



LAND FOR SALE

5945 Southfront Road, Livermore, California

Highway Visibility/I-580 @ Vasco Road Off-Ramp



±2.63 Acres Commercial Land For Sale

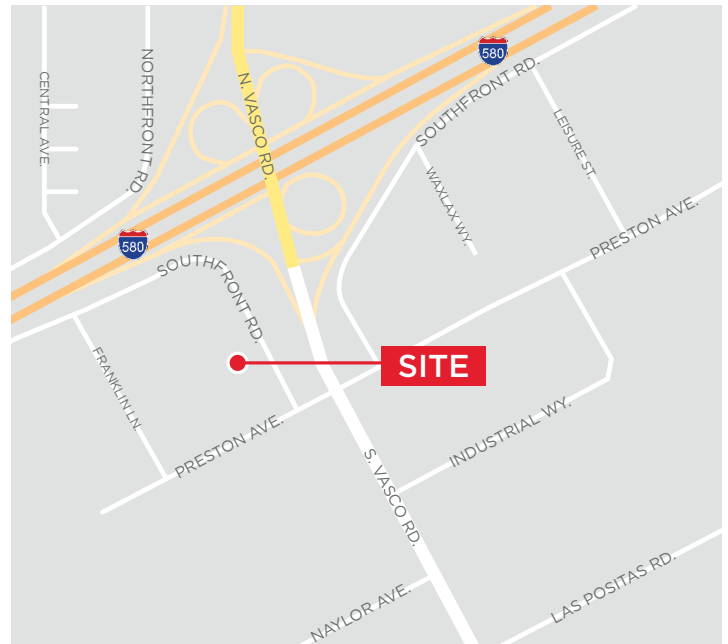
PROPERTY HIGHLIGHTS

- ±2.63 Acres
- High Traffic Count
- Great Demographics
- Interstate 580 Visibility
- I-580 @ Vasco Road Off-Ramp
- Zoned Commercial Services (CS)
- \$3,500,000.00
- APN: 099B-5900-002-09

TRAFFIC COUNTS

Highway 580 at Vasco Road: 162,100 ADT

Vasco Road: 33,918 ADT



For more information, please contact:

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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)

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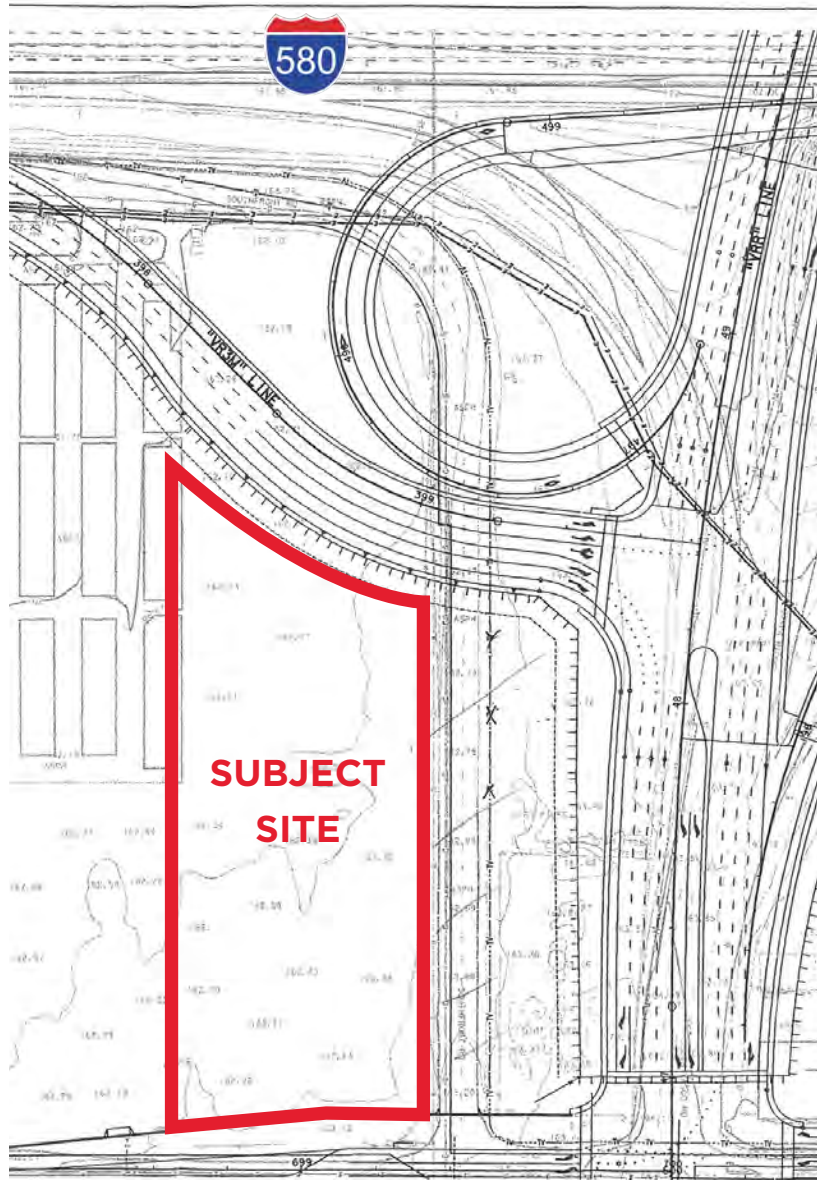
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DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population			
2010 Total	40,501	78,373	165,998
2020 Total	43,544	84,732	196,854
2020 Household Income			
Median	\$140,086	\$138,471	\$156,992
Average	\$171,653	\$169,252	\$187,495
2020 Median Home Value			
	\$802,966	\$807,506	\$949,682

PROPOSED I-580 EXIT RAMP



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