

PRIME CORNER LOCATION FOR SALE, BTS or GROUND LEASE

± 6.06 ACRES SEC of VASCO RD & LAS POSITAS RD, LIVERMORE, CA

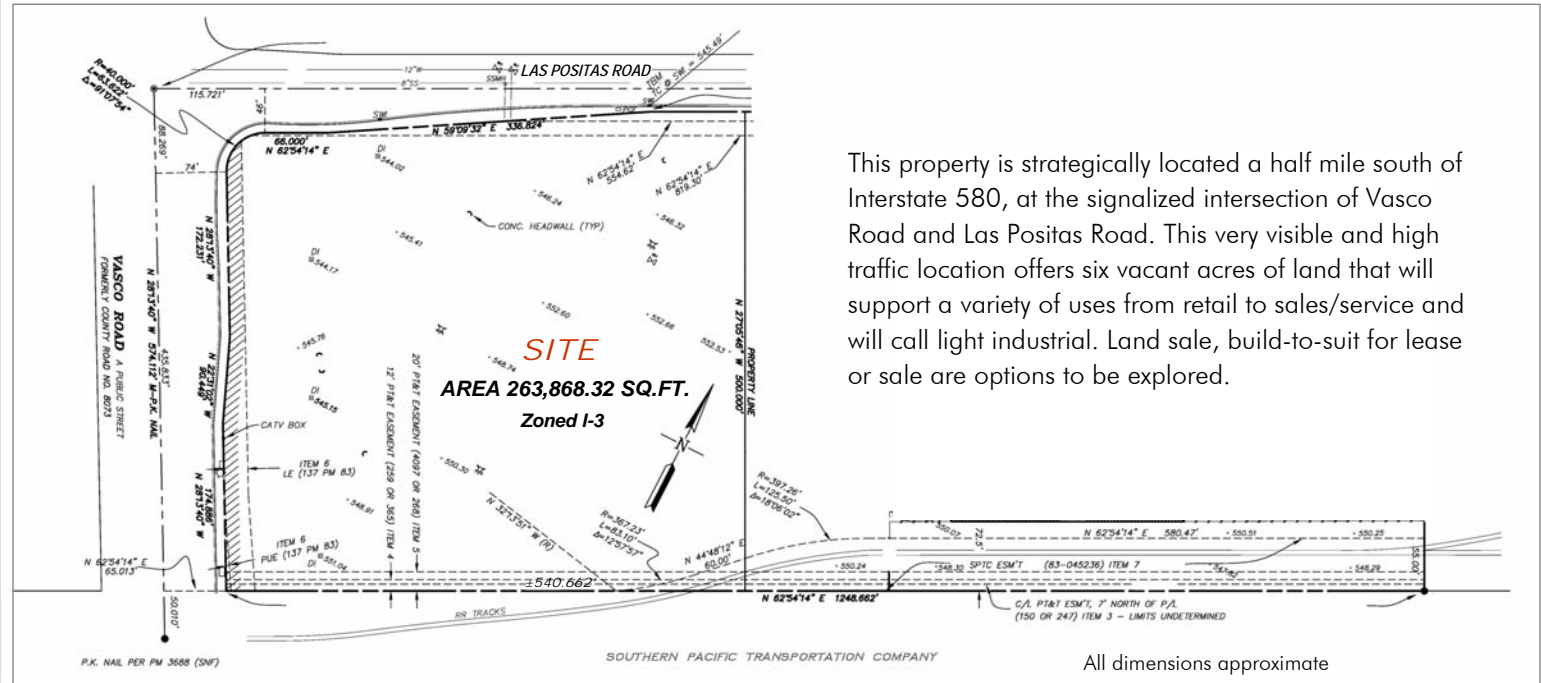


- High visibility location, with over 48,000 vehicles passing each day.
- Central location at the edge of the Bay Area urban core.
- Approximately 500 linear feet of frontage on Vasco Road and ±540 linear feet of frontage on Las Positas Road.
- Convenient access to major transportation infrastructure including Port of Oakland, 3 international airports and interstate freeways.
- I-3 Zoning accommodates a wide variety of uses.
- Rail potential.

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VASCO / LAS POSITAS SITE PLAN



This property is strategically located a half mile south of Interstate 580, at the signalized intersection of Vasco Road and Las Positas Road. This very visible and high traffic location offers six vacant acres of land that will support a variety of uses from retail to sales/service and will call light industrial. Land sale, build-to-suit for lease or sale are options to be explored.

For more information, contact:

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MILEAGE TO MAJOR CITIES

City	Approx. Freeway Miles
San Francisco	40
Oakland	25
San Jose	31
Sacramento	93
Reno	180
Fresno	138
Los Angeles	340
Salt Lake City	724
Denver	1260
Portland	608
Seattle	800

LOCATION MAP

