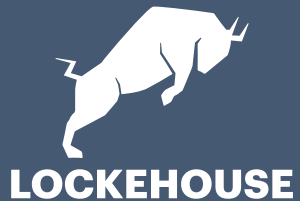


FOR LEASE

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
COMING SOON	B2: ±1,468 SF, 12/01/24 B5: ±3,479 SF, 12/31/24
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 The Joint Chiropractic 1,100 SF

COMING SOON

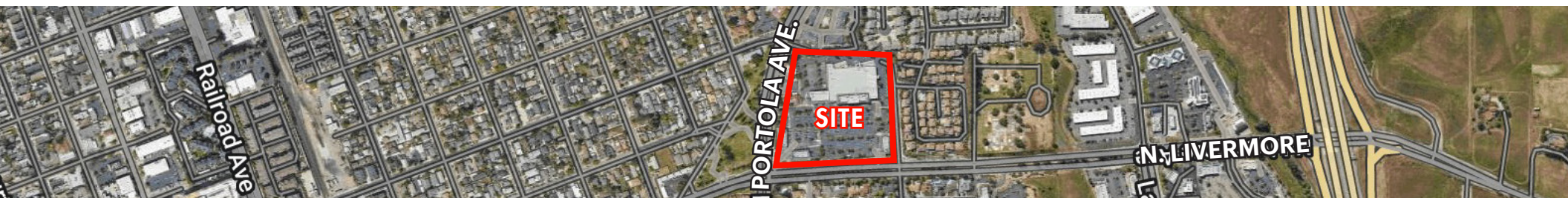
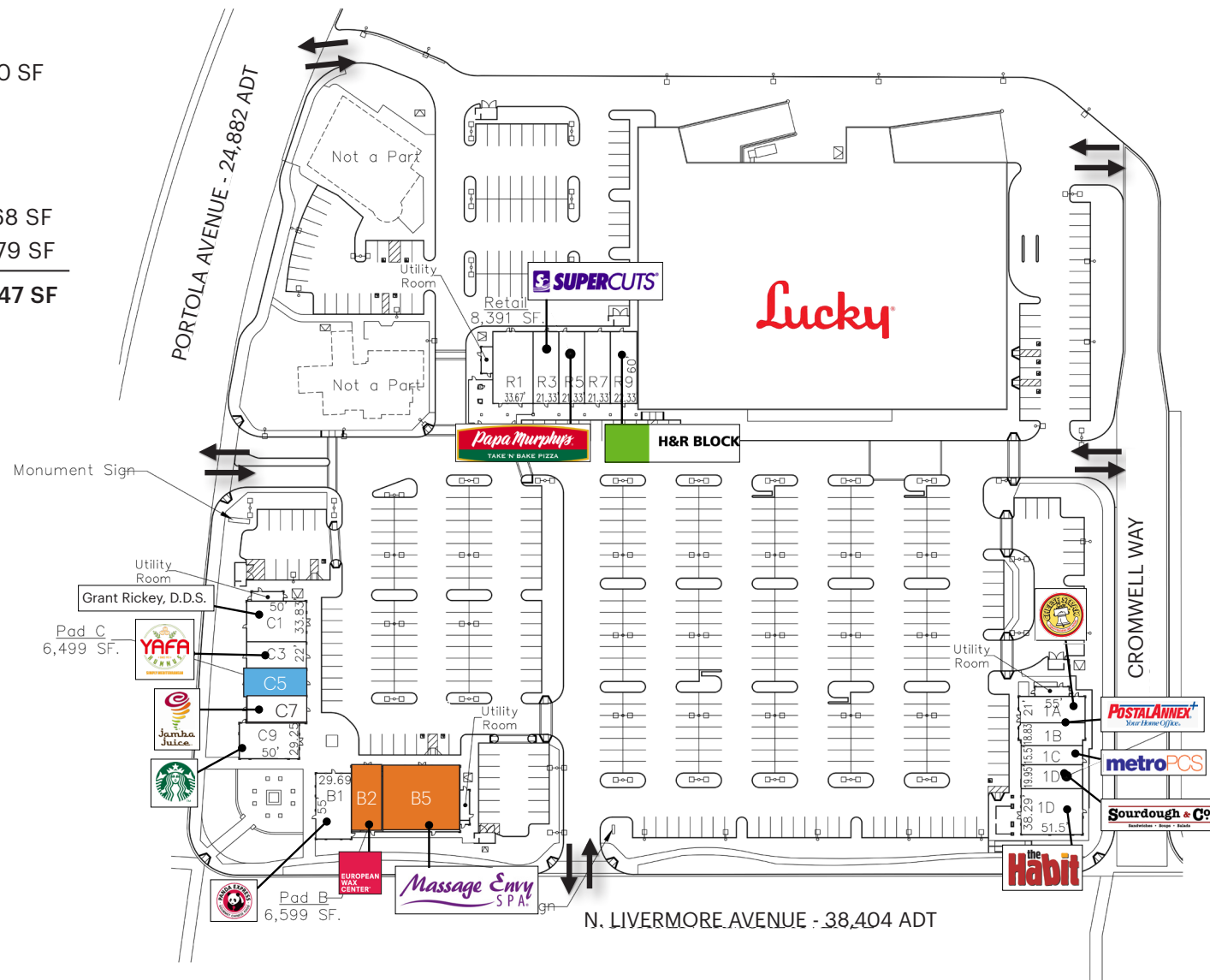
B2 European Wax exp. 12/01/24 1,468 SF

B5 Massage Envy exp. 11/30/24 3,479 SF

B2 & B5 can be combined
B5 can be demised as small as 1,100 SF **4,947 SF**

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



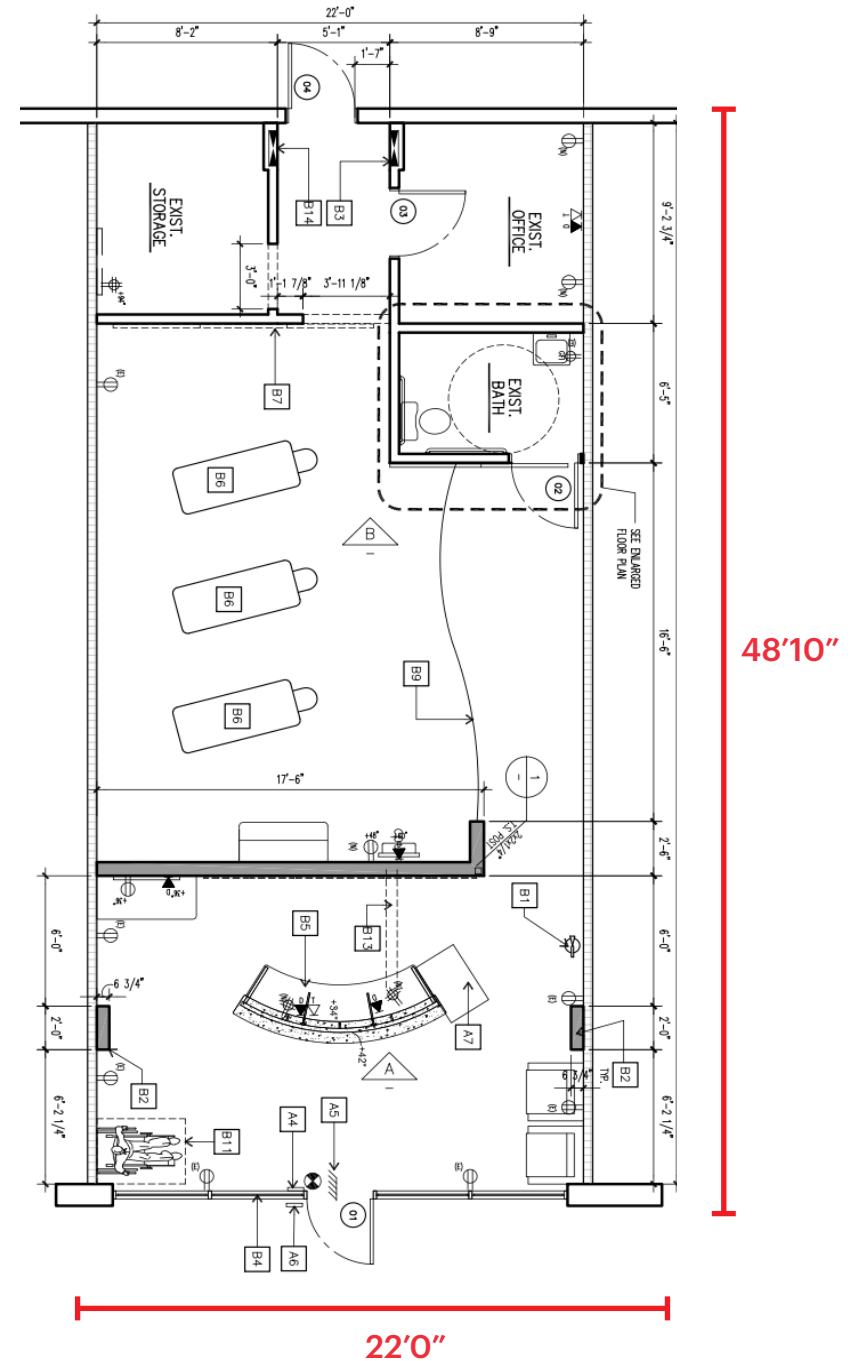
ADDRESS 2050 Portola Avenue, Suite C (on Site Plan) & Suite E (on Window), Livermore, CA

DIMENSION 22' Frontage x 48'10" Depth

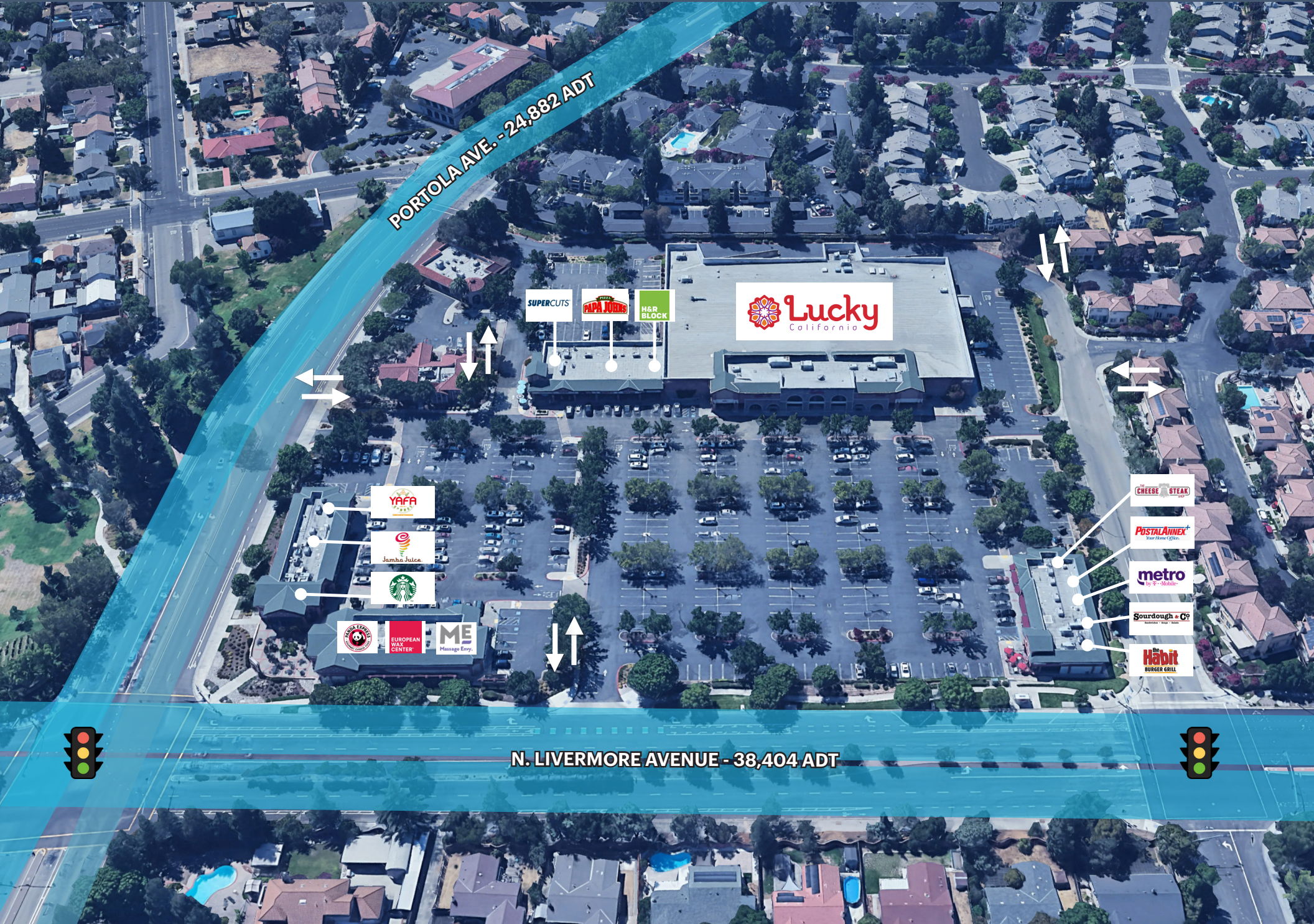
SUITE Suite C

SIZE ±1,100 SF

- PROPERTY HIGHLIGHTS**
- Former 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

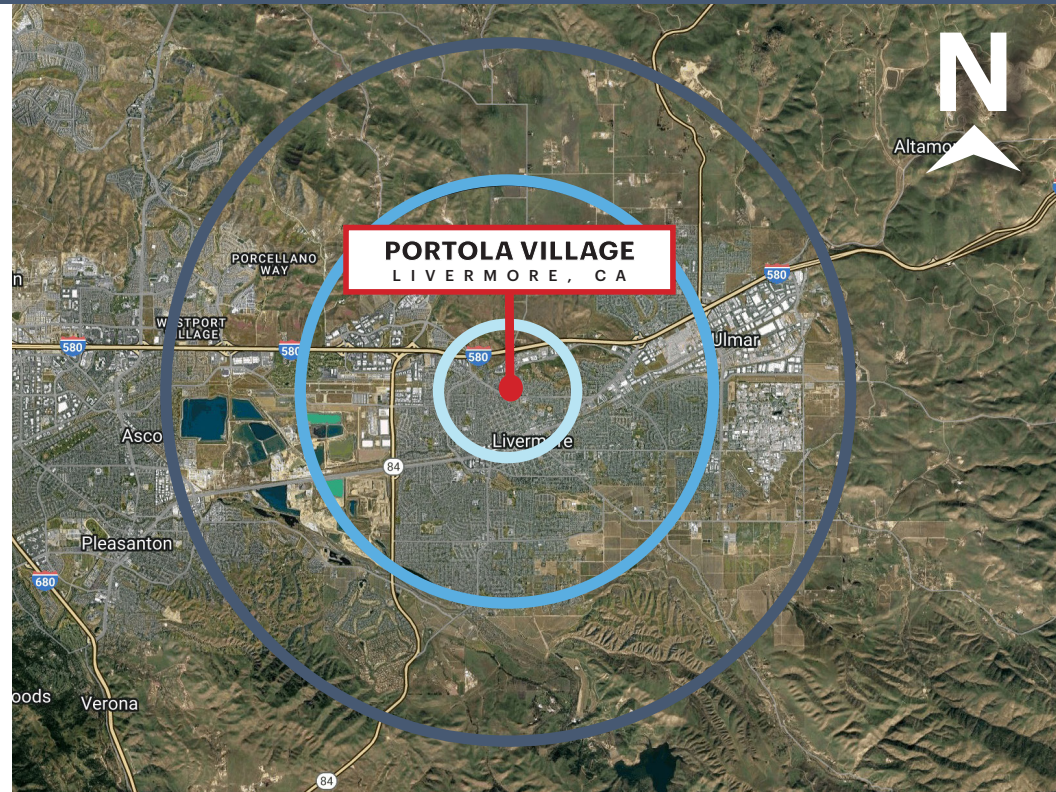
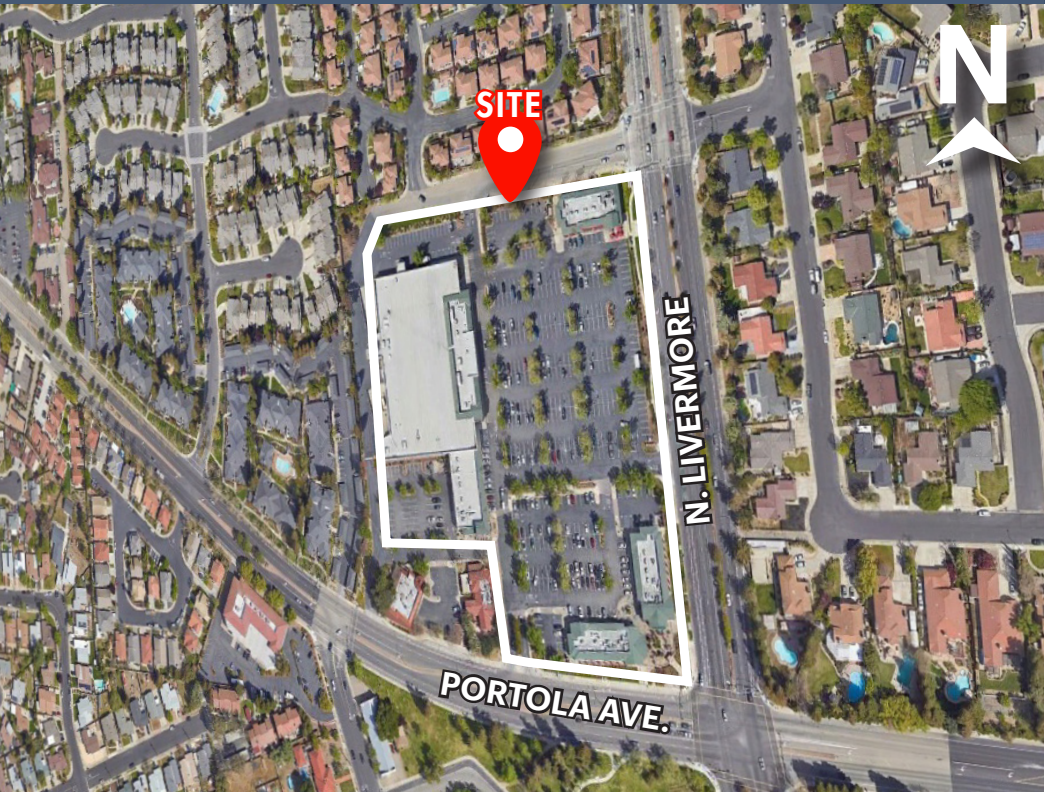




With Over 20+ Restaurants & Retail

*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