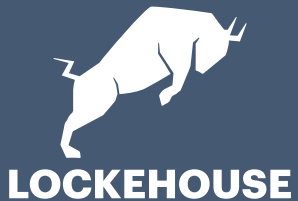


FOR LEASE

PORTOLA VILLAGE

NWC OF PORTOLA AVENUE AT NORTH LIVERMORE AVENUE



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First Washington Realty owns Portola Village, an established 91,673 SF neighborhood center anchored by Lucky's Supermarket. Portola Village offers patrons an ideal mix of regional and local tenants that fulfill the daily needs and services of the thriving community.

SUMMARY

| | |
|-----------------------|---|
| ADDRESS | 2002 Portola Ave., Livermore, CA 94551 |
| RENT + NNN | Please Call to Inquire |
| GLA | ±91,673 SF Neighborhood Center |
| VACANT | C5: ±1,100 SF B2: ±1,487 SF B5: ±3,479 SF |
| TRAFFIC COUNTS | N. Livermore Ave. - 38,404 ADT Portola Ave. - 24,882 ADT |
| PARKING RATIO | 5.8/1000 SF |

*Traffic Counts Source: Sites USA REGIS Online 1/26/24

HIGHLIGHTS

- Established Neighborhood Grocery-Anchored Center
- Well-Maintained Center with Ample Parking
- Ideal Egress/Ingress from North Livermore, Portola and Cromwell
- Conveniently located 0.6 miles from Highway 580
- Highly Visible to over 54,404 Cars Per Day

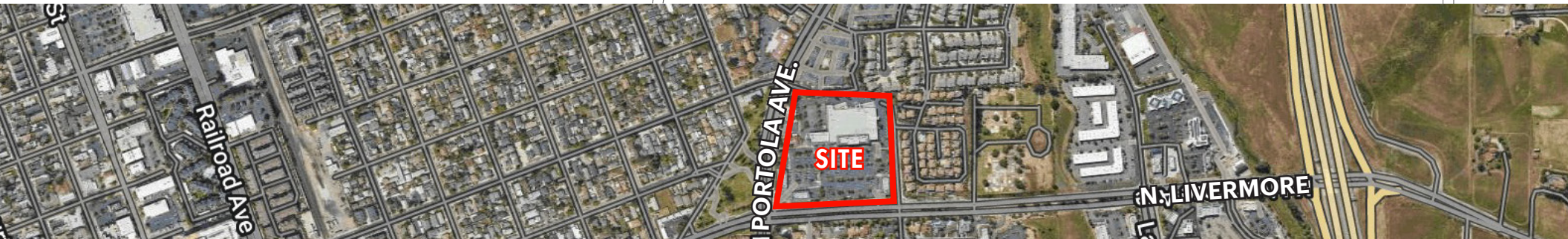
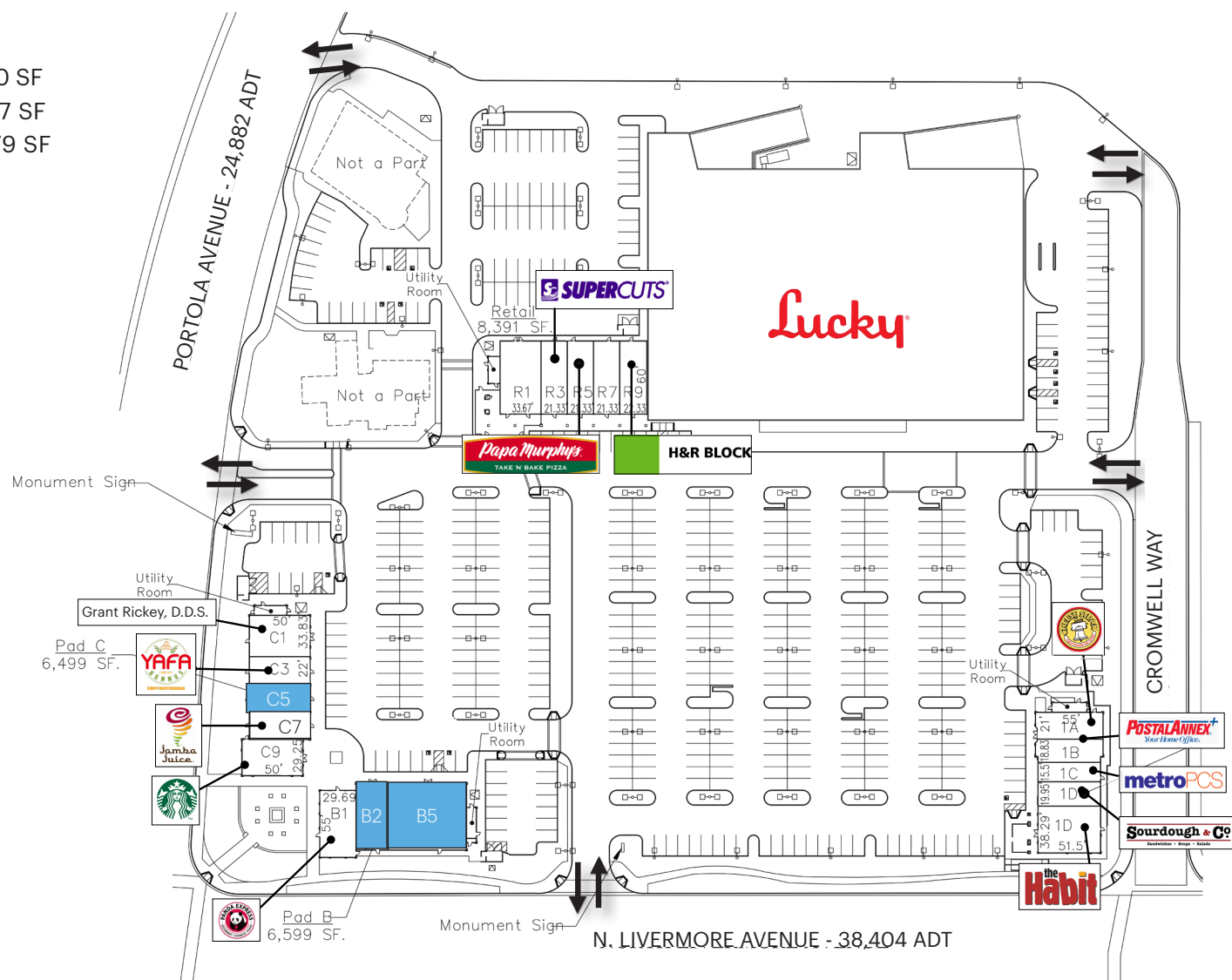


VACANT

| | | |
|-----------|---|----------|
| C5 | AVAILABLE | 1,100 SF |
| B2 | AVAILABLE | 1,487 SF |
| B5 | AVAILABLE | 3,479 SF |
| | <i>B2 & B5 can be combined</i> | |
| | <i>B5 can be demised as small as 1,100 SF</i> | |

CURRENT RETAILERS

| | | |
|-------------|--------------------------|------------------|
| | Lucky | 65,375 SF |
| 1A | Cheese Steak Shop | 1,191 SF |
| 1B | Postal Annex | 1,009 SF |
| 1C | MetroPCS | 800 |
| 1D | Habit Burger | 1,970 SF |
| 1D-2 | Sourdough and Co. | 1,030 SF |
| B1 | Panda Express | 1,633 SF |
| C1 | Grant Dickey, D.D.S. | 1,696 SF |
| C3 | Yafa Hummus | 1,100 SF |
| C7 | Jamba Juice | 1,117 SF |
| C9 | Starbucks | 1,486 SF |
| R1 | Polo's Corner | 2,020 SF |
| R3 | Supercuts | 1,280 SF |
| R5 | Papa Murphy's Pizza | 1,280 SF |
| R7 | Tony's Nail | 1,280 SF |
| R9 | H&R Block | 1,340 SF |
| | TOTAL GLA FOOTAGE | 91,673 SF |



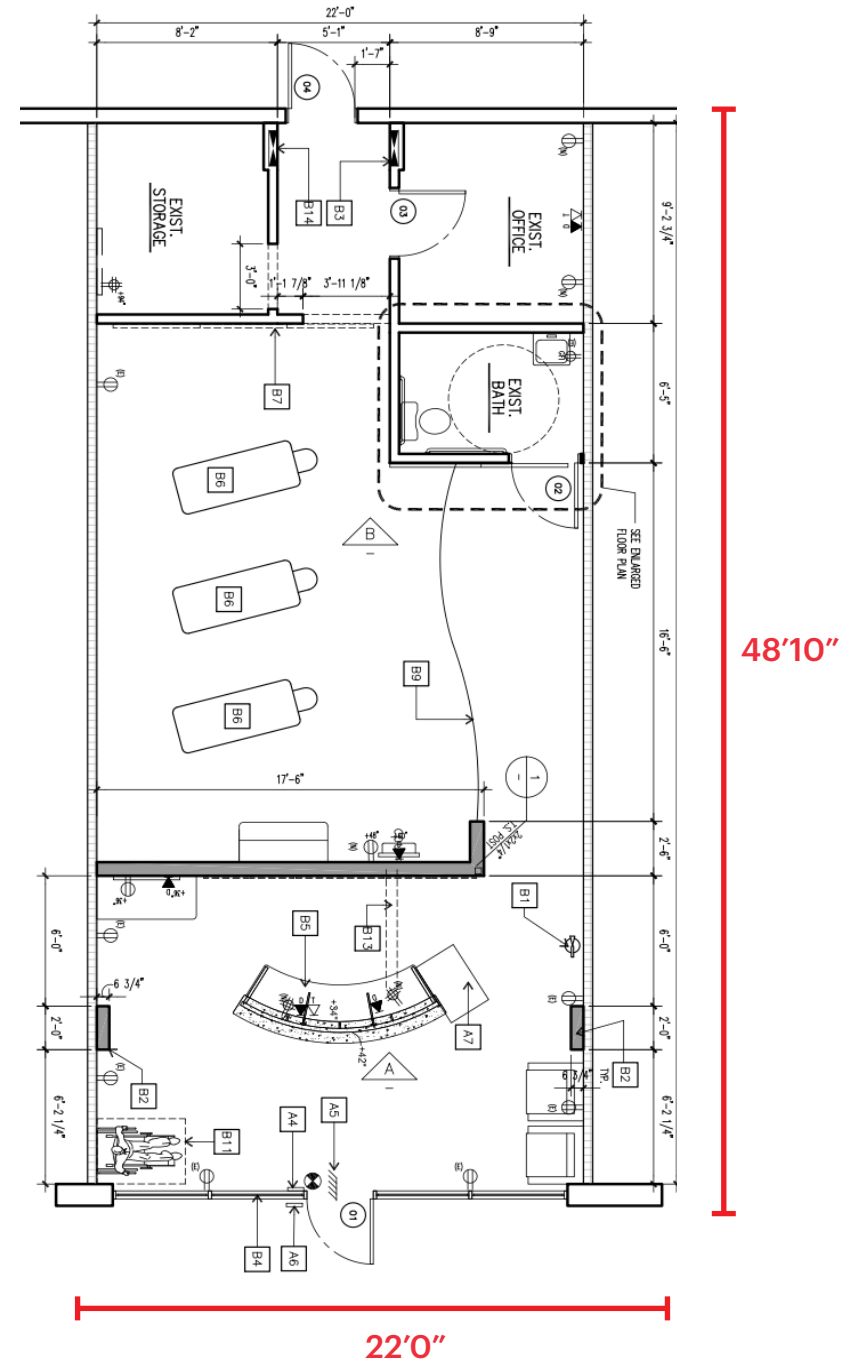
ADDRESS 2050 Portola Avenue, Suite C (on Site Plan) & Suite E (on Window), Livermore, CA

DIMENSION 22' Frontage x 48'10" Depth

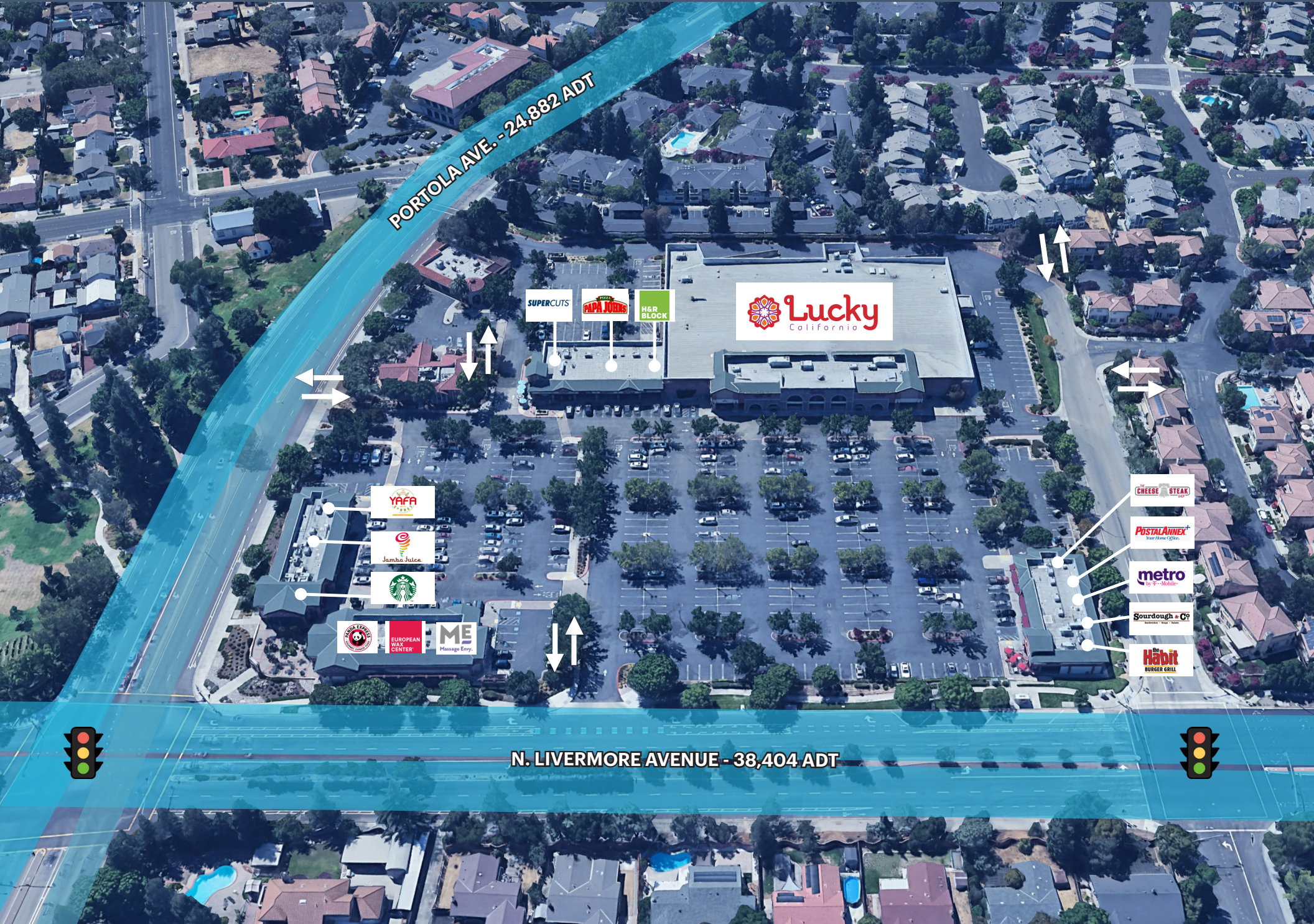
SUITE Suite C

SIZE ±1,100 SF

- PROPERTY HIGHLIGHTS**
- Previously Joint Chiropractor
 - In-Line Space with Front and Rear Access
 - High Ceilings
 - On Pad with Jamba Juice, Starbucks, Panda Express, and Yafa Hummus



PORTOLA VILLAGE | CLOSE UP AERIAL



PORTOLA AVE. - 24,882 ADT

SUPER CUTS

PAPA JOHN'S

H&R BLOCK

Lucky California

YAFFA

Jamba Juice

Starbucks

PANDA EXPRESS

EUROPEAN WAX CENTER

ME Massage Envy

CHEESE STEAK

POSTAL ANNEX

metro

Sourdough & Co

Habit BURGER GRILL

N. LIVERMORE AVENUE - 38,404 ADT

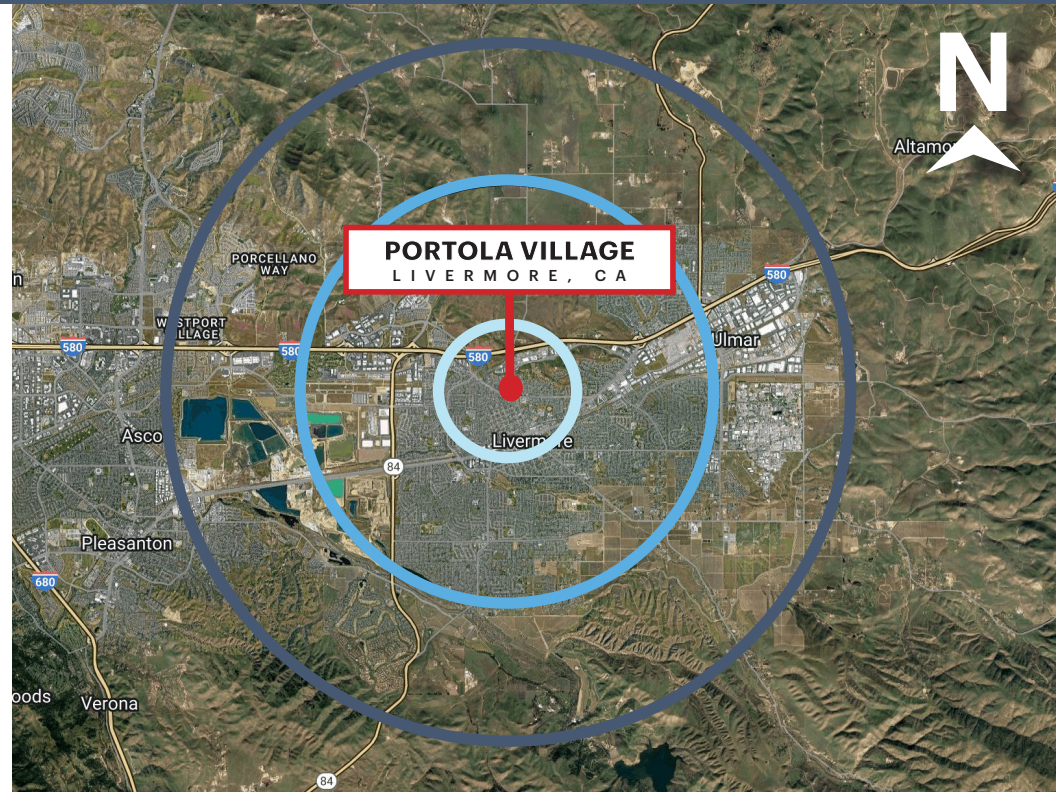
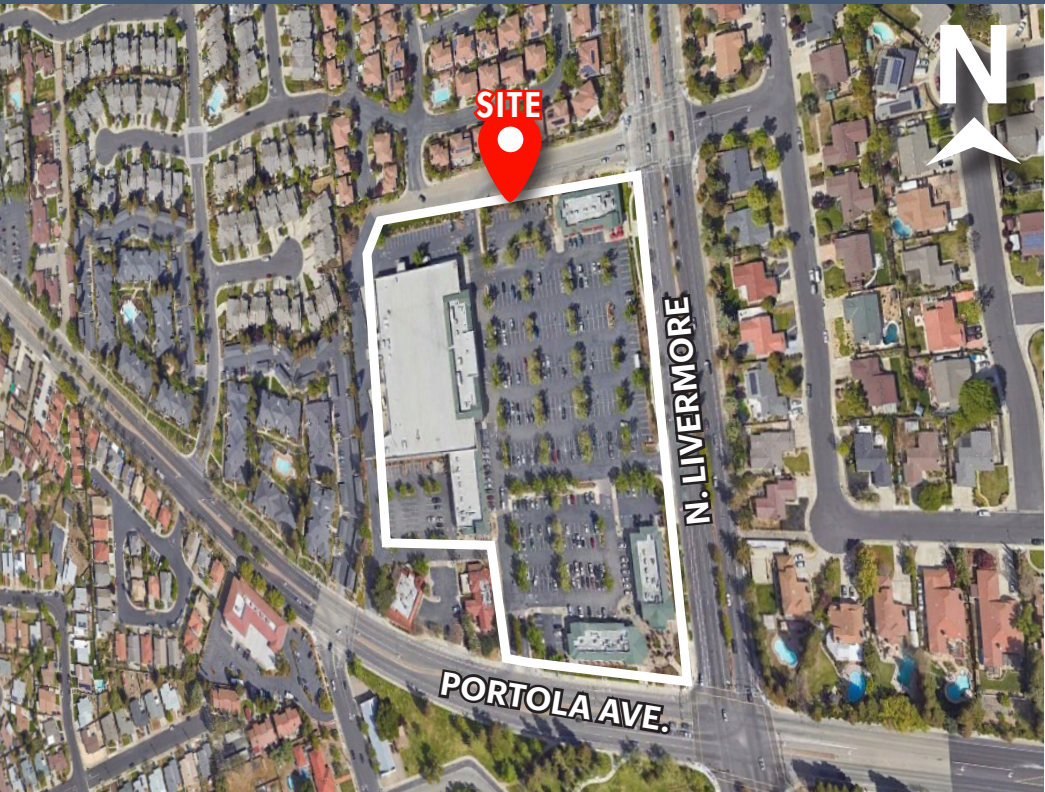




With Over 20+ Restaurants & Retail

*Traffic Counts Source: Sites USA REGIS Online 1/26/24

PORTOLA VILLAGE | LOCATION & DEMOGRAPHICS



ESTIMATED POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 16,061 | 73,310 | 114,109 |



DAYTIME EMPLOYEES

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 9,857 | 49,177 | 82,594 |



POPULATION FAMILY

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 12,810 | 60,906 | 97,544 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|-----------|-----------|-----------|
| \$150,674 | \$206,542 | \$233,936 |



ESTIMATED HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 6,075 | 27,898 | 42,136 |



AVERAGE HOUSEHOLD NET WORTH

| 1 MILE | 3 MILES | 5 MILES |
|----------|----------|----------|
| \$1.82 M | \$2.25 M | \$2.49 M |



TOTAL HOUSEHOLD EXPENDITURE

| 1 MILE | 3 MILES | 5 MILES |
|-----------|----------|----------|
| \$576.5 M | \$3.42 B | \$5.78 B |



FOOD AND BEVERAGES

| 1 MILE | 3 MILES | 5 MILES |
|----------|------------|------------|
| \$82.5 M | \$484.08 M | \$814.74 M |

*Demographics Source: Sites USA REGIS Online 1/26/24