

FOR SALE
\$7,390,000
CAP RATE
7.31%



ARCATA TECHNOLOGY CENTER
1385 8th Street, Arcata, CA 95521

THE OFFERING

Arcata Technology Center is a fully leased, income producing 54,523 SF mixed use property with a strong tenant profile across office, medical, and warehouse uses. The asset sits on 5.33 acres across three parcels within the Arcata Gateway Project area, offering meaningful flexibility for future expansion or additional development.

With over \$54,000 in monthly income, this is a compelling opportunity for investors seeking stable cash flow today and optionality tomorrow. Surrounded by local destinations including Holly Yashi, The Pub at The Creamery, and the Arcata Playhouse, the property benefits from Arcata's established commercial energy and continued growth at the city's southern gateway. Ideal for a 1031 exchange buyer looking for predictable income in a supply constrained North Coast market.



AERIAL PHOTO

Price: \$7,650,000

Parcels:

021-174-012

021-174-011

021-211-005

Building SF:

54,523 SF

Land Area:

231,697 SF

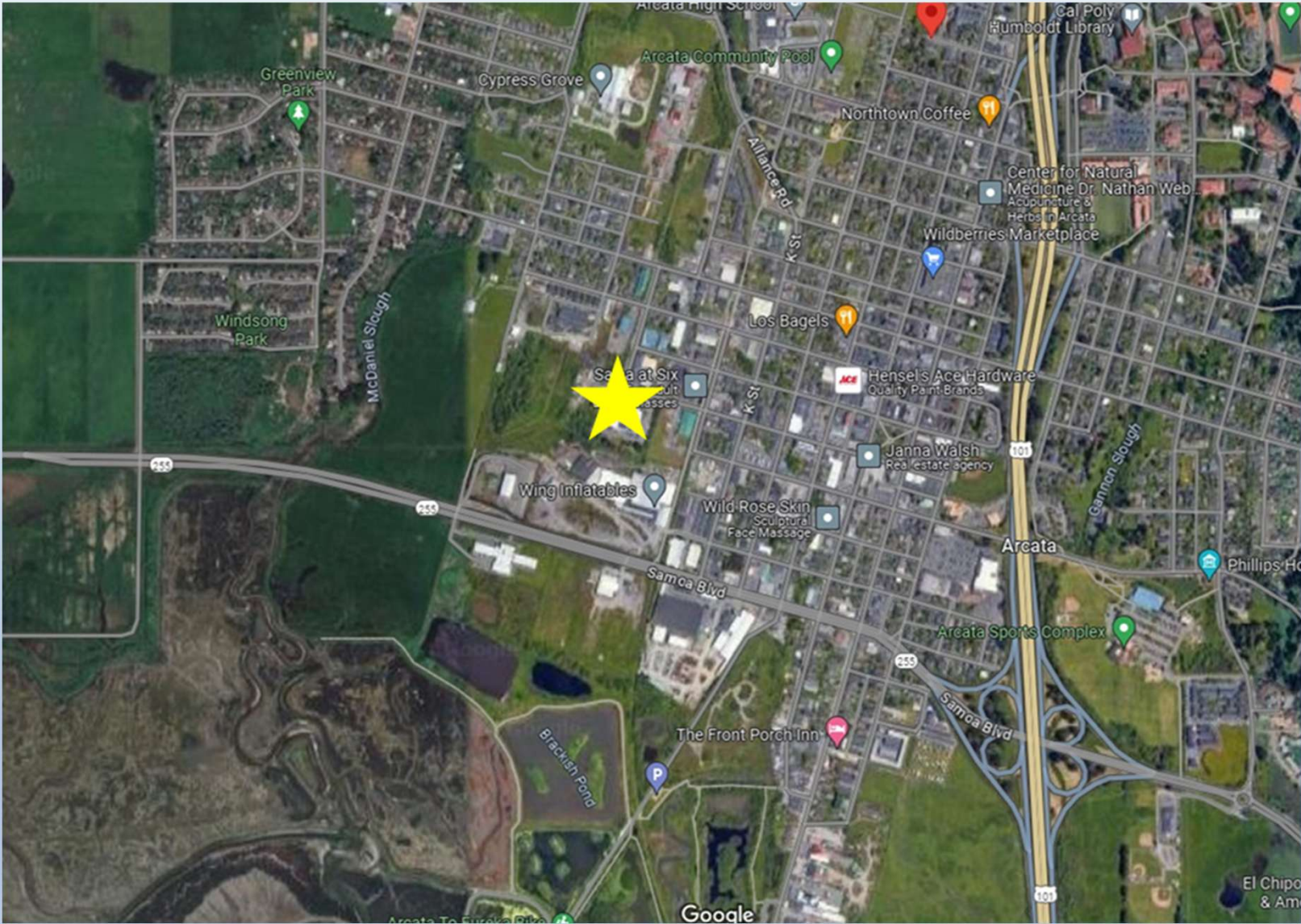
(5.33 acres)

Zoning: Industrial/

Light Manufacturing



PROPERTY LOCATION



HUMBOLDT COUNTY GIS



RENT ROLL

| Unit | Tenant | Rent | Utilities / Notes |
|-----------------|-----------------|-------------|--------------------------|
| Multiple Spaces | Open Door | \$25,172.75 | A portion of Electricity |
| 102 & 103 | Tenant | \$850.00 | |
| 106 | Tenant | \$350.00 | |
| 107 | Tenant | \$150.00 | |
| 121 | Tenant | \$300.00 | |
| 122 | Tenant | \$300.00 | |
| 130 | CA Coastal Comm | \$7,909.58 | |
| 108 | Tenant | \$350.00 | |
| 101, 104 & 105 | Tenant | \$600.00 | |
| Ground | FedEx Ground | \$18,341.44 | Lease term June 30, 2028 |

TOTAL \$54,323.77

ADDITIONAL PHOTOS



THE GATEWAY PROJECT

The Gateway Plan has rezoned 139 acres north of Samoa Boulevard and west of K street. At maximum, this will allow the construction of 3,500 residential units in buildings up to seven stories tall. This initiative aims to simplify the permit process for projects in the heart of the city, while also revitalizing and repurposing land that was previously used mainly for industrial purposes.

Given the Gateway Area's strategic location and significant potential, along with the substantial demand for housing in Arcata that remains unmet, this Plan proposes the addition of up to 3,500 new residential units in the Gateway. To accommodate this growth in a compact space, the focus will be on developing new high-density mixed-use buildings with multiple stories. This approach aligns with the City's values, ensuring that growth is both fair and environmentally sustainable.

While the primary emphasis will be on residential development, the Gateway is designed as a mixed-use neighborhood promoting a car-free lifestyle. It will feature shops, cafes, and job opportunities within walking distance of residential areas. Non-residential areas will include retail establishments, personal services, restaurants, professional offices, arts and entertainment venues, and light industrial spaces. These diverse non-residential uses will not only serve the local population but also contribute to economic vitality and foster a vibrant arts and culture scene in the City.



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).*

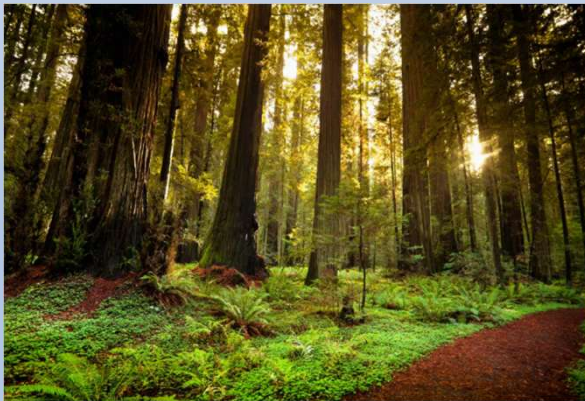
HUMBOLDT EMPLOYMENT BY INDUSTRY (2024)



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.

