



±1,600 SF END CAP AVAILABLE

223-239

S VASCO ROAD | LIVERMORE, CA

 the econic company®

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Property

HIGHLIGHTS



Second generation café space available



Immediately accessible from S. Vasco Road (33,918 ADT)



Adjacent to major employers (LLNL, Sandia, Lam Research, FormFactor, Gillig) with a strong 12,000–15,000 daytime workforce.

DEMOGRAPHICS	3 MILES	5 MILES
Population	44,574	85,316
Average Household Income	\$200,504	\$204,724
Daytime Population	58,730	97,513

TRAFFIC COUNTS	Source: 2025 Esri.
S Vasco Rd	33,918 ADT
Las Positas Rd	10,042 ADT



Close-Up

AERIAL

N VASCO RD

HWY 580

223-239 S VASCO RD

Fairfield BY MARRIOTT LAQUINTA INNS & SUITES Best Western PLUS

Starbucks Chevron

Vasco Plaza
ups Starbucks 88 Seafood Supermarket MOUNTAIN MIKE'S

McDonald's KFC WenersCrafty BOS NI YOM

Plaza 580 S.C. Shopping Mall
TARGET Starbucks DOLLAR TREE TJ-MAXX ROSS DRESS FOR LESS BOOT BARN petco MOOYAH SEPHORA

LAND-ROVER HONDA SUBARU Audi PORSCHE

Panera IHOP

Jack in the box TACO BELL

MANUFACTURING/INDUSTRIAL/BUSINESSES
GSC HERITAGE Ansys AMP ANGEL DEAR McNICHOLS Barker CAL-LINE EQUIPMENT CARY COMPANY img Computacenter FORMFACTOR CHA Industries WESTEC NIKING SupplyNet Lazestar, Inc. MONARCH Lira VISTAR ROMA

amazon

Mancini's SLEEPWORLD CORPORATE

MATTRESS FIRM WAREHOUSE

Wendy's 7 ELEVEN SUBWAY

LOWE'S chiji's

SAFeway Starbucks BevMo!

Lawrence Livermore National Laboratory





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