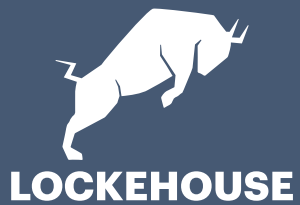


# PORTOLA VILLAGE

NWC OF PORTOLA AVENUE AT NORTH LIVERMORE AVENUE



**LOCKEHOUSE**

**JIM SHEPHERD**  
(925) 627-7902  
jim@lockehouse.com  
License #01260555

**ADRIA GIACOMELLI**  
(925) 997-2307  
adria@lockehouse.com  
License #01498795



**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

<b>ADDRESS</b>	2002 Portola Ave., Livermore, CA 94551
<b>RENT + NNN</b>	Please Call to Inquire
<b>GLA</b>	±91,673 SF Neighborhood Center
<b>VACANT</b>	C5: ±1,100 SF
<b>COMING SOON</b>	B2: ±1,468 SF, 12/01/24 B5: ±3,479 SF, 12/31/24 C7: ±1,117 SF, 03/31/25
<b>TRAFFIC COUNTS</b>	N. Livermore Ave. - 38,404 ADT Portola Ave. - 24,882 ADT
<b>PARKING RATIO</b>	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**

**C7** Jamba Juice exp. 3/31/25 1,117 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

**C9** Starbucks 1,486 SF

**R1** Polo's Corner 2,020 SF

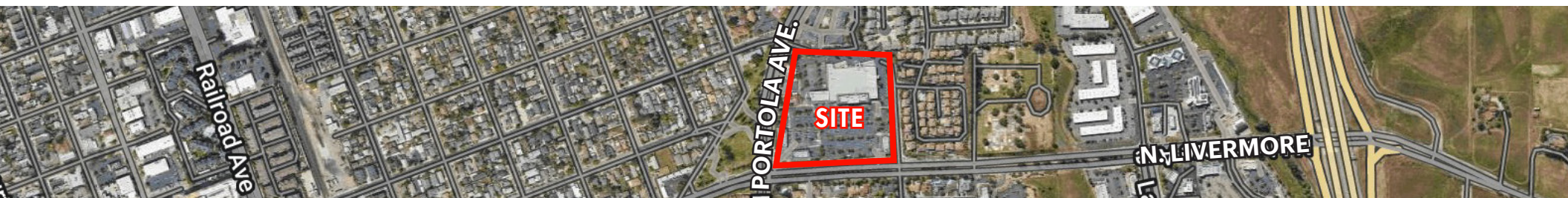
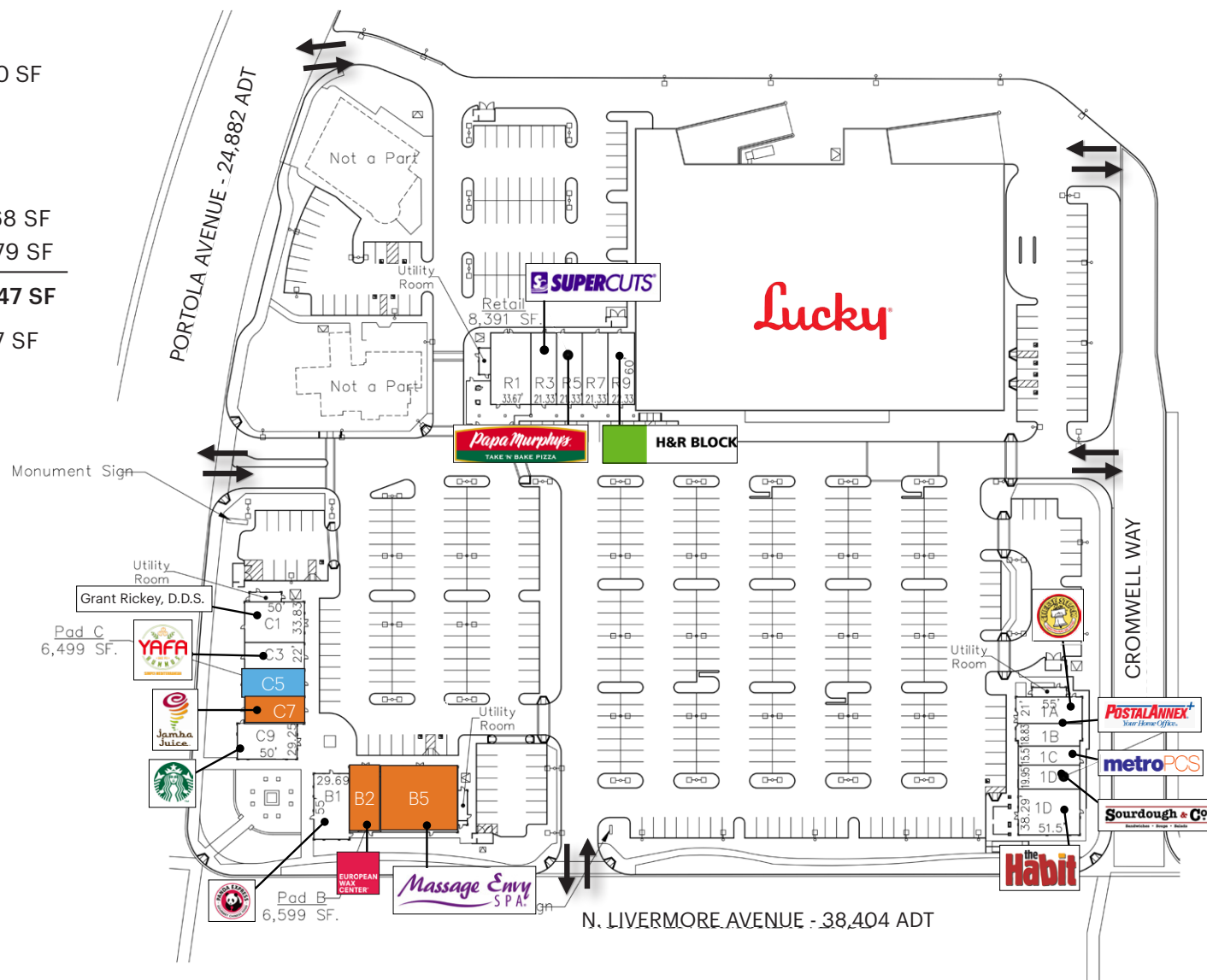
**R3** Supercuts 1,280 SF

**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**

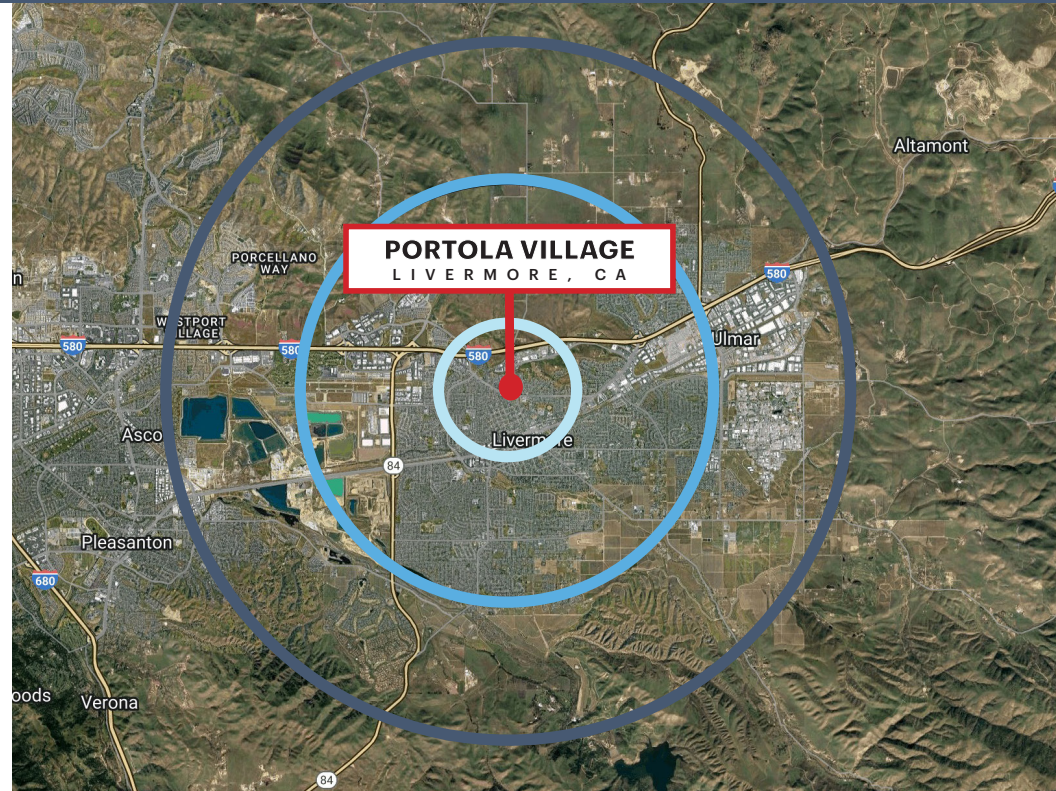
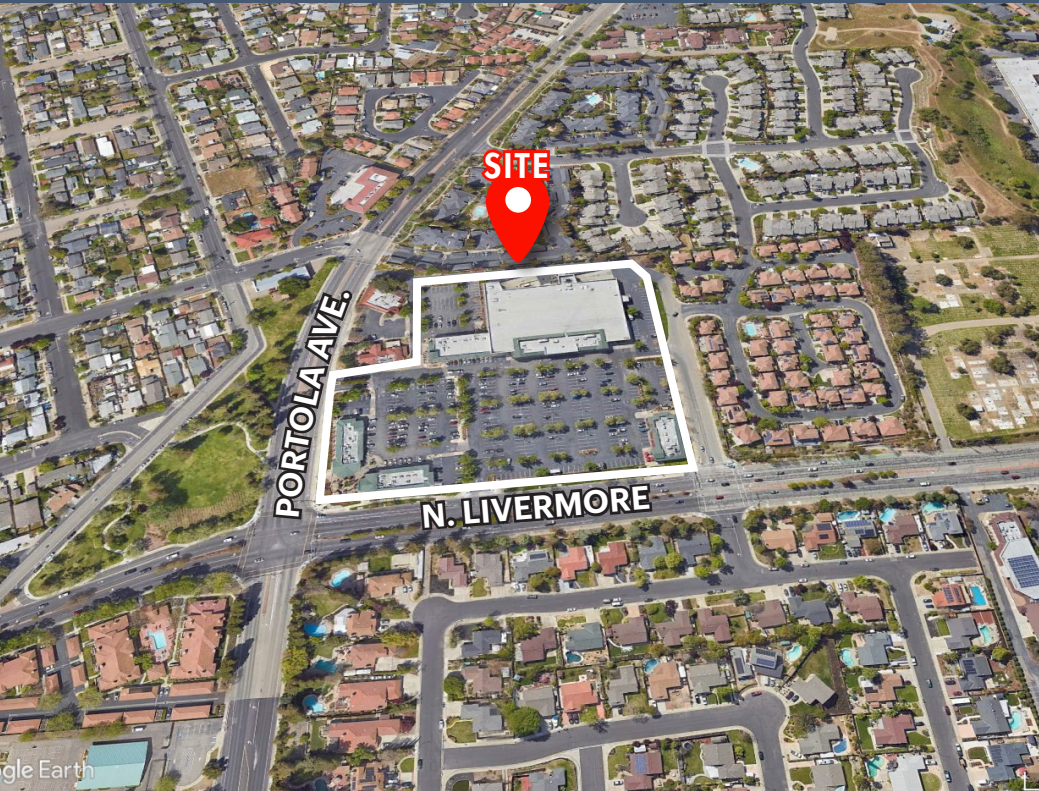






With Over 20+ Restaurants & Retail

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



### 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