



Core Downtown Location



For Lease
Zoned for Medical, Commercial Office and Personal Service Uses

Charming Freestanding Building with Bonus Studio Available

2052 4th Street | Livermore, CA

[360° Take a Virtual Tour »](#)

Highlights



±1,032 SF Main Building



±270 SF Bonus Studio behind main building



Located in Downtown Specific Plan Zoning Area



High Visibility on 4th Street with high traffic counts (15,800ADT)

Contact Broker

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2052 4th Street | Livermore, CA

Property Overview

This ±1,032 SF building serves as a sanctuary of beauty and grace with original hardwood floors, crown molding, an ornate fireplace, ADA restroom, powder room, laundry room and kitchenette. It has been operating as a hair salon with a separate freestanding, private treatment studio and can be delivered turn-key for a salon use. An expansive patio joining the two buildings on the 5,000 SF fenced property offers your clients and employer a private setting to relax.

Situated in Downtown Livermore near Carnegie Park along the highly traveled 4th Street corridor, Tenants enjoy ample neighborhood parking. Livermore is known for its historic charm, community events, award winning wineries and thriving businesses. Whether you are seeking a professional office space or a retail storefront, this property provides an exclusive setting for personal services, wellness centers or for a professional office use.



Signage opportunity is unparalleled with canvas awning and wrought iron drop sign



Ample Street Parking



Close Proximity to downtown Amenities



Affluent Population (Med. HH income \$153,276)



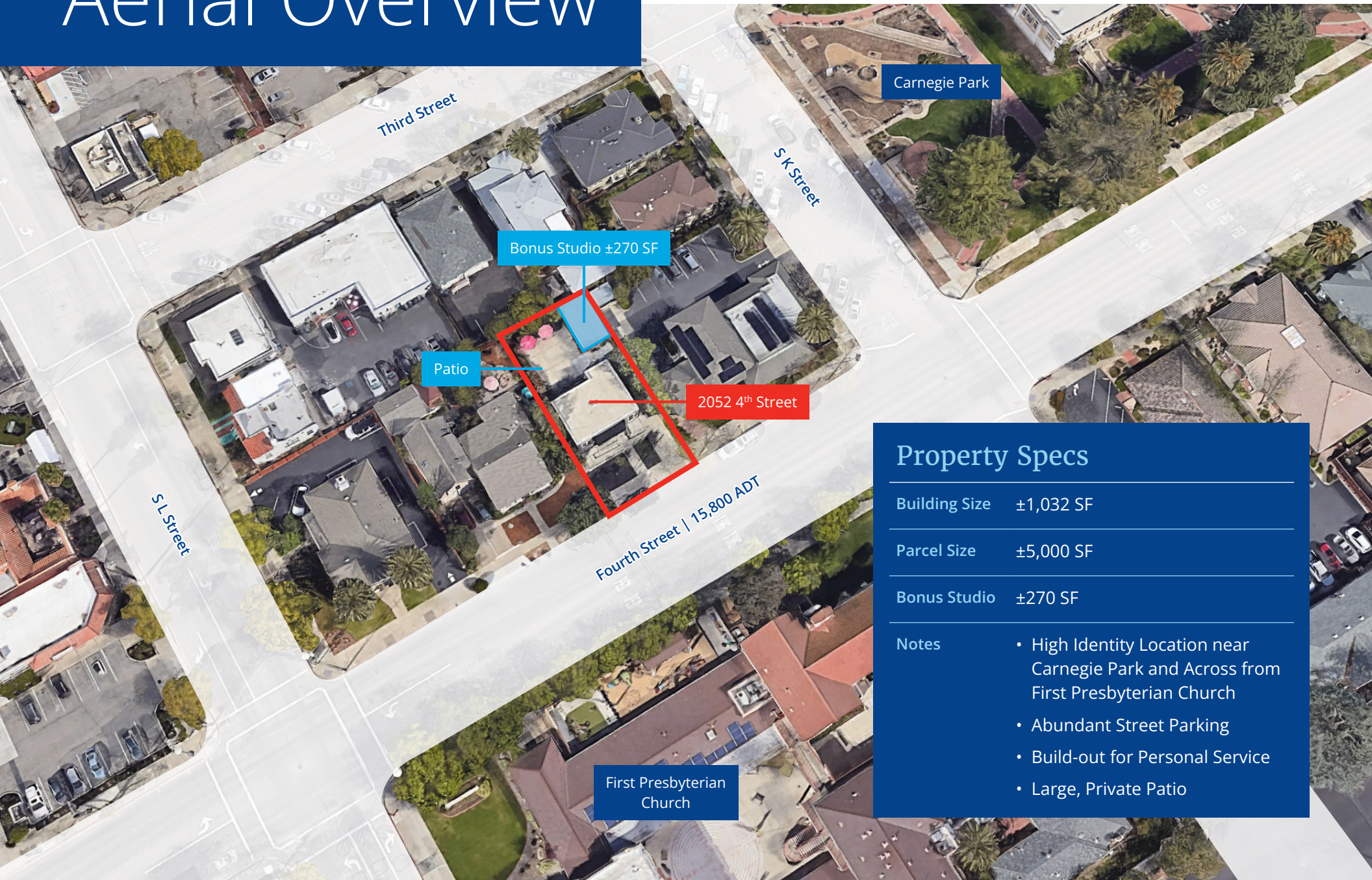
Impeccably Maintained



Traffic Counts: 15,800 ADT on 4th Street

2052 4th Street | Livermore, CA

Aerial Overview



Carnegie Park

Bonus Studio ±270 SF

Patio

2052 4th Street

Fourth Street | 15,800 ADT

First Presbyterian Church

S L Street

S K Street

Third Street

Property Specs

Building Size ±1,032 SF

Parcel Size ±5,000 SF

Bonus Studio ±270 SF

- Notes
- High Identity Location near Carnegie Park and Across from First Presbyterian Church
 - Abundant Street Parking
 - Build-out for Personal Service
 - Large, Private Patio

Main Building



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Bonus Studio & Patio



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Demographics | 3 Mile Radius



77,079

Total Population



3,174

Total Businesses



34,813

Total Employees



\$153,276

Median HH Income



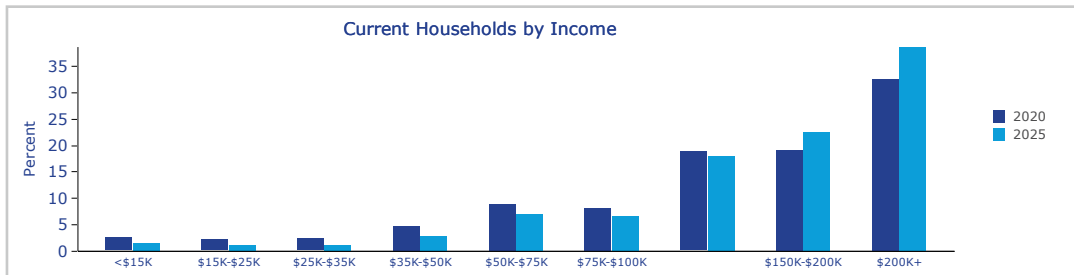
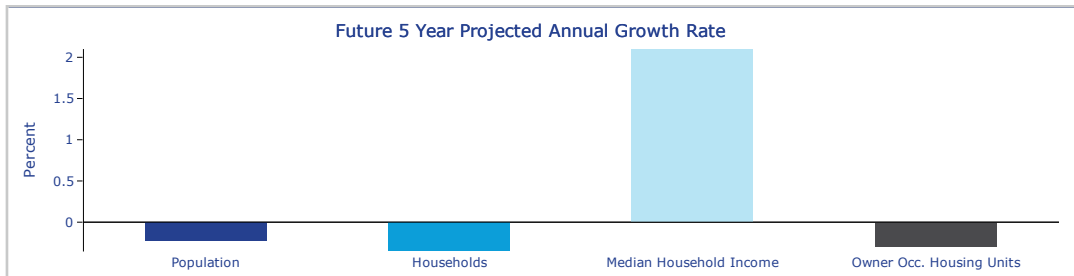
49%

Bachelor's/graduate/
prof degree



6.7%

Population Change
Since 2010



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