

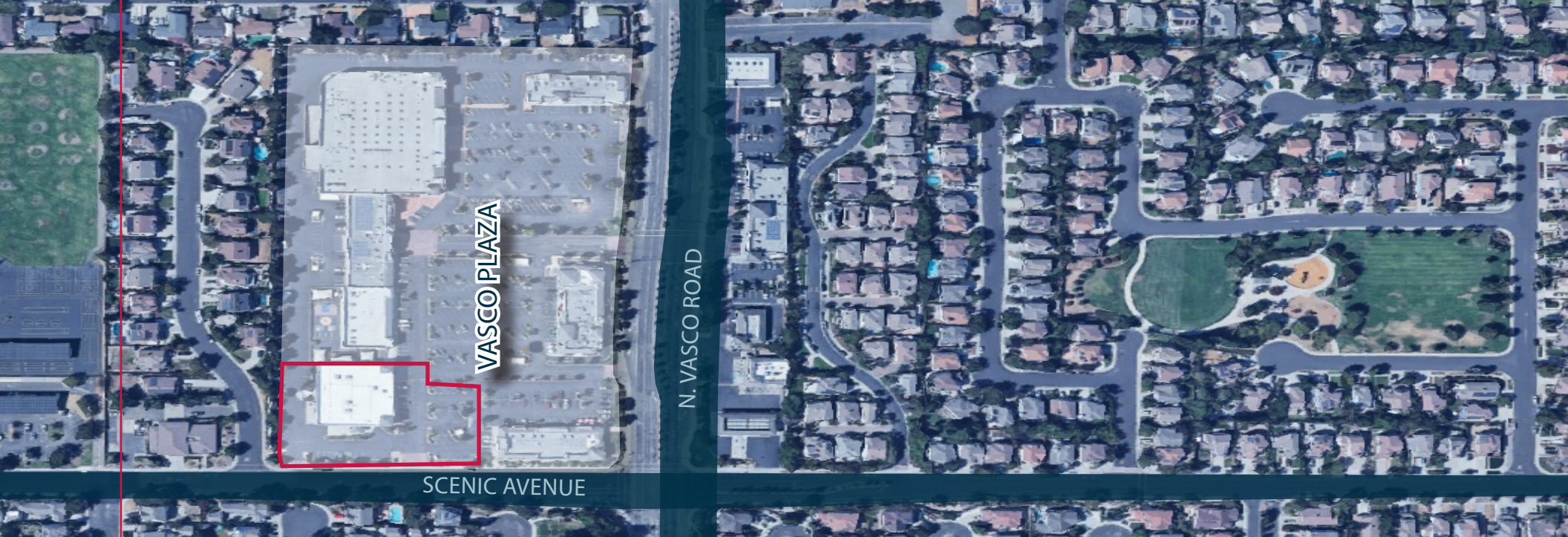


16,320±SF RETAIL BUILDING FOR LEASE OR SALE AT VASCO PLAZA SHOPPING CENTER

1350 N. VASCO ROAD, LIVERMORE, CA 94551

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

PROPERTY HIGHLIGHTS



16,320±SF Retail building, former Rite Aid
APN 99 B 5212-2-1



Strong retail covenants anchored by
Starbucks, UPS & more!



Located at signalized intersection,
ADT exceeds 33,363 on Vasco Road



Daytime Population 31,730 in 3 miles



71 Parking stalls, 4.4 per 1,000SF (Buyer to verify)



Power: 1,000 AMPS



Gas Supply: 1 1/2" Main

Water Supply: 2" Main



30 Tesla Super Chargers being added to adjacent parking lot
parcel



The commute artery from Oakland/East Bay to Sacramento/
Central Valley communities

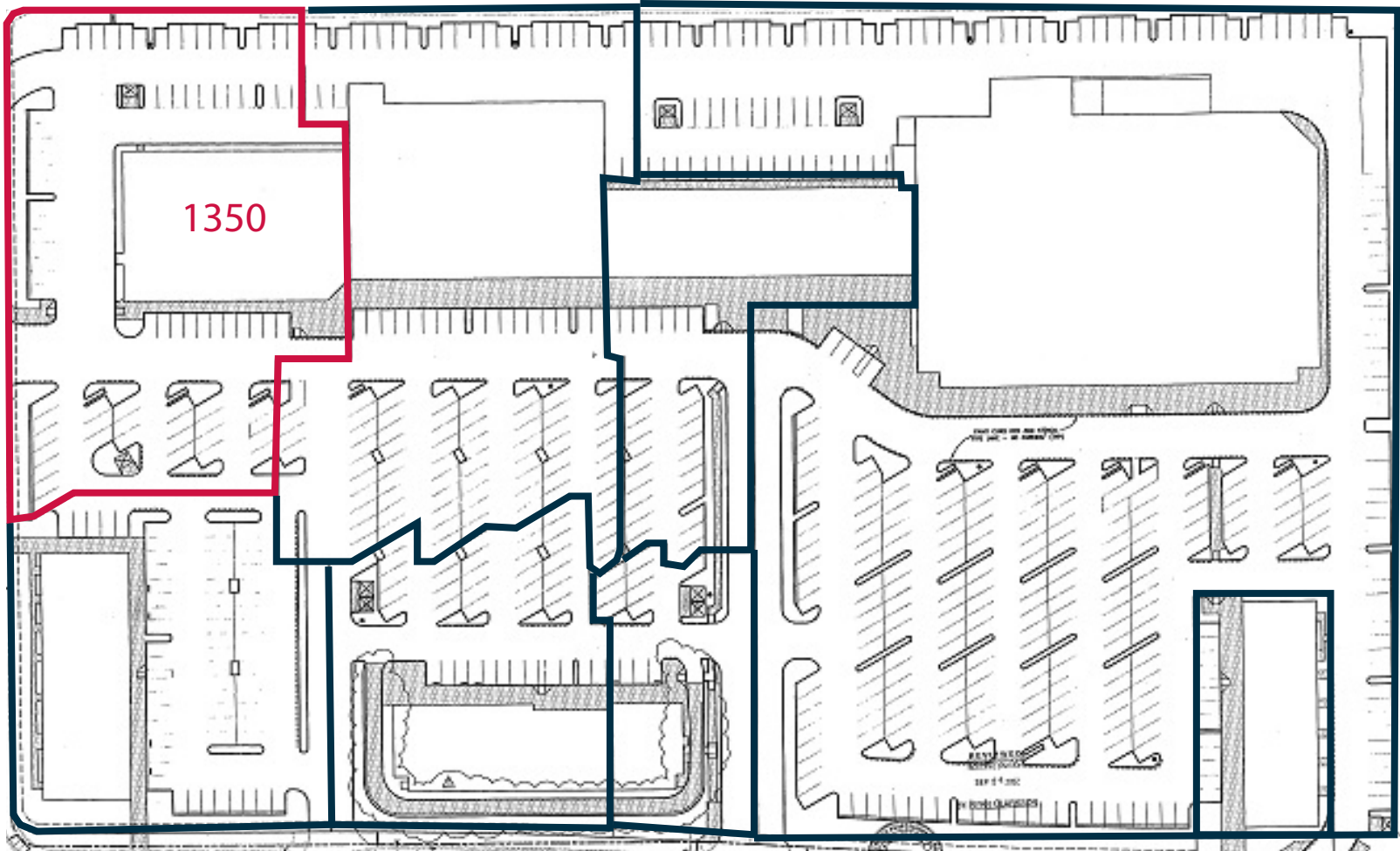


Built in 2005, Original Tenant was Rite Aid

Contact Broker for Lease or Sale Rate

1350
N. VASCO ROAD

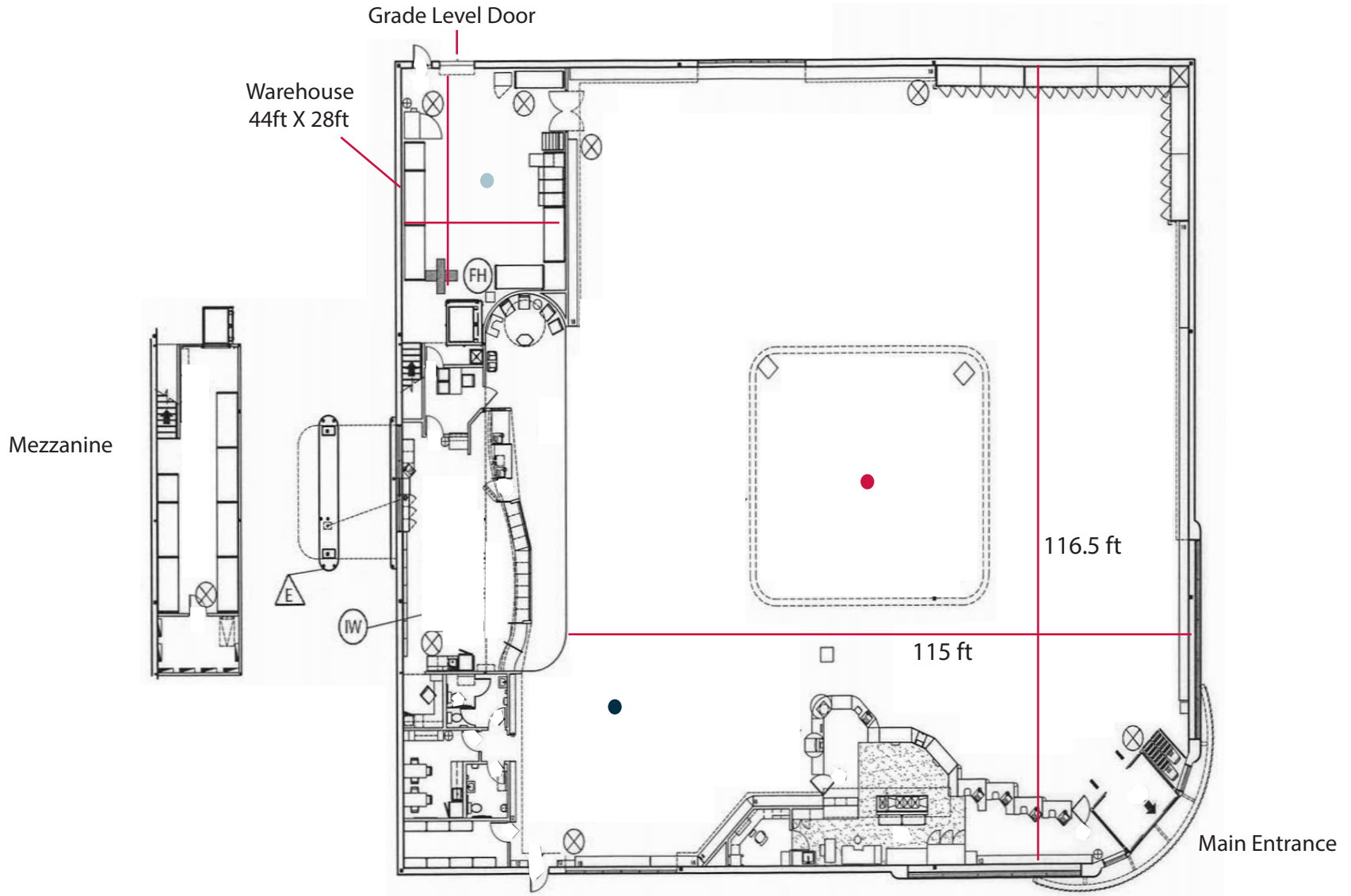
SITE PLAN - PARCEL MAP



N. Vasco Rd

1350
N. VASCO ROAD

FLOORPLAN



- Clear Height 13.5ft to grid, 20ft to bottom of roof deck
- Clear Height 15.5ft to grid
- Clear Height 18ft 10in. in Warehouse

1350
N. VASCO ROAD

AERIAL VIEW - NORTH

AVAILABLE
16,320 SF
(former Rite Aid)

SCENIC AVE

N. VASCO ROAD



AERIAL VIEW - SOUTH



INTERSTATE
580

SCENIC AVE

AVAILABLE

KIDDIE
ACADEMY
Enrichment. Child Care.

MOUNTAIN MIKE'S
PIZZA
Pizza the way it should be!

ups

7-Eleven

Vasco
Quick
Lube

SUBWAY

N. VASCO ROAD

STARBUCKS
COFFEE

9R

Great
Clips

88 Seafood Market

HOP DEVINE
CRAFT COCKTAILS & GRUBBERY

FOR LEASE OR SALE

16,320±SF RETAIL BUILDING AT VASCO PLAZA SHOPPING CENTER

1350 N. VASCO ROAD | LIVERMORE, CA 94551



Jessica Mauser

Managing Principal
jmauser@lee-associates.com
925-737-4168
LIC NO 01728720