

AVAILABLE FOR LEASE

±4,636 SF PLUS BASEMENT

1848 PORTOLA AVENUE

LIVERMORE, CA

ICONIC FREE-STANDING
RESTAURANT BUILDING

- ±4,636 SF ground floor space with ±2838 SF basement
- Full kitchen build-out with 15 foot Type 1 Hood
- Spacious bar area and adjoining patio with double sided fireplace

EXCLUSIVE LISTING BROKER:

LeAnn Stuart

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KEY FEATURES

- Two hand-crafted stone fireplaces
- Intimate private flagstone patio
- Expansive second flagstone patio under a grove of heritage olive trees
- Monument signage
- Separately owned building within Portola Village Shopping Center
- Basement level storage, office, employee breakroom and restroom

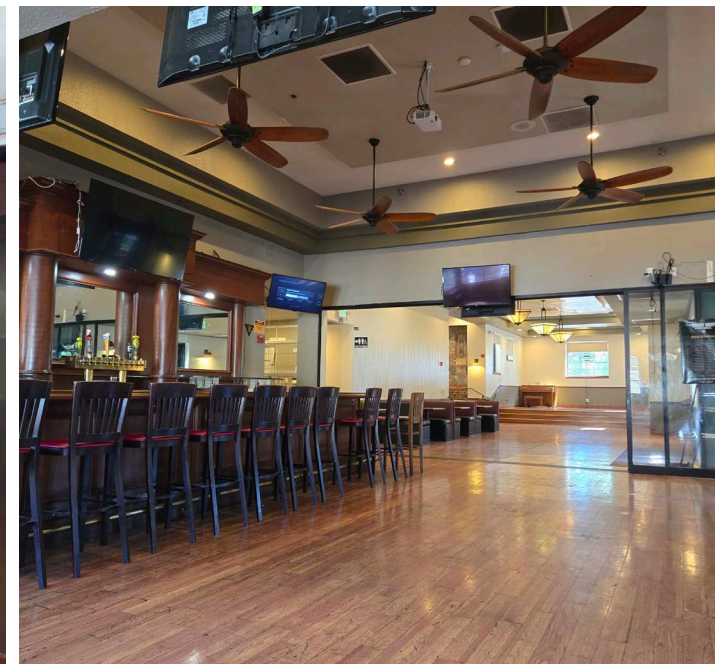


WHY 1848 PORTOLA AVENUE?

- Prime visibility on a high-traffic arterial in the heart of Livermore
- Shadow Anchored by Lucky Supermarket and Portola Plaza Shopping Center for high identity
- Flexible floor plan accommodates casual bistro, upscale dining, or live-music venue
- Ample parking and easy access to neighboring wine country attractions
- Leverage Livermore's booming dining scene and year-round outdoor weather
- Sprinklers and earthquake bracing in place
- Sewer impact credits in place



PHOTO GALLERY



SHOPPING CENTER STATS

PORTOLA VILLAGE

112K VISITORS
in the last 12 Months

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	17,074	76,626	120,078
Total Households	6,393	28,052	42,523
Average HH Income	\$159,027	\$199,955	\$222,082
Daytime Population	16,105	72,610	128,992

TRAFFIC COUNTS

Portola Avenue: **18,295 ADT**

N Livermore Avenue: **31,346 ADT**



A CLOSER LOOK AT THE AREA

PORTOLA VILLAGE

Lucky
The Habit Burger Grill
SuperCuts
The Cheese Steak Shop
Sourdough & Co.
Metro by TMobile
Panda Express
Starbucks
H&R Block

VINTAGE SQUARE/ ARROYO PLAZA

Walmart	The Home Depot
Les Schwab Tires	Kohl's
Wheel Works	In-N-Out
Mattress Firm	AT&T
Verizon	OfficeMax
Cold Stone Creamery	7 Eleven

PLAZA 580

Target	Petco
Bath & Body Works	Boot Barn
Ross Dress for Less	Big 5
TJ Maxx	T Mobile
	McDonald's
	Dollar Tree

ARROYO SECO

Chipotle
Panera Bread
IHop

FREEWAY ACCESS

FREEWAY ACCESS



VILLAGE AT LIVERMORE/ LIVERMORE VALLEY SQUARE

Round Table	Fitness 19
Trader Joe's	O'Reilly Auto Parts
Leslie's	Goodwill
El Pollo Loco	Grocery Outlet
Michael's	99 Center Only
Little Caesar's	Liberty Tax

1848 PORTOLA AVENUE

ARROYO PARK

Safeway	Site for Sore Eyes
BevMo	Chase
CVS Pharmacy	Chili's
Lowe's	Great Clips
Burger King	Panda Express
Starbucks	Bank of America
Baskin Robbins	Subway
Togo's	Jamba Juice
UPS	

PEPPERTREE PLAZA

Nob Hill Foods
Taco Bell
UPS
Carl's Jr
Menchie's

VINTER SQUARE

Safeway
CVS Pharmacy
Petfood Express
Moutain Mike's
Noah's NY Bagels
Nation's Giant Hamburger

DOWNTOWN LIVERMORE

Livermore Cinemas
Walgreens
Sauced BBQ & Spirits
Bankhead Theater
Peet's Coffee
21st Amendment Brewery

EXPLORING LIVERMORE

Livermore, California offers a high quality of life with a unique blend of suburban charm, cultural richness, and natural beauty. Nestled in the Tri-Valley region, it's known for its vibrant wine country—home to over 50 wineries—and a revitalized historic downtown featuring boutique shopping, diverse dining, a 10-screen cinema, and a 500-seat performing arts center. The city boasts a highly educated population fueled by the presence of two world class scientific institutions. With top-rated schools, a mild climate, and proximity to major Bay Area hubs, Livermore is ideal for families, professionals, and retirees seeking a relaxed yet connected lifestyle.



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