

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

The background image shows the exterior of the Vasco Commons building. It is a modern, single-story commercial building with a light-colored facade and a blue roofline. The building features large glass windows and doors, some with arched tops. A black car is parked in the foreground, and the sky is a clear blue with some light clouds.

For Lease | Office/Flex/Light Industrial

Vasco Commons

6242 - 6258 Preston Avenue & 6253 - 6269 Southfront Road
Livermore, CA

Contact Brokers

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Vasco Commons | Livermore, CA

Features

Highlights

- Immediate access to I-580
- Close proximity to retail amenities
- Parking ratio: 2.55/1,000
- Office/flex/light industrial units available
- Suites ranging from $\pm 1,800$ - $\pm 5,000$ SF
- **Price: \$1.20 NNN**

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Demographics 5 mile radius



82,022

Total population



52,254

Total employees



3,688

Businesses



10.0%

Population change
since 2010



\$152,196

Median HH income



\$66,848

Per capita
income



73%

White collar



16%

Blue collar

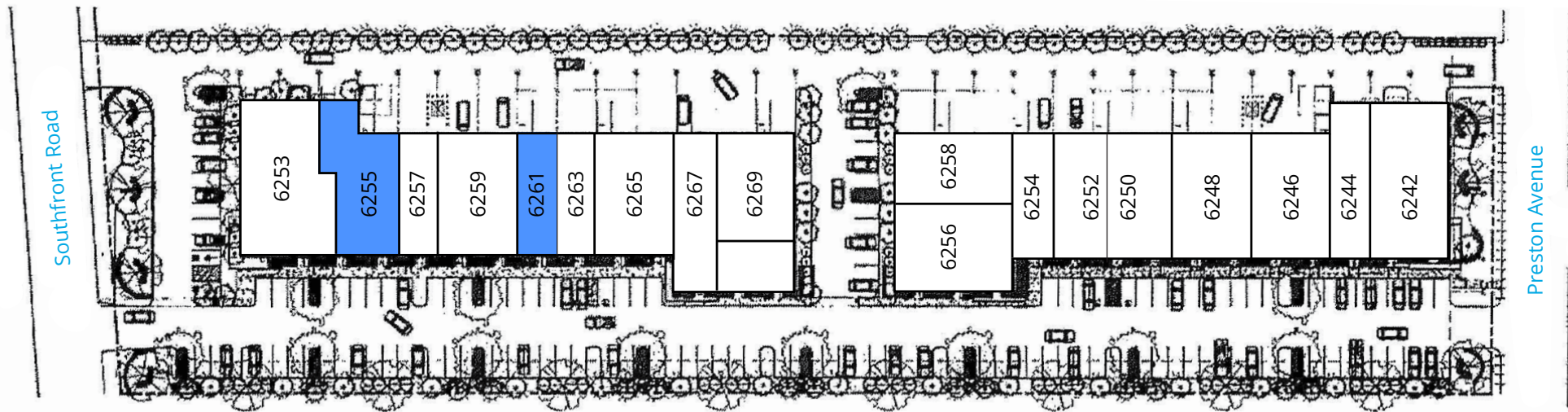


11%

Services

Site Plan

Address	Rentable SF	Office Buildout	Available
6255 Southfront Road	±4,489 RSF	35% - 60%	Feb. 2026
6261 Southfront Road	±1,824 RSF	35% - 60%	Now



Available

Vasco Commons | Livermore, CA

Floor Plan

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6255 Southfront Road

±4,489 SF

- 35%-60% Office
- February 2026



Grade Level Door

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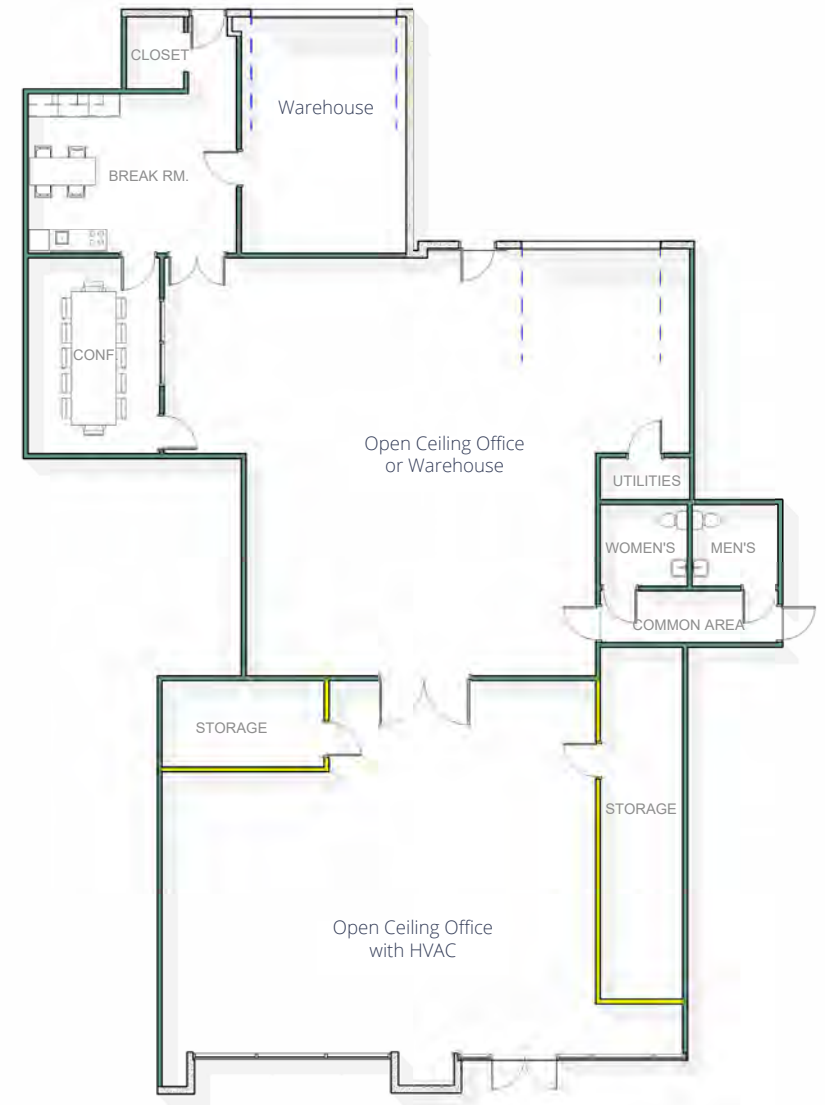
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As-Built Floor Plan

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6261 Southfront Road

±1,824 SF

- 60% Office
- Available now



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Hypothetical Plan

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6261 Southfront Road

±1,824 SF

- 35% Office
- Available now



Grade Level Door

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