

DEVELOPMENT OPPORTUNITY FULLY ENTITLED RETAIL CENTER

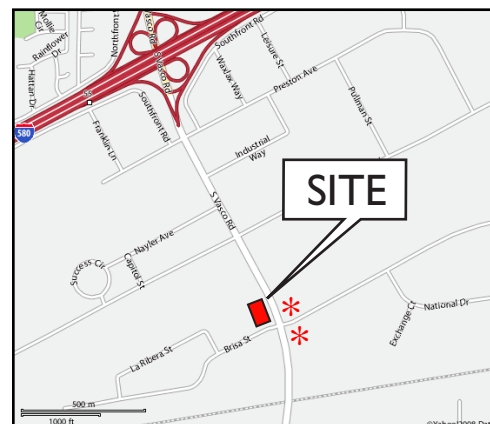
Corner of Vasco & Brisa Dr., Livermore, CA
A Planned 33,900 SF Project

FOR LEASE

PARCEL SIZE - 3.616 ACRES



- Located in one of the Fastest Growing Areas of the Tri-Valley
- Near Ace Train station
- Existing High Income Residential Neighborhoods nearby.
- * An additional 510 Residential Units Planned Directly Across The Street
- Easy Freeway Access from I-580 at Vasco Road



Features:

- Anchor Tenant Space, Shop Spaces and a Restaurant Pad
- Monument Signage
- Traffic Counts: 35,000 Average Daily Car Count
- Two Parcels: A-1.616 Acres
B-2.010 Acres



FOR LEASE

COLLIERS
INTERNATIONAL

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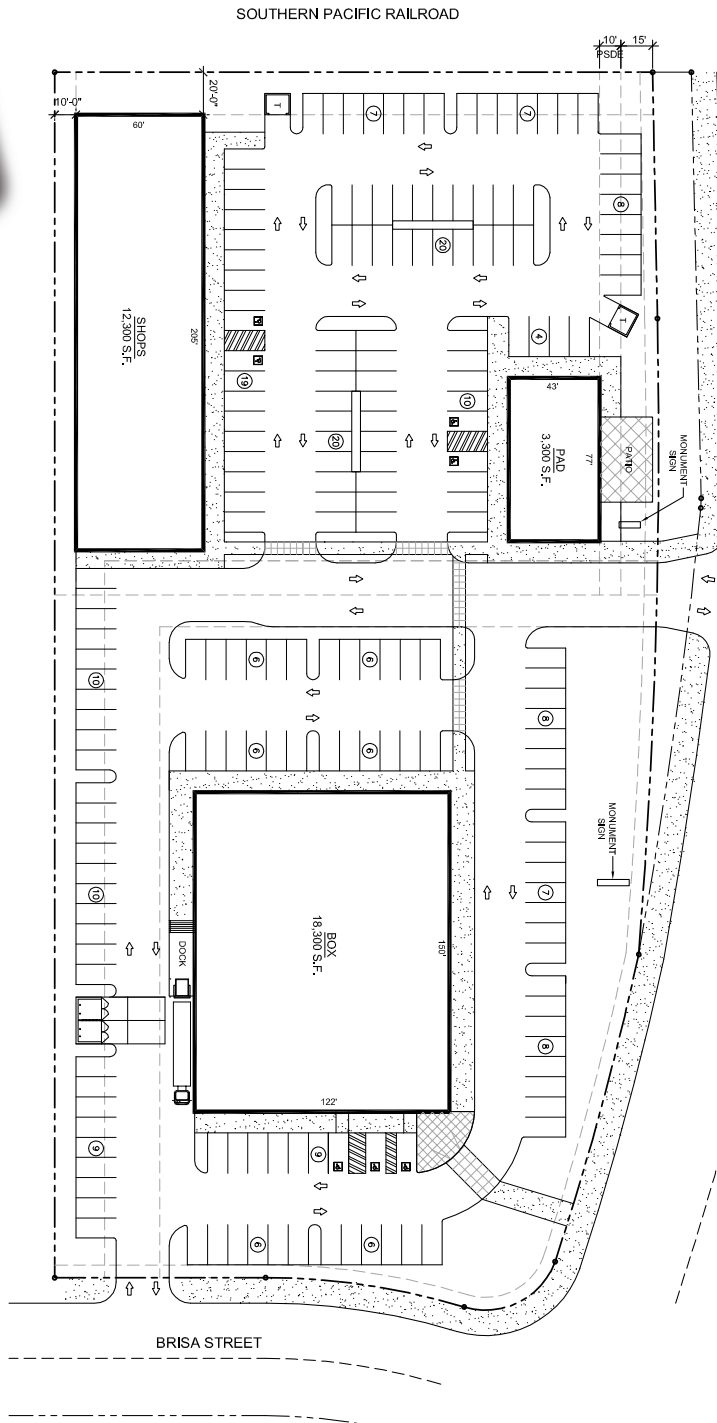
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Demographics:

	3 Mile	5 Mile
Population	23,548	47,963
Daytime Pop	40,595	78,668
Ave HH Inc.	\$106,114	\$103,545

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