

PORTOLA VILLAGE | LIVERMORE

CORNER OF N. LIVERMORE & PORTOLA AVENUE

RETAIL & RESTAURANT SPACE AVAILABLE | ±1,696 SF - ±1,191 SF



FOR LEASE



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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
AVAILABLE	A1 - ±1,191 SF C1 - ±1,696 SF
RENT	Please Call to Inquire
NNN	\$23.81 PSF Annually Restaurant Space \$21.00 PSF Annually Dental Space
GLA	±91,673 SF Neighborhood Center
PARKING RATIO	5.8/1000 SF
TRAFFIC COUNTS	N. Livermore Ave. - 19,732 ADT Portola Ave. - 19,784 ADT

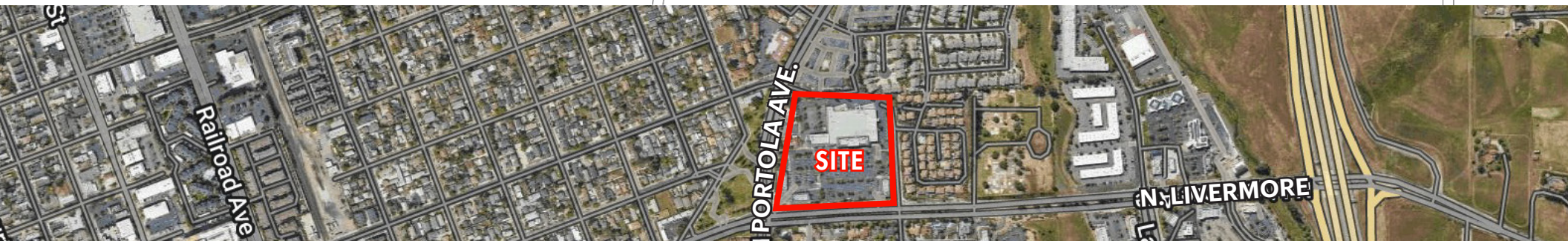
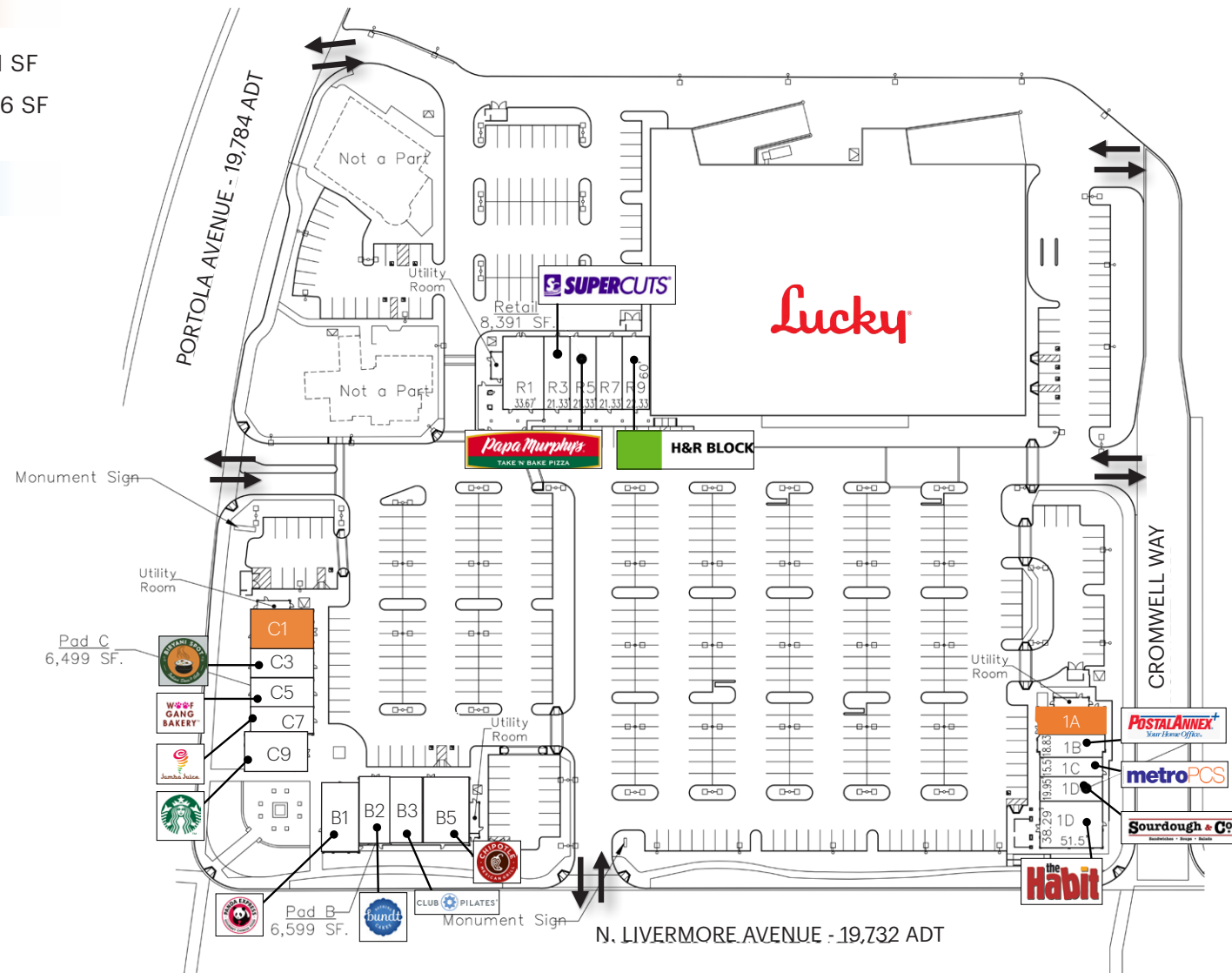
HIGHLIGHTS

- ±1,191 SF Coming Soon Second Generation Restaurant
- ±1,696 SF Available Second Generation Dental Space
- 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



1A	Cheese Steak Shop Available 4/1/27	1,191 SF
C1	Former Dental Space	1,696 SF

	Lucky	65,375 SF
1B	Postal Annex	1,009 SF
1C	MetroPCS	800 SF
1D	Habit Burger	1,970 SF
1D-2	Sourdough and Co.	1,030 SF
B1	Panda Express	1,633 SF
B2	Nothing Bundt Cakes	1,487 SF
B3	Club Pilates	1,611 SF
B5	Chipotle	1,914 SF
C3	Biryani & Dosa Grill	1,100 SF
C5	Woof Gang Bakery	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

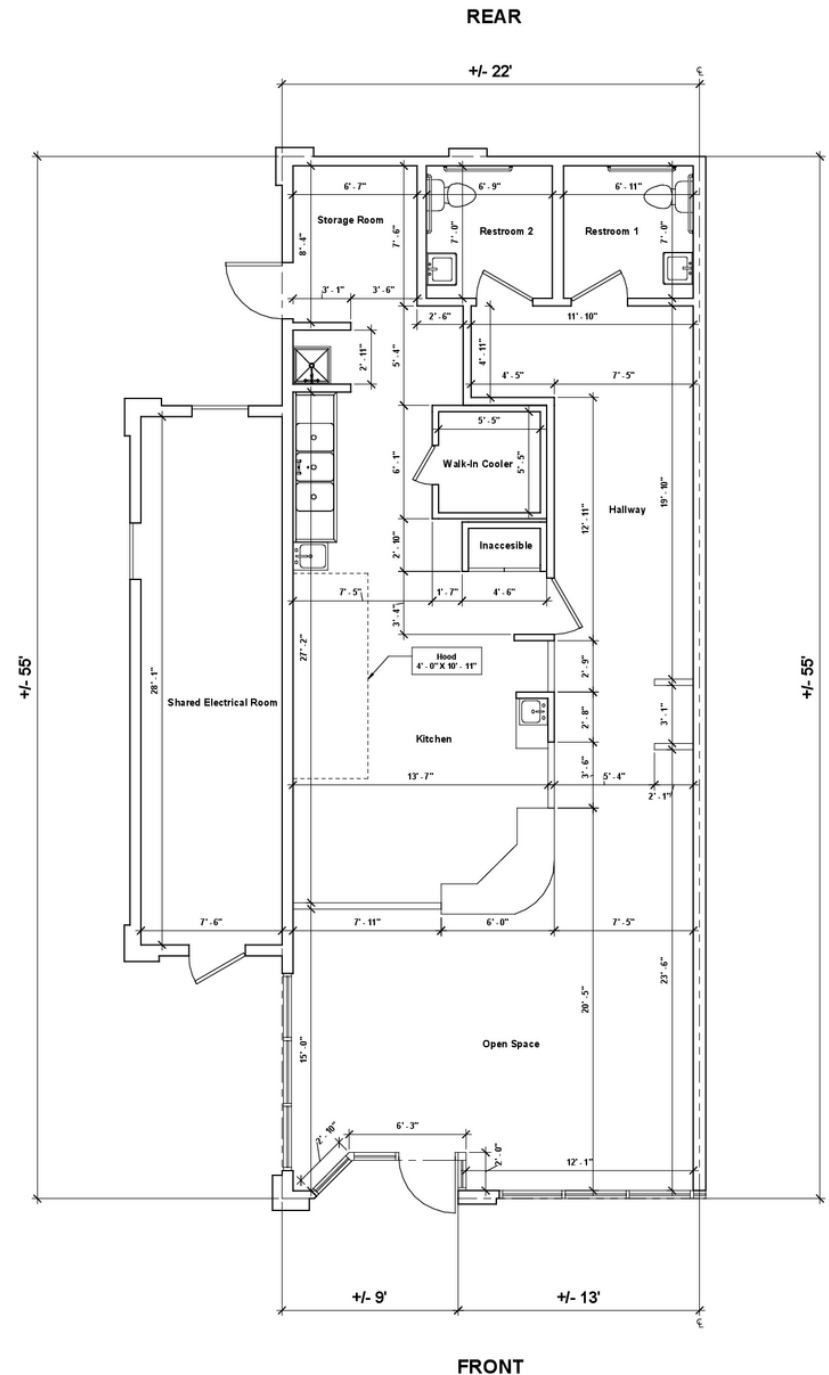


PORTOLA VILLAGE | SUITE 1A - THE CHEESE STEAK SHOP



ADDRESS 2150 Portola Avenue, Livermore, CA
SUITE 1A | *Do Not Disturb Current Tenant*
SIZE ±1,191 SF
LEASE EXPIRATION 03/31/26
BASE RENT \$74.00 PSF Annually
NNNs \$23.80 PSF Annually (2026 Estimate)

 Virtual Tour ID 360



PORTOLA VILLAGE | SUITE C1 - FORMER DENTAL SPACE



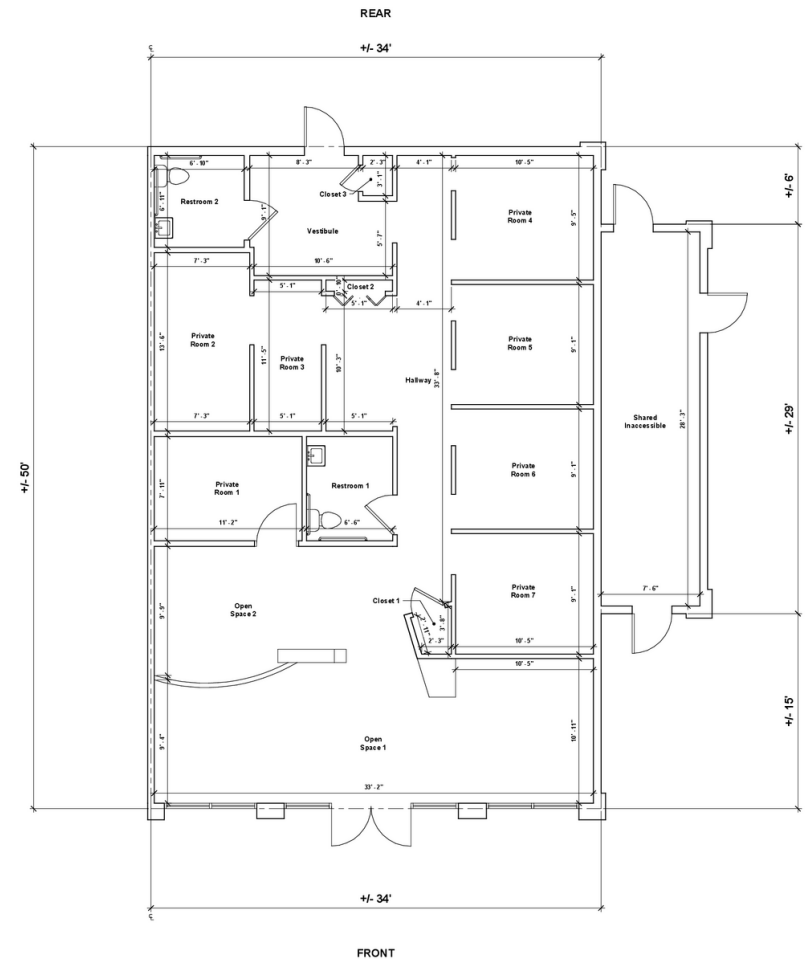
ADDRESS	2050 Portola Avenue, Livermore, CA
SUITE	C1
SIZE	±1,696 SF
AVAILABILITY	NOW
BASE RENT	\$68.00 PSF Annually
NNNs	Approx. \$22.00 PSF Annually (2026 Estimate)
HIGHLIGHTS	• Built-out dental office, ready for occupancy • Includes 7 operatories and 2 restrooms • Distinctive façade with strong curb appeal • Premium end-cap with excellent visibility

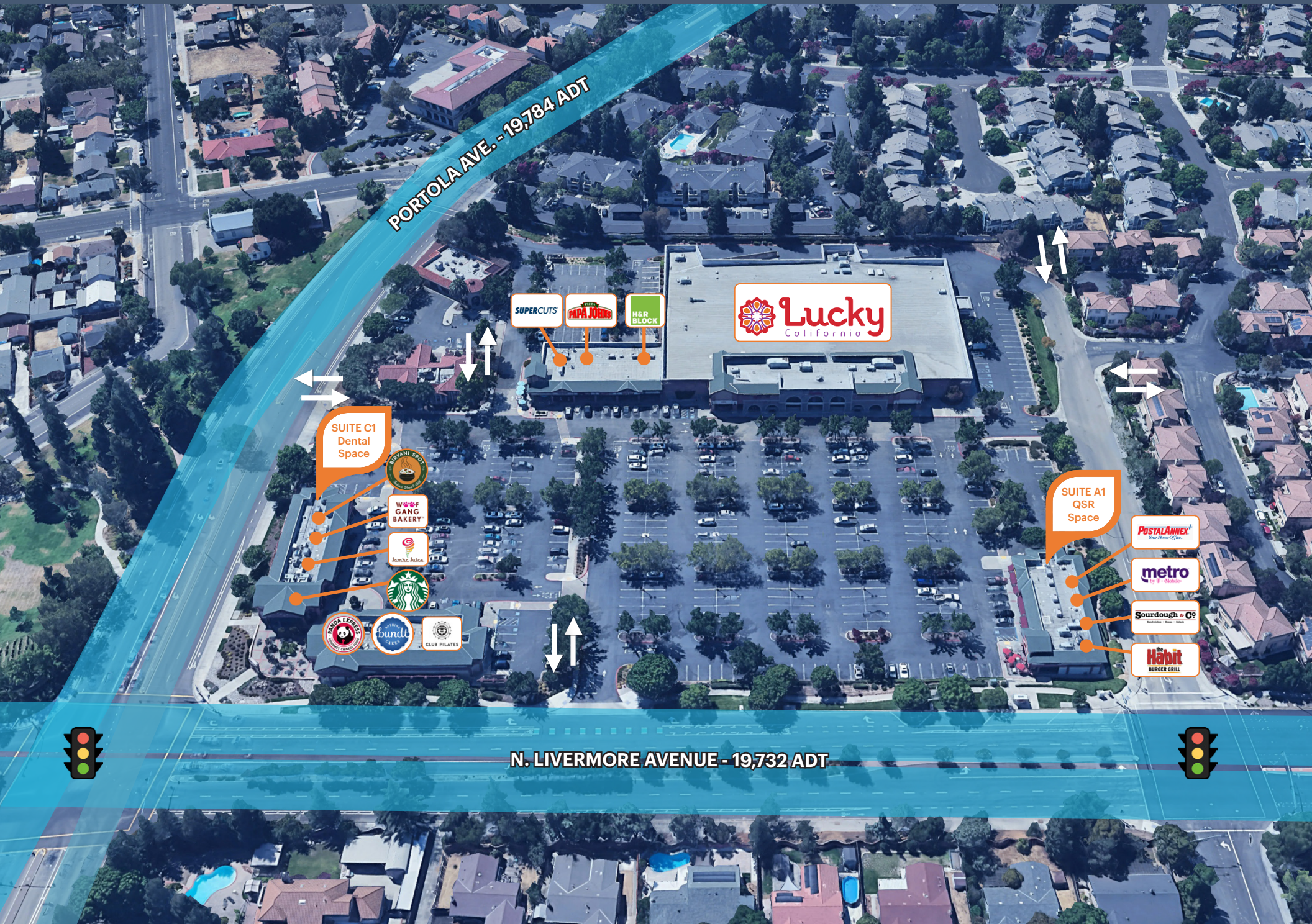


Walkthrough Video



Virtual Tour ID 360





PORTOLA AVE. - 19,784 ADT

SUPERCUTS

PAJAMA

H&R BLOCK

Lucky
California

SUITE C1
Dental
Space

BRUNNEN
S&P

WOLF
GANG
BAKERY

Summa Juice

Starbucks

PAJO EXPRESS

brundt

CLUB PILATES

SUITE A1
QSR
Space

POSTALANEX

metro

Sourdough & Co

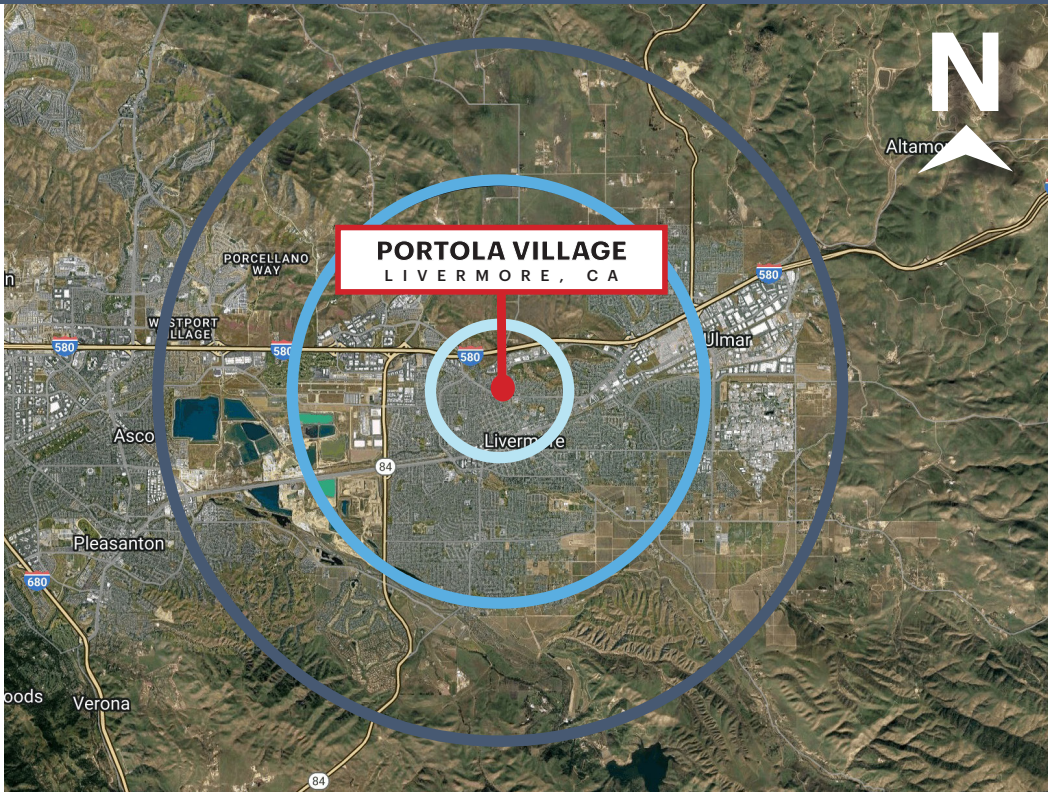
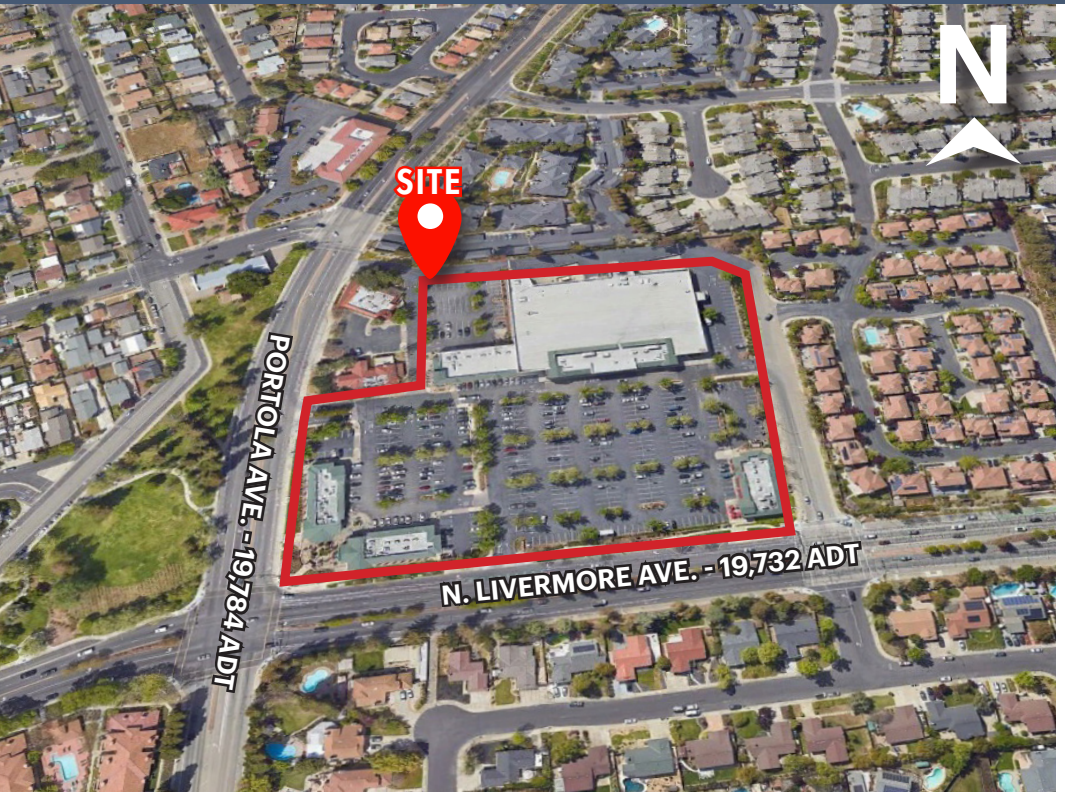
Habit
BURGER GRILL

N. LIVERMORE AVENUE - 19,732 ADT

PORTOLA VILLAGE | MARKET AERIAL



*Traffic Counts Source: Sites USA REGIS Online 08/20/26



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
15,857	73,307	113,690



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
5,620	30,333	51,655



FAMILY POPULATION

1 MILE	3 MILES	5 MILES
12,855	60,120	94,286



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$152,936	\$205,754	\$235,518



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,005	27,770	41,928



AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.61 M	\$2.37 M	\$2.57 M



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$800.05 M	\$4.16 B	\$6.65 B



FOOD EXPENDITURES

1 MILE	3 MILES	5 MILES
\$33.72 M	\$222.31 M	\$354.47 M

*Demographics Source: Sites USA REGIS Online 08/20/26