

OFFERING MEMORANDUM · FOR LEASE

Republic Square at Livermore

4705-4729 LIVERMORE OUTLETS DR · LIVERMORE, CALIFORNIA 94551

4,989 SF AVAILABLE · TWO SUITES

\$55 - \$60 /SF/YR NNN

ADJACENT TO SF PREMIUM OUTLETS

The Tri-Valley's Dining, Retail & Lifestyle Destination

Republic Square at Livermore is a 63,000+ SF mixed-use development positioned at the epicenter of the region's dominant shopping hub — directly adjacent to San Francisco Premium Outlets.

The neighboring outlets — **Northern California's largest luxury outlet center at 697,000 SF, fully leased with 180+ stores** anchored by Gucci, Prada, Burberry, Moncler, Versace, and Ferragamo — deliver a built-in stream of affluent shoppers, international tourists, hotel guests, and daily commuters.

Anchored by two on-site hotels — **Homewood Suites by Hilton and Residence Inn by Marriott** — the center enjoys seven-day-a-week, morning-to-night traffic. Its curated lineup has made Republic Square the Tri-Valley's fastest-growing food and entertainment destination, and the maturing tenant mix is now actively seeking **medical, professional-service, educational, and specialty-retail operators**.

Two prime spaces remain — **Suite 4513 (1,500–3,011 SF)** and **Suite 4549 (1,978 SF, fully built-out with dual frontage facing the outlets)** — ideal for any service-oriented business ready to tap into the Tri-Valley's highest-traffic corridor.

211,000+

VEHICLES / DAY ON
I-580

697,000

SF · ADJACENT
PREMIUM OUTLETS

180+

OUTLET STORES · 100%
LEASED

PROPERTY SNAPSHOT

Property	Republic Square
Address	4705–4729 Livermore Outlets Dr
Property Type	Shopping Center
Center Type	Neighborhood Center
Gross Leasable Area	64,283 SF
Stores / Properties	21 Stores · 8 Buildings
Frontage	Livermore Outlets Dr
Total Available	4,989 SF
Min. Divisible	1,500 SF
Max. Contiguous	3,011 SF

\$55 – \$60 /SF/YR

NNN · FROM \$4.58 /SF/MO

Suite 4513 · Retail Building C

1,500 – 3,011 SF of prime in-line retail or service space — right-size your footprint

LEASE TERMS

Space Available	1,500 – 3,011 SF
Rental Rate	\$55.00 /SF/YR
Service Type	Triple Net (NNN)
Lease Term	3 – 10 Years
Space Use	Retail
Space Type	Relet
Floor	1st Floor
Date Available	Now

IDEAL FOR

Medical / Dental	Tax & Financial
Tutoring & Test Prep	Labs & Diagnostics
Professional Services	Boutique Fitness
Specialty Retail	



Building C is the center's dedicated **retail, fitness, and personal-services building**, with direct co-tenancy from a proven daily-draw lineup: **Glo Yoga, Deka Lash, and KidsUnited Soccer** all operate within the same building — generating consistent repeat visits from health, wellness, and family-oriented customers.

- Divisible from **1,500 SF to the full 3,011 SF** — flexibility for tenants of nearly any size
- Moka & Co Coffee opening steps away (Sept 2026)
- Two on-site hotels feeding daily foot traffic; SF Premium Outlets directly adjacent

Suite 4549 · Dual-Frontage, Fully Built-Out

1,978 SF second-generation restaurant space facing the SF Premium Outlets

LEASE TERMS

Space Available	1,978 SF
Rental Rate	\$60.00 /SF/YR
Service Type	Triple Net (NNN)
Built Out As	Restaurant / Café
Lease Term	3 – 10 Years
Space Use	Retail
Space Type	Relet · 2nd Gen
Date Available	Now

IDEAL FOR

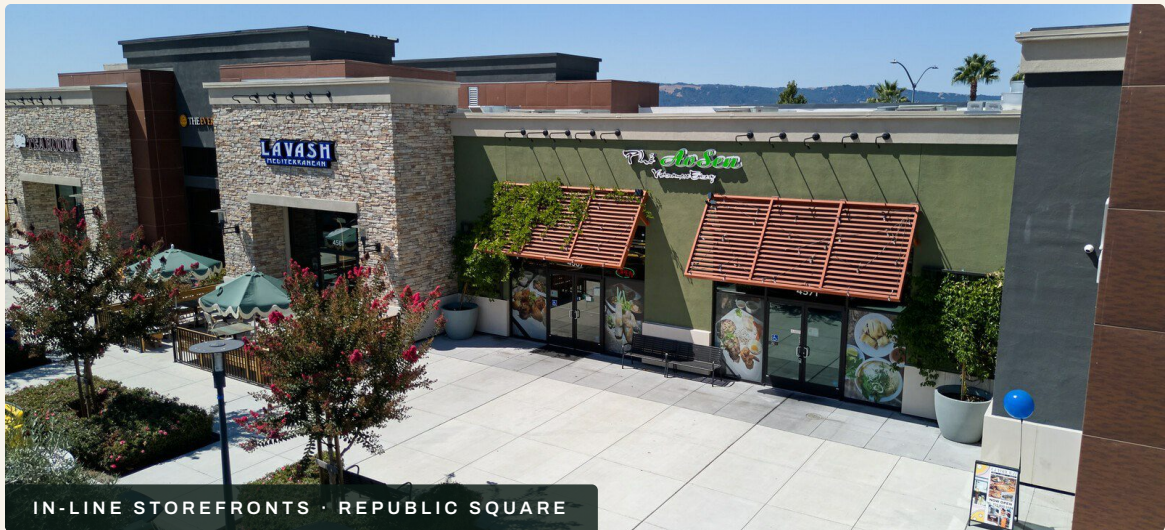
Café / F&B

Medical / Professional

Tax Advisory

Tutoring Center

Specialty Retail



A rare suite offering something no other space in the Tri-Valley can match: **dual entrances with dual exposure**. The front entrance faces Livermore Outlets Drive; the rear opens directly into the pedestrian corridor **facing the Gucci outlet store** at San Francisco Premium Outlets — literally in the path of millions of annual shoppers.

- **Move-in-ready second-generation space** — kitchen, dry storage, restroom & office — dramatically reducing build-out cost and time to open
- Large windows on both frontages: natural light, views & signage exposure in two directions
- Surrounded by The Hangar SFO, Harumi Sushi & Hibachi, Chako Korean BBQ, Glass Houzz Pizza, Cali Kid Burgers & Moka & Co Coffee



03 · THE SETTING

At the Gateway to the Premium Outlets

Republic Square sits at the intersection of Livermore Outlets Drive and Republic Square Drive, with direct walkability to San Francisco Premium Outlets and exceptional visibility from the I-580 corridor.

I-580 · 211,000+ VPD

EL CHARRO EXIT · 68,000+ VPD

Three Engines of Seven-Day Traffic



ADJACENT · SAN FRANCISCO PREMIUM OUTLETS

SF Premium Outlets **DIRECTLY ADJACENT**

Northern California's largest luxury outlet center — 697,000 SF, 100% leased, 180+ stores anchored by Gucci, Prada, Burberry, Moncler, Versace, and Ferragamo — with direct walkability between the outlets and Republic Square.

Two On-Site Hotels **7-DAY TRAFFIC**

Homewood Suites by Hilton (84,652 SF) and Residence Inn by Marriott (81,058 SF) anchor the center and deliver morning-to-night guest traffic, every day of the week.

Freeway Frontage **I-580 CORRIDOR**

I-580 carries over 211,000 vehicles per day past the center, with the El Charro Road exit seeing 68,000+ vehicles per day — surrounded by the growing Tri-Valley workforce and one of the Bay Area's highest average household incomes.



ON-SITE HOTELS · HOMEWOOD SUITES & RESIDENCE INN

68,000+

VPD · EL CHARRO RD
EXIT

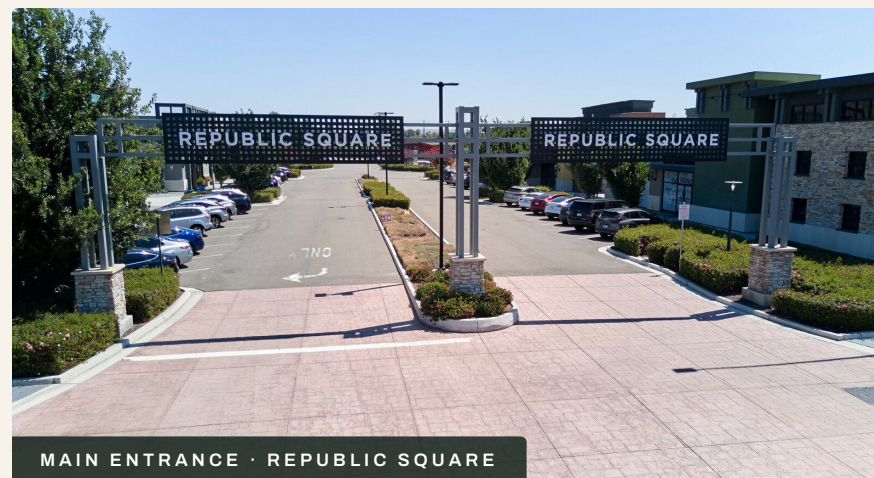
165,000+

SF · TWO ON-SITE
HOTELS

A Curated, Fast-Growing Tenant Lineup

MAJOR TENANTS

TENANT	SF OCCUPIED	LEASE EXPIRY
Homewood Suites	84,652 SF	—
Residence Inn by Marriott	81,058 SF	—
Teriyaki Madness	—	April 2035
Summer Dream Spa	—	April 2034
Harumi Sushi	—	November 2033
Pho Ao Sen	—	September 2033
Cali Kid Burgers 'N Shakes	—	—
GLO Yoga Studios	—	—
Periodontal Associates	—	—
Taj Mahal Flavors of India	—	—



THE FULL LINEUP

Moka & Co Coffee · Sept 2026

The Hangar SFO · 70 Taps

Chako Korean BBQ & Hot Pot

Harumi Sushi & Hibachi

Glass Houzz Lounge Pizza

Lavash Mediterranean

Cali Kid Burgers

Pho AOSEN

Taj Mahal

Everest Bakery

Backyard Bayou

Ruby Event Center

Glo Yoga

Deka Lash

Teriyaki Madness

KidsUnited Soccer

Periodontal Associates

A Modern, Curated Streetscape



Around the Center



The Tri-Valley's Highest-Traffic Corridor

211,000+

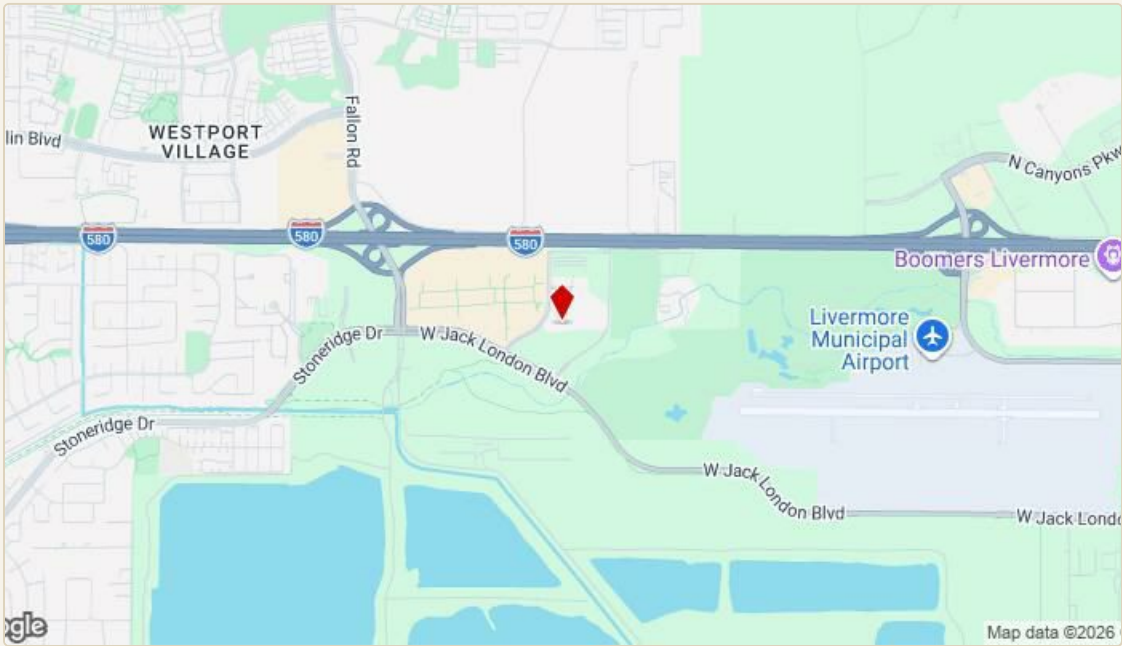
VEHICLES PER DAY · I-580 FRONTAGE

68,000+

VEHICLES PER DAY · EL CHARRO RD
EXIT

21

STORES ACROSS 8 BUILDINGS · 64,283
SF



Republic Square sits at the intersection of **Livermore Outlets Drive** and **Republic Square Drive**, just off the El Charro Road exit of **Interstate 580** — with direct walkability between the center and SF Premium Outlets, and the growing Tri-Valley workforce and residential base all around, where the average household income is one of the highest in the Bay Area.

30 /100

WALK SCORE® ·
SOMEWHAT FRIENDLY

30 /100

TRANSIT SCORE® ·
SOMEWHAT FRIENDLY

Full listing: loopnet.com/Listing/4705-4729-Livermore-Outlets-Dr-Livermore-CA/41128832



Leasing Contact

FOR TOURS, FLOOR PLANS & PROPOSALS

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