

# PORTOLA VILLAGE - LIVERMORE

NWC OF PORTOLA AVENUE AT NORTH LIVERMORE AVENUE



Portola Village | Livermore, CA 94550



2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

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# PORTOLA VILLAGE - DEMOGRAPHICS

## SUMMARY

### Portola Village in Livermore, CA

<b>Location:</b>	Northwest Corner of North Livermore Avenue & Portola Avenue
<b>Cross Streets:</b>	Portola Avenue and Cromwell Way
<b>Type:</b>	91,673 SF Neighborhood Center
<b>Available:</b>	R1: $\pm$ 2,020 SF R9: $\pm$ 1,340 SF
<b>Rent:</b>	Call to Inquire
<b>NNN's:</b>	\$14.09 - \$15.81 PSF Annually (2021 Estimate - Includes Water)
<b>Parking Ratio:</b>	5.8/1,000 SF

## HIGHLIGHTS

- $\pm$ 1,340 - 2,020 SF Available
- Established Neighborhood Grocery-Anchored Center
- Complementary Co-Tenancy with National & Local Retailers
- 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 30,312 Cars Per Day

Donahue Schriber proudly owns Portola Village, an established 91,673 SF well-positioned and proven neighborhood center anchored by Lucky's Supermarket and a Drive-Thru Pharmacy. Portola Village offers patrons an ideal tenant mix of regional and local tenants that fulfill the daily needs and services of a thriving community.



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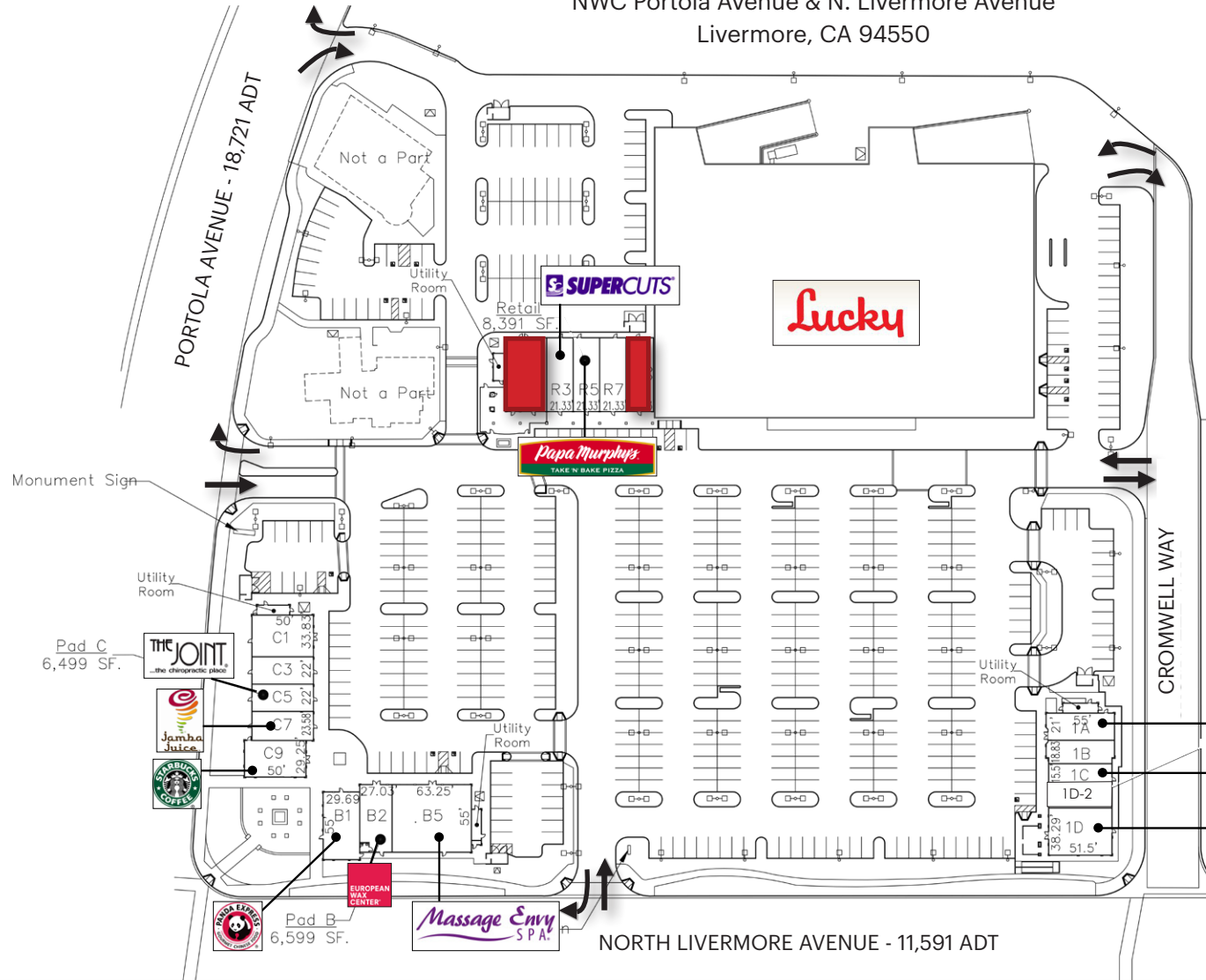
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# PORTOLA VILLAGE - SITE PLAN

Portola Village  
NWC Portola Avenue & N. Livermore Avenue  
Livermore, CA 94550



Tenant Directory	
Space	Tenant
65,375 SF	Lucky
1A 1,191 SF	Cheese Steak Shop
1B 1,009 SF	Postal Annex
1C 800 SF	MetroPCS
1D 1,970 SF	Habit Burger
1D-2 1,030 SF	JEI Learning Center
B1 1,633 SF	Panda Express
B2 1,468 SF	European Wax
B5 3,479 SF	Massage Envy
C1 1,696 SF	Grant Rickey, D.D.S.
C3 1,100 SF	Yafa Mediterranean (Coming Soon)
C5 1,100 SF	The Joint, Chiropractic
C7 1,117 SF	Jamba Juice
C9 1,486 SF	Starbucks
R1 2,020 SF	Available
R3 1,280 SF	Supercuts
R5 1,280 SF	Papa Murphy's Pizza
R7 1,280 SF	Tony's Nail
R9 1,340 SF	Available

Please do not disturb existing tenant(s)

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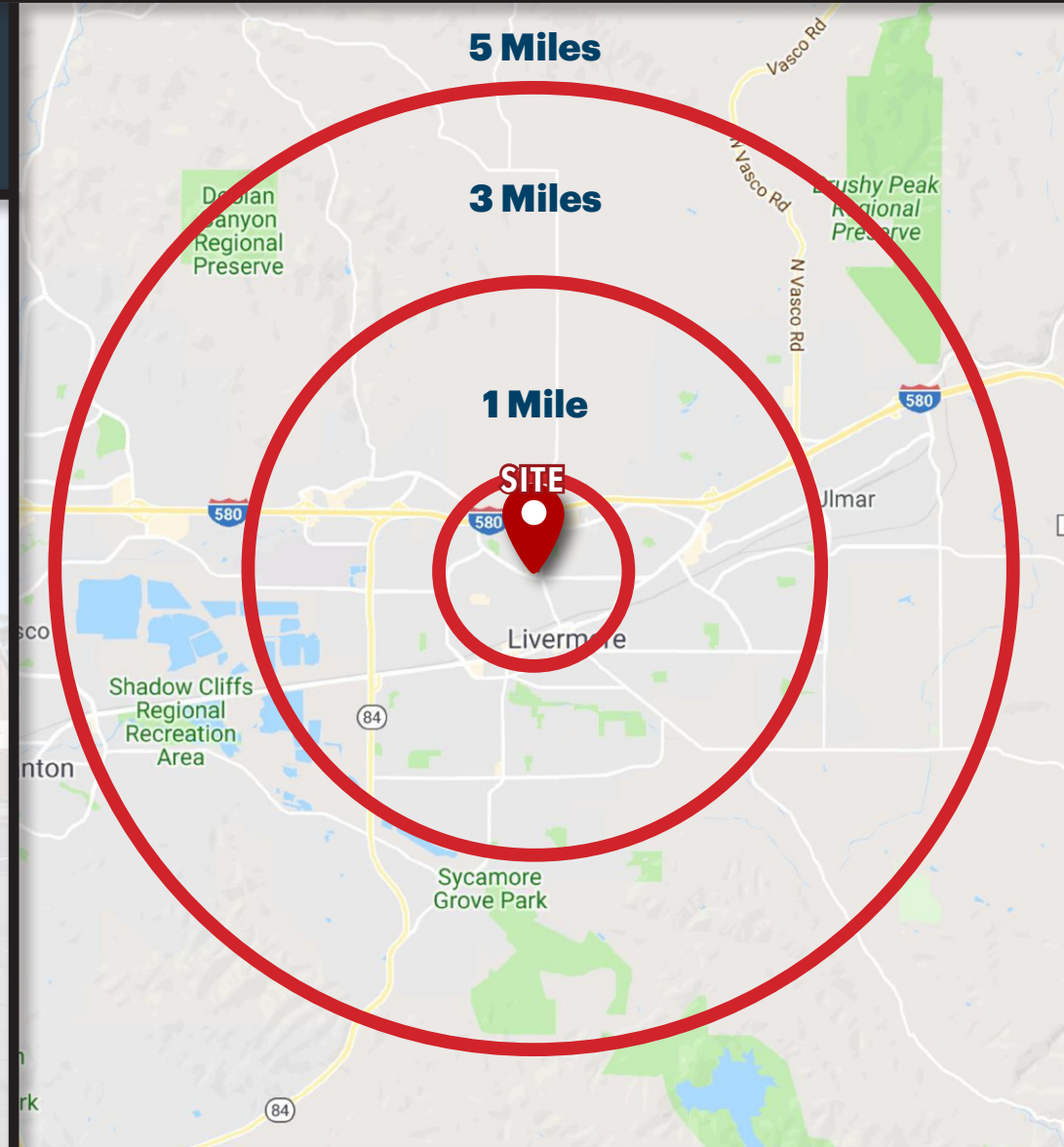


# PORTOLA VILLAGE - LOCATION

Portola Village is conveniently located .6 miles from Highway 580 at the NW corner of North Livermore Avenue and Portola Avenue, boasting an average of 30,312 cars per day, and easily accessible from Cromwell, North Livermore and Portola Avenue.

## DEMOGRAPHICS

2019	1 Mile	3 Miles	5 Miles
Population	17,738	82,305	122,316
Average HH Income	\$107,236	\$149,609	\$166,572
Daytime Population	11,709	33,433	61,753
Population Family	14,605	71,501	107,415
Estimated Households	6,330	29,214	42,418
Total Household Expenditure	\$6,157	\$7,857	\$8,566
Total Retail Expenditure	\$2,897	\$3,681	\$4,004
Food and Beverages	\$902	\$1,132	\$1,228



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