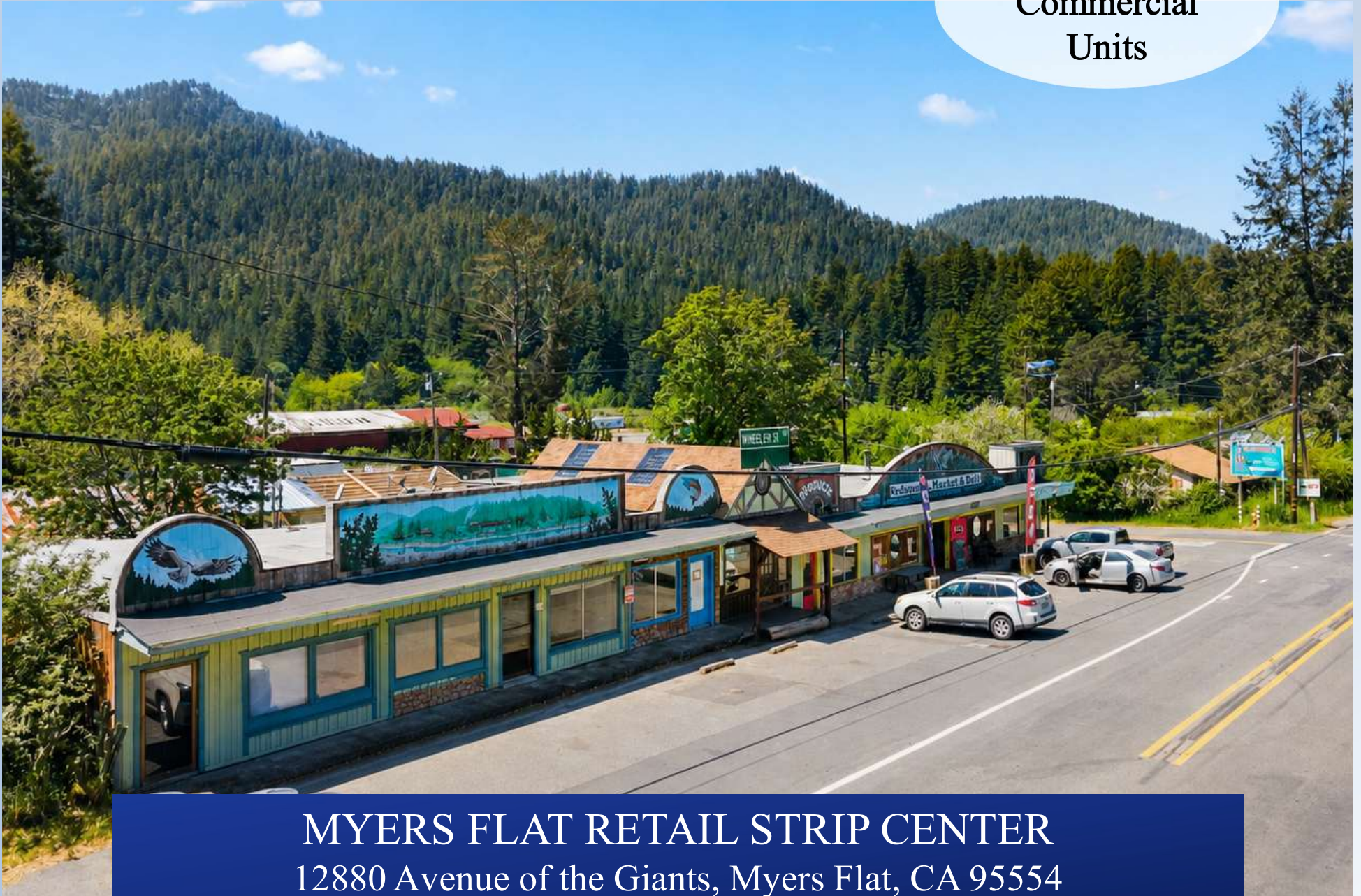


Multiple
Commercial
Units



MYERS FLAT RETAIL STRIP CENTER
12880 Avenue of the Giants, Myers Flat, CA 95554
Price: \$299,000

THE OFFERING

Wells Commercial is pleased to present this retail strip center investment opportunity located in the heart of downtown Myers Flat. Serving as a central commercial hub for the surrounding area, the property is well positioned to capture both local traffic and seasonal visitors, with several nearby campgrounds and convenient access to the nearby river.

The approximately 8,482 SF building sits on just under one half acre and is configured as six commercial units plus a residence. Existing tenants include a grocery store, a coffee shop, and a thrift store. The additionally three units are currently available for lease.

With three units currently leased, the property provides in-place income along with clear upside potential through lease-up of the remaining spaces and expansion of services for the community.

A rare opportunity to acquire a cornerstone commercial asset in a rural market with limited competition and consistent demand for essential goods and services.



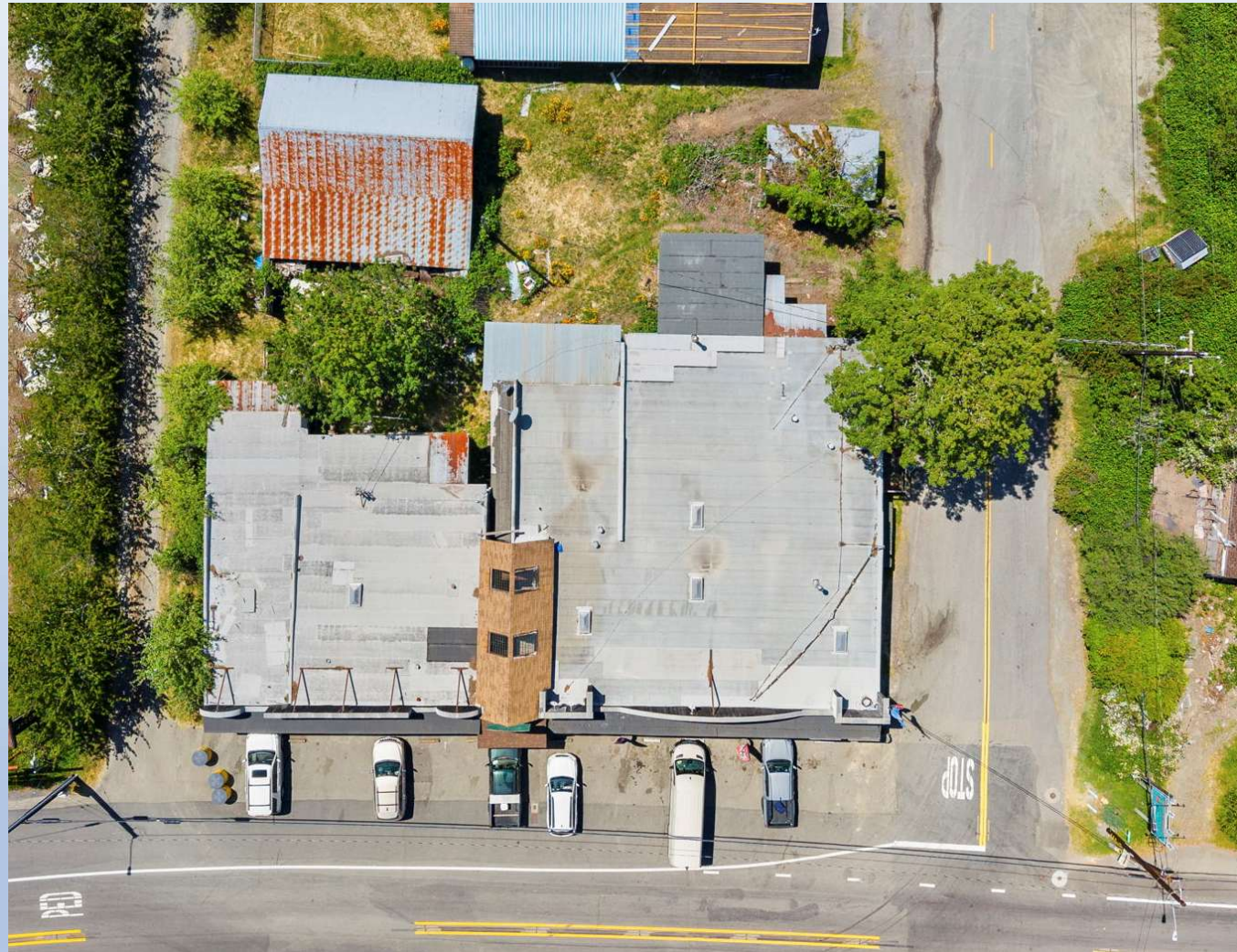
AERIAL PHOTO

Parcel # (APN):
081-032-013-000

Lot SF: 20,908

Lot Acres: 0.48

Zoning: Commercial



RENT ROLL

TENANT	RENT
Grocery Store (+ Apartment)	\$1,500
Thrift Store	\$1,100
Coffee Shop	\$350
Vacant	
Vacant	
Vacant	

INTERIOR PHOTOS



HUMBOLDT COUNTY DEMOGRAPHICS

Category	Value
Population	132,380
Median Age	39.5
Total Households	54,495
Persons per Household	2.42
Median Household Income	\$61,100
Per Capita Income	\$33,988
Housing Units	62,815
Owner-Occupied Housing Rate	56.8%
Median Home Value	\$386,000
Median Gross Rent	\$1,191
High School Graduate or Higher	91.3%
Bachelor's Degree or Higher	31.1%
In Civilian Labor Force	58.7%
Mean Travel Time to Work (minutes)	18.9
Total Employer Establishments	3,181
Total Employment	33,140

**Data from the latest available sources: U.S. Census Bureau and the American Community Survey (ACS).*

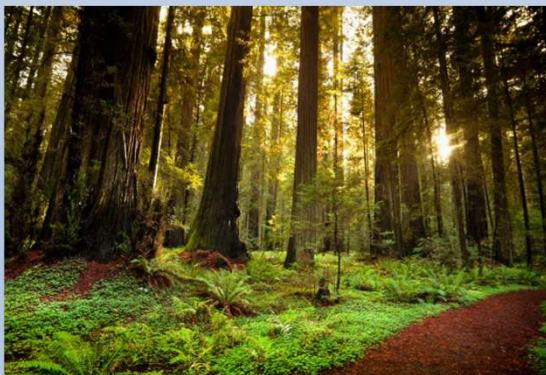
HUMBOLDT EMPLOYMENT BY INDUSTRY (2024)



AREA INFORMATION



Spanning the Humboldt Bay corridor, this North Coast CA market functions as the region's primary employment and service hub, supported by government, healthcare, higher education, maritime and logistics activity, and a broad base of local and regional businesses. Anchors include Cal Poly Humboldt in Arcata, the civic and commercial core of Eureka, and the industrial and distribution nodes that line the US 101 corridor, the area's primary north south route, and State Route 299, which provides the key east west connection from Humboldt Bay to Interstate 5. The market also benefits from the California Redwood Coast Airport (ACV), served by United Airlines, Alaska Airlines, and Breeze Airways. Humboldt Bay is California's North Coast deep water port, positioned for efficient Pacific routing and global marine access.



The area benefits from a notably mild coastal climate, supporting year-round outdoor activity and visitor demand. Humboldt County's natural amenities include six major rivers, along with a large network of parks, forests, reserves, and beaches that help drive recreation and tourism. Together, the coastal setting, Humboldt Bay, and constrained land supply can support durable demand and long term value for well positioned assets.

