Mattress Firm	AT&T
Verizon	OfficeMax
Cold Stone Creamery	7 Eleven

PLAZA 580

Target	Petco
Bath & Body Works	Boot Barn
Ross Dress for Less	T Mobile
TJ Maxx	McDonald's
	Dollar Tree

FREEWAY ACCESS

ARROYO SECO

Chipotle
Panera Bread
IHop

VILLAGE AT LIVERMORE/ LIVERMORE VALLEY SQUARE

Round Table	Fitness 19
Trader Joe's	O'Reilly Auto Parts
Leslie's	Goodwill
El Pollo Loco	Grocery Outlet
Michael's	99 Cents Only
Little Caesar's	Liberty Tax

1983 2ND STREET

ARROYO PARK

Safeway	Eyes
BevMo	Chase
CVS Pharmacy	Chili's
Lowe's	Great Clips
Starbucks	Panda Express
Baskin Robbins	Bank of America
Togo's	Subway
UPS	Jamba Juice
Site for Sore	

DOWNTOWN LIVERMORE

Livermore Cinemas
Walgreens
Sauced BBQ & Spirits
Bankhead Theater
Peet's Coffee

VINTER SQUARE

Safeway
CVS Pharmacy
Petfood Express
Mountain Mike's
Noah's NY Bagels
Nation's Giant Hamburger

PEPPERTREE PLAZA

Nob Hill Foods
Taco Bell
UPS
Carl's Jr
Menchie's



LEGACY APARTMENTS
GROUND FLOOR RETAIL



**EDEN HOUSING AND
VETERANS PARK**
EST. COMPLETION WINTER 2026-27



**BLACKSMITH SQUARE
EXPANSION**
NEARING COMPLETION



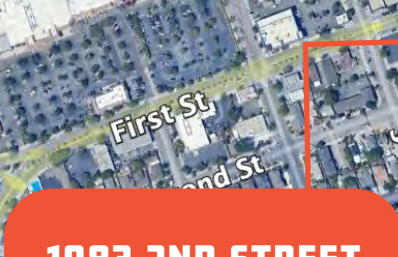
**I STREET
PARKING
GARAGE**
NOW OPEN



**DOWNTOWN BOUTIQUE
HOTEL**
PLANNED



**L STREET
PARKING
GARAGE**
NOW OPEN



QUEST SCIENCE CENTER
PLANNED



SPARC THEATERLAB
PLANNED



LIVERMORIUM PLAZA
NOW OPEN



1983 2ND STREET



EXPLORING LIVERMORE

Livermore, California offers a high quality of life with a unique blend of suburban charm, cultural richness, and natural beauty. Nestled in the Tri-Valley region, it's known for its vibrant wine country—home to over 50 wineries—and a revitalized historic downtown featuring boutique shopping, diverse dining, a 10-screen cinema, and a 500-seat performing arts center. The city boasts a highly educated population fueled by the presence of two world class scientific institutions. With top-rated schools, a mild climate, and proximity to major Bay Area hubs, Livermore is ideal for families, professionals, and retirees seeking a relaxed yet connected lifestyle.



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