

AVAILABLE FOR LEASE  
**±6,908 SF**

# 1848 PORTOLA AVENUE

LIVERMORE, CA

## ICONIC FREE-STANDING RESTAURANT BUILDING

- ±4,511 SF ground floor space with ±2,397 SF basement
- Large commercial kitchen with 15 foot Type 1 Hood
- Spacious bar area and adjoining patio – ideal for craft cocktails and boutique wine service

### EXCLUSIVE LISTING BROKER:

**LeAnn Stuart**

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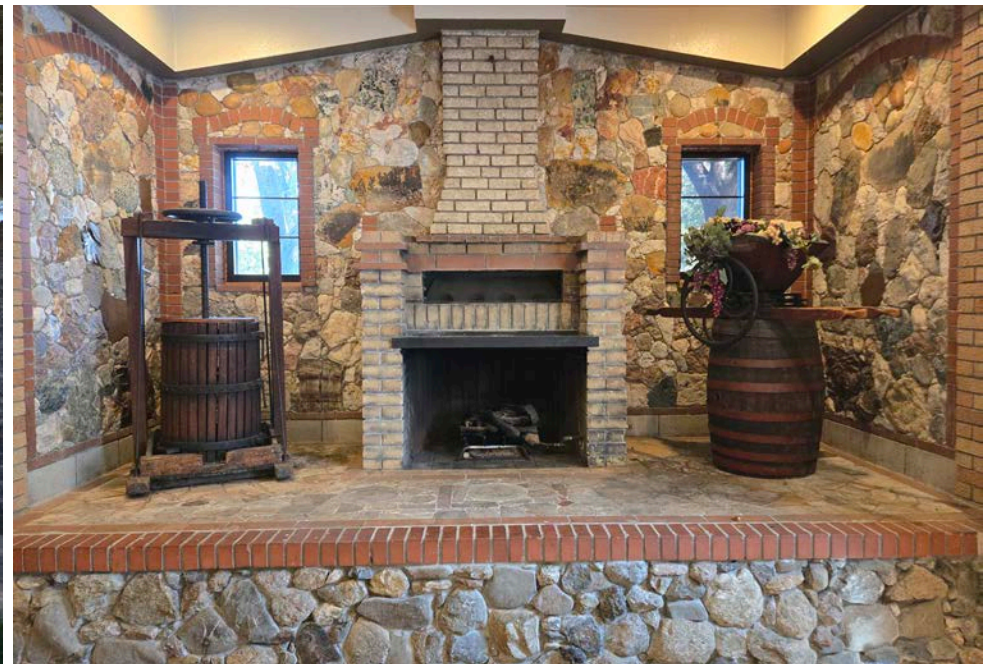
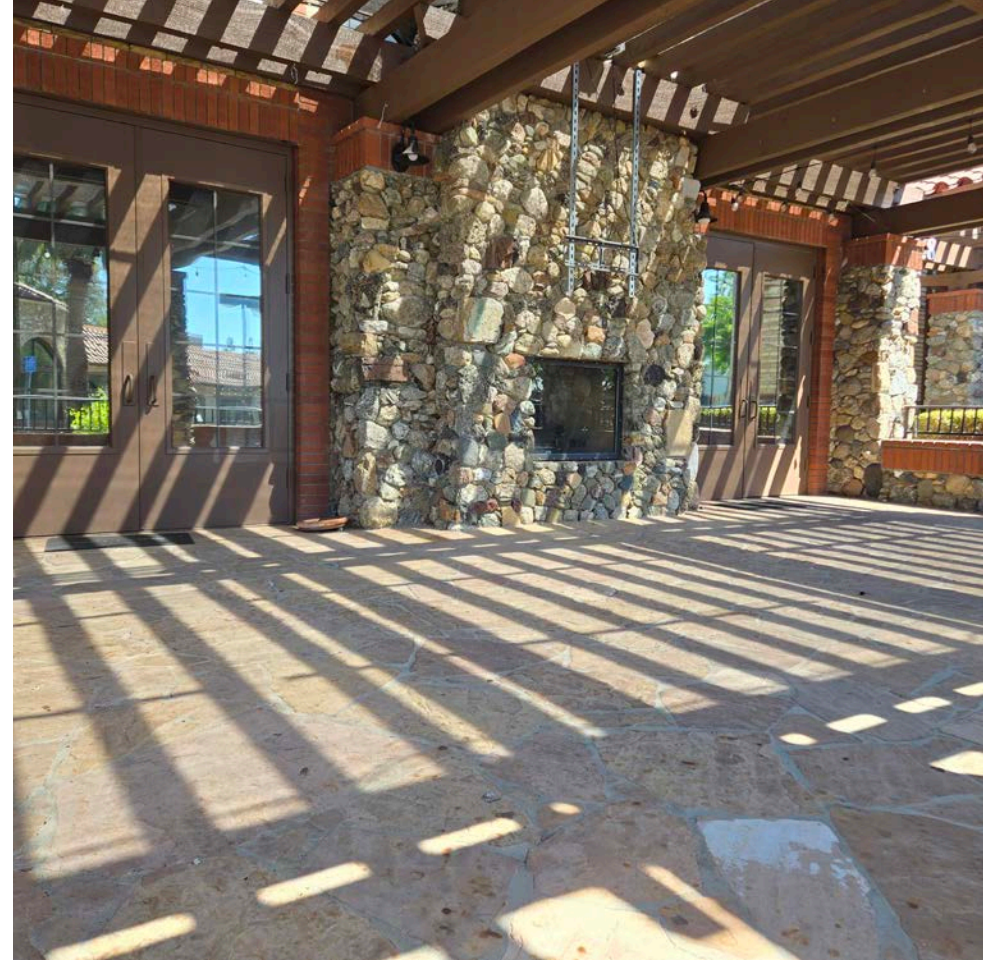


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# KEY FEATURES

- Two hand-crafted stone fireplaces for warm, inviting ambiance
- Intimate private flagstone patio for cozy gatherings
- Expansive second flagstone patio under a grove of heritage olive trees designed for al fresco dining under Livermore's famed sunny skies
- Rich, storied history: originally conceived on the historic Joesville site as Joe Caratti's family home and revived as a premier restaurant in 2021
- Legendary bandito lore adds unforgettable character and storytelling potential
- Basement level storage, office and employee breakroom and restroom





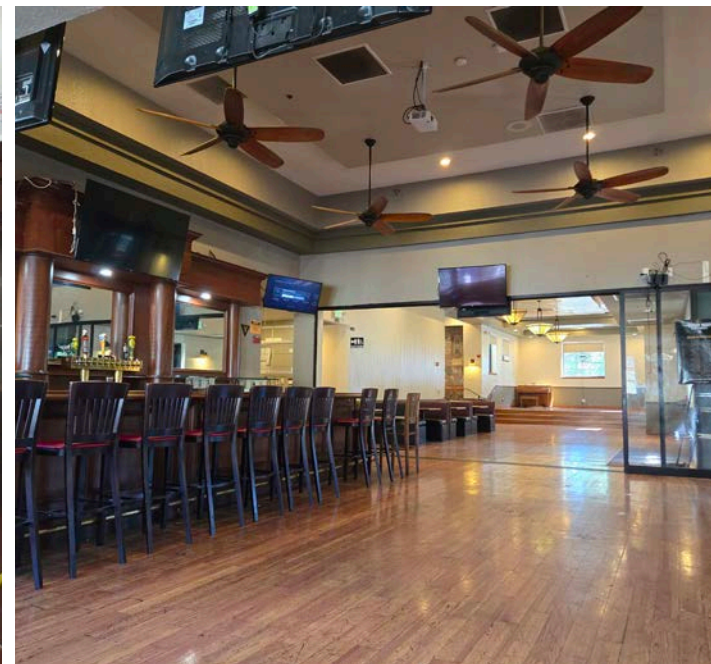
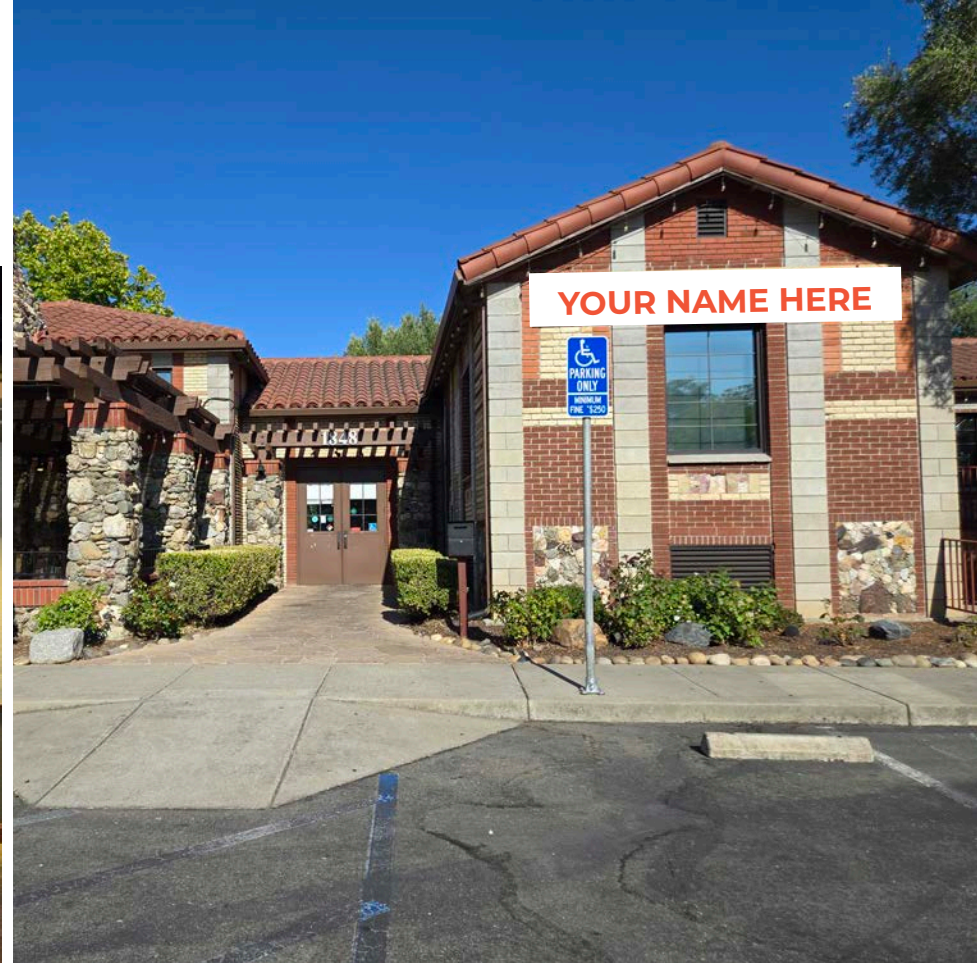
# WHY 1848 PORTOLA AVENUE?

- Prime visibility on a high-traffic arterial in the heart of Livermore
- Shadow Anchored by Lucky Supermarket and Portola Plaza Shopping Center for high identity
- Flexible floor plan accommodates casual bistro, upscale dining, or live-music venue
- Ample parking and easy access to neighboring wine country attractions
- Leverage Livermore's booming dining scene and year-round outdoor weather
- Sprinklers and earthquake bracing in place
- Sewer impact credits in place





# PHOTO GALLERY





# SHOPPING CENTER STATS

## PORTOLA VILLAGE

**112K VISITORS**  
in the last 12 Months

### DEMOGRAPHICS

|                    | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------|-----------|-----------|-----------|
| Total Population   | 17,074    | 76,626    | 120,078   |
| Total Households   | 6,393     | 28,052    | 42,523    |
| Average HH Income  | \$159,027 | \$199,955 | \$222,082 |
| Daytime Population | 16,105    | 72,610    | 128,992   |

### TRAFFIC COUNTS

Portola Avenue: **18,295 ADT**

N Livermore Avenue: **31,346 ADT**





# A CLOSER LOOK AT THE AREA

## PORTOLA VILLAGE

Lucky  
The Habit Burger Grill  
SuperCuts  
The Cheese Steak Shop  
Sourdough & Co.  
Metro by TMobile  
Panda Express  
Starbucks  
H&R Block

## VINTAGE SQUARE/ ARROYO PLAZA

|                     |                |
|---------------------|----------------|
| Walmart             | The Home Depot |
| Les Schwab Tires    | Kohl's         |
| Wheel Works         | In-N-Out       |
| Mattress Firm       | AT&T           |
| Verizon             | OfficeMax      |
| Cold Stone Creamery | 7 Eleven       |

## PLAZA 580

|                     |             |
|---------------------|-------------|
| Target              | Petco       |
| Bath & Body Works   | Boot Barn   |
| Ross Dress for Less | Big 5       |
| TJ Maxx             | T Mobile    |
|                     | McDonald's  |
|                     | Dollar Tree |

## FREEWAY ACCESS

## ARROYO SECO

Chipotle  
Panera Bread  
IHop

## VILLAGE AT LIVERMORE/ LIVERMORE VALLEY SQUARE

|                 |                     |
|-----------------|---------------------|
| Round Table     | Fitness 19          |
| Trader Joe's    | O'Reilly Auto Parts |
| Leslie's        | Goodwill            |
| El Pollo Loco   | Grocery Outlet      |
| Michael's       | 99 Center Only      |
| Little Caesar's | Liberty Tax         |

## 1848 PORTOLA AVENUE

## ARROYO PARK

|                |                    |
|----------------|--------------------|
| Safeway        | Site for Sore Eyes |
| BevMo          | Chase              |
| CVS Pharmacy   | Chili's            |
| Lowe's         | Great Clips        |
| Burger King    | Panda Express      |
| Starbucks      | Bank of America    |
| Baskin Robbins | Subway             |
| Togo's         | Jamba Juice        |
| UPS            |                    |

## PEPPERTREE PLAZA

Nob Hill Foods  
Taco Bell  
UPS  
Carl's Jr  
Menchie's

## VINTER SQUARE

Safeway  
CVS Pharmacy  
Petfood Express  
Mountain Mike's  
Noah's NY Bagels  
Nation's Giant Hamburger

## DOWNTOWN LIVERMORE

Livermore Cinemas  
Walgreens  
Sauced BBQ & Spirits  
Bankhead Theater  
Peet's Coffee  
21st Amendment Brewery



# EXPLORING LIVERMORE

Livermore, California offers a high quality of life with a unique blend of suburban charm, cultural richness, and natural beauty. Nestled in the Tri-Valley region, it's known for its vibrant wine country—home to over 50 wineries—and a revitalized historic downtown featuring boutique shopping, diverse dining, a 10-screen cinema, and a 500-seat performing arts center. The city boasts a highly educated population fueled by the presence of two world class scientific institutions. With top-rated schools, a mild climate, and proximity to major Bay Area hubs, Livermore is ideal for families, professionals, and retirees seeking a relaxed yet connected lifestyle.



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