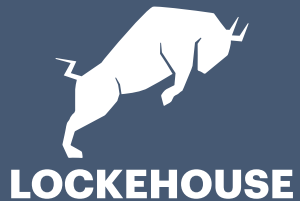


FOR LEASE

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
TRAFFIC COUNTS	N. Livermore Ave. - 21,257 ADT Portola Ave. - 20,001 ADT
PARKING RATIO	5.8/1000 SF

*Traffic Counts Source: Sites USA REGIS Online 5/13/25

HIGHLIGHTS

- 1,100 SF Currently Available
- 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

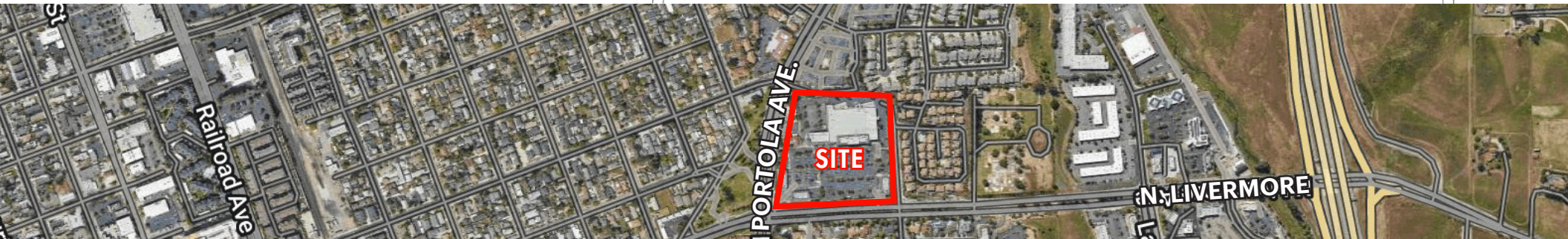
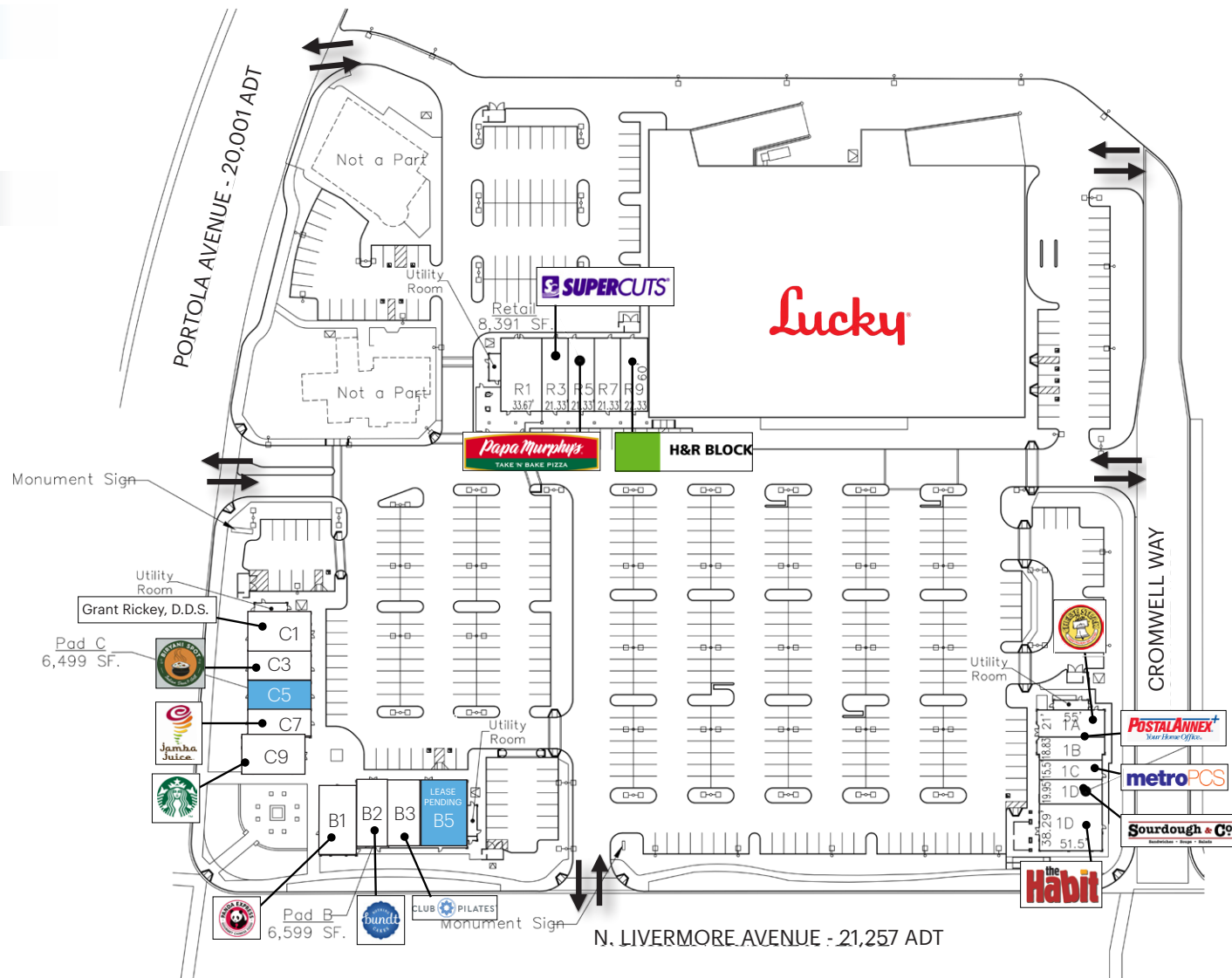


AVAILABLE

C5 Vacant - Former Chiropractor 1,100 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
B2	Nothing Bundt Cakes	1,487 SF
B3	Club Pilates	1,611 SF
B5	Lease Pending	1,914 SF
C1	Grant Dickey, D.D.S.	1,696 SF
C3	Biryani & Dosa Grill	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 E (on Window), Livermore, CA

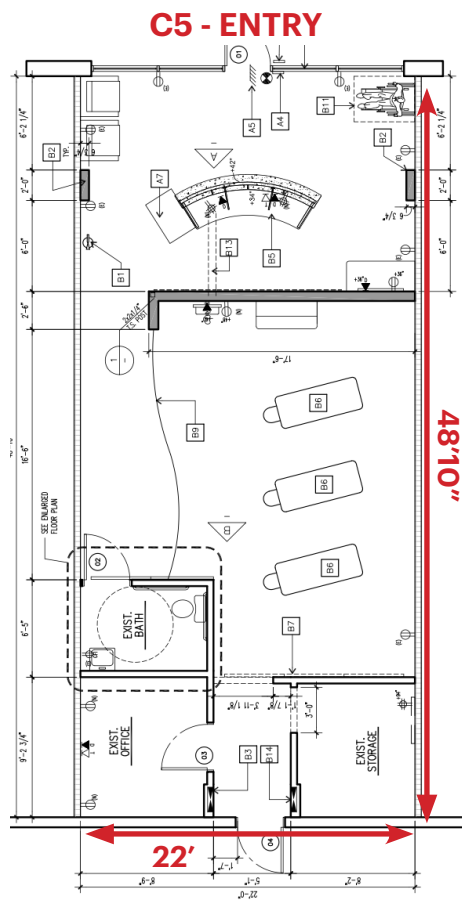
DIMENSION 64'4" Frontage x 22" Depth

SUITE C5

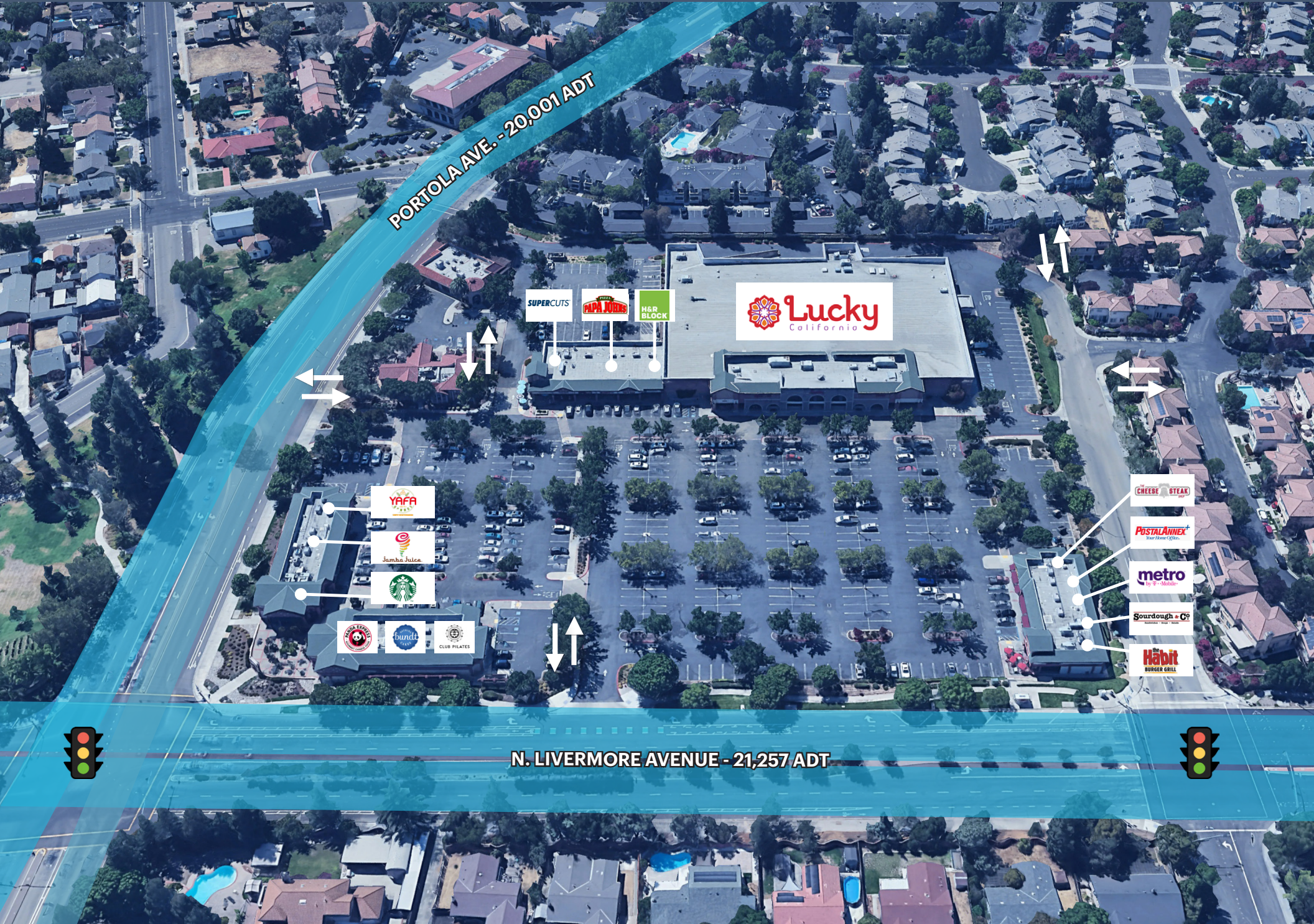
SIZE ±1,100 SF

PROPERTY HIGHLIGHTS

- 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. - 20,001 ADT

N. LIVERMORE AVENUE - 21,257 ADT

SUPERCUTS

PAPA JOHN'S

H&R BLOCK

Lucky California

YAFFA

Jamba Juice

Starbucks

PANDA EXPRESS

burrito

CLUB PILATES

CHEESE STEAK

POSTAL ANNEX

metro

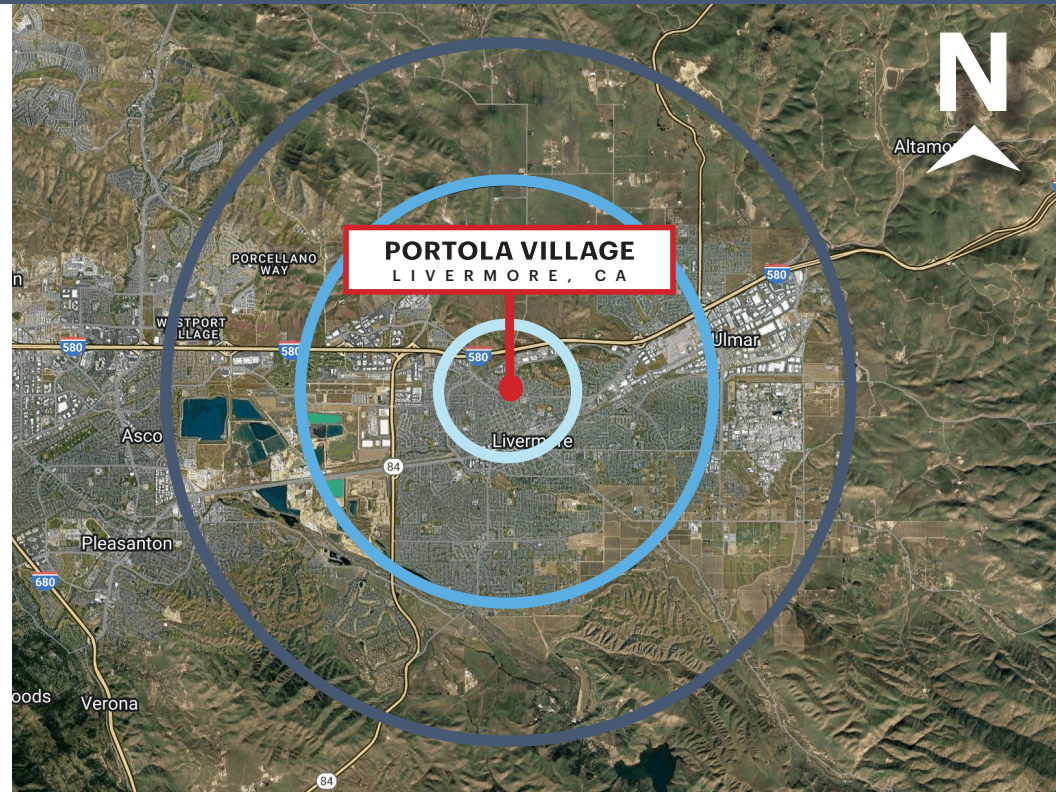
Sourdough & Co.

Häbit BURGER GRILL



With Over 20+ Restaurants & Retail

*Traffic Counts Source: Sites USA REGIS Online 5/13/25



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



POPULATION FAMILY

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 5/13/25