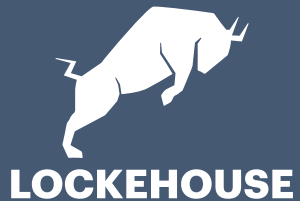


PORTOLA VILLAGE

NWC OF PORTOLA AVENUE AT NORTH LIVERMORE AVENUE



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

ADDRESS	2002 Portola Ave., Livermore, CA 94551
RENT + NNN	Please Call to Inquire
GLA	±91,673 SF Neighborhood Center
VACANT	C5: ±1,100 SF, 04/01/24
COMING SOON	B2: ±1,468 SF, 12/01/24 B5: ±3,479 SF, 12/31/24 C7: ±1,117 SF, 03/31/25
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



PORTOLA VILLAGE | SITE PLAN

VACANT

C5 The Joint Chiropractic exp. 4/01/24 1,100 SF

COMING SOON

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

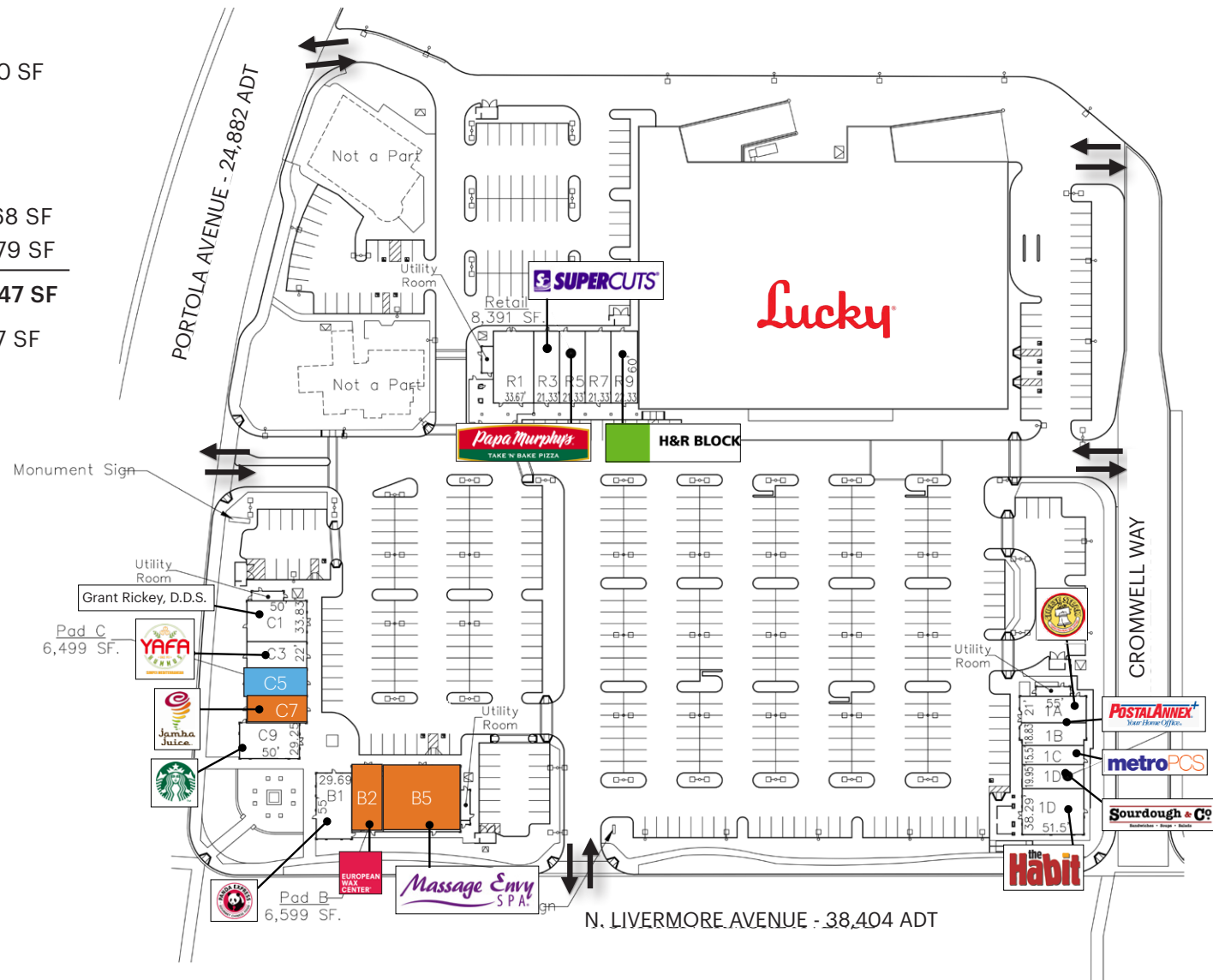
B5 Massage Envy exp. 11/30/24 3,479 SF

*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

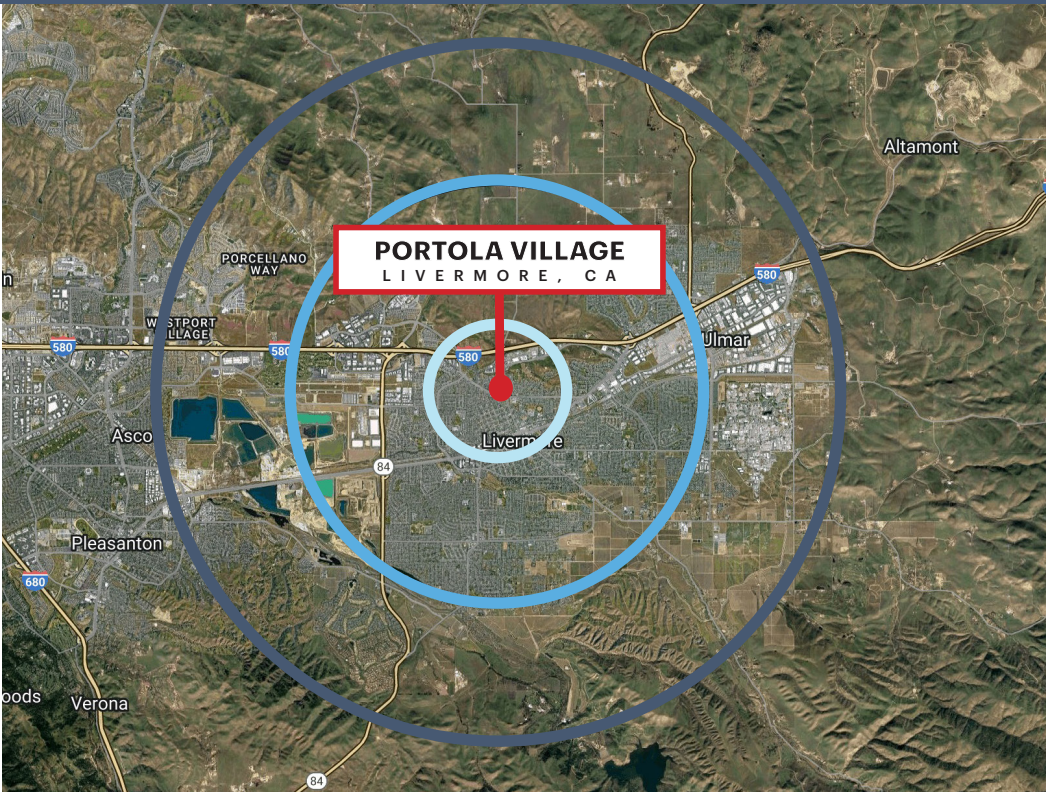
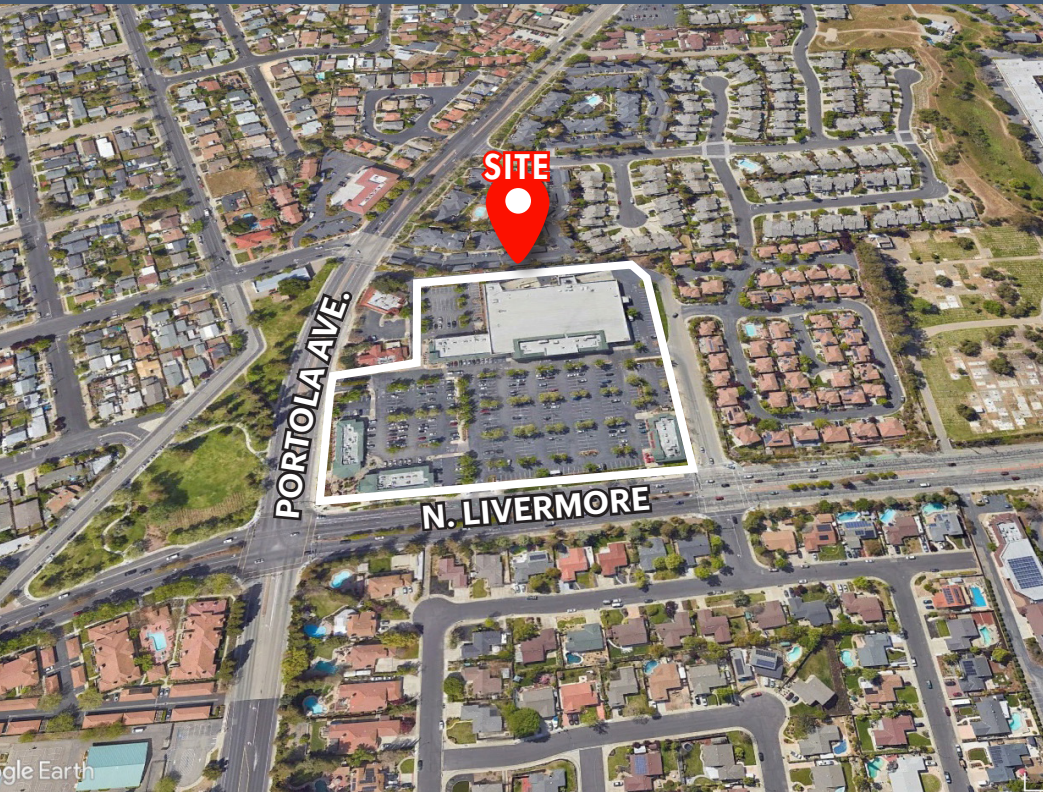
	Lucky	65,375 SF
1A	Cheese Steak Shop	1,191 SF
1B	Postal Annex	1,009 SF
1C	MetroPCS	800
1D	Habit Burger	1,970 SF
1D-2	Sourdough and Co.	1,030 SF
B1	Panda Express	1,633 SF
C1	Grant Dickey, D.D.S	1,696 SF
C3	Yafa Hummus	1,100 SF
C9	Starbucks	1,486 SF
R1	Polo's Corner	2,020 SF
R3	Supercuts	1,280 SF
R5	Papa 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







*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