

8,500+ SF
Multi-Wing
Building



VERSATILE MULTI-WING OFFICE CAMPUS

4555 Valley West Blvd., Arcata, CA 95521

For Sale: \$1,495,000

THE OFFERING

Wells Commercial is pleased to present this expansive 8,500+ sq. ft. single-story office campus on a beautifully landscaped 1.30-acre parcel in the heart of North Arcata, CA. This multi-wing property offers an impressive array of private offices, large open-plan work areas, conference or classroom spaces, multiple restrooms, and a kitchen. The layout is well-suited to a large organization or multi-tenant professional configuration. There is abundant paved parking (20+ stalls) and mature landscaping provides a tranquil setting with excellent visibility and convenient access to Hwy. 101 and Hwy. 299.

Previous uses have included a family medical clinic and a charter school; additional uses could include administrative offices, health and human services, educational or training facilities, or a residential care campus (zoning confirmation recommended). A distinctive, spacious property offering exceptional value per square foot.



AERIAL PHOTO

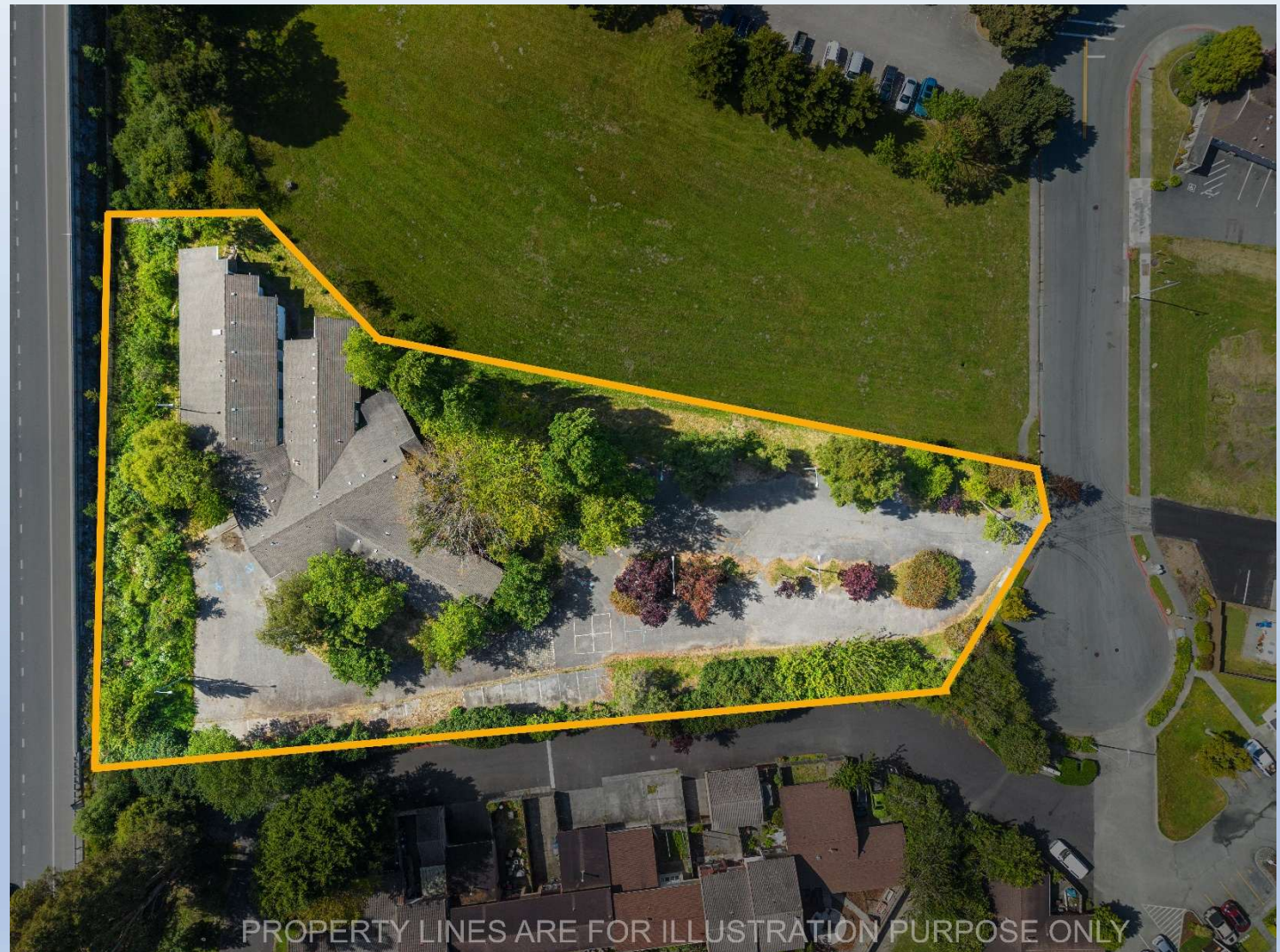
Parcel # (APN):
507-361-002-000

Lot SF: 56,628

Lot Acres: 1.30

Zoning: Commercial

Price: \$1,495,000



EXTERIOR PHOTOS



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).*

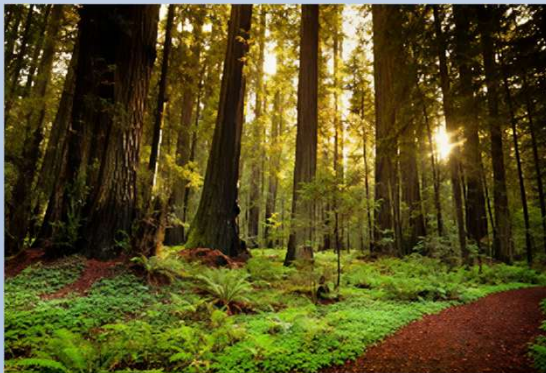
HUMBOLDT EMPLOYMENT BY INDUSTRY (2024)



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.

