

FOR LEASE SHORELINE CENTER

1285-1337 S. Main Street
Lakeport, California 95453

ANCHOR TENANTS: Grocery Outlet/Dollar Tree

SPACE AVAILABLE: 8,125 SF –available, (space plan attached)
1,166 SF-leased to Tri Valley Paint
985 SF available, (space plan attached)
1,900 SF-available, former Hair & Nails (space plan attached)

Center will be remodeled in 2026 including parking lot (see attached)

LOCATION: SWC Lakeport Blvd. at South Main Street.

SIZE & PARKING: Approximately ± 57,000 square feet. Busiest intersection in Lakeport.
4.5 cars/1000 sf parking.

SURROUNDING AREA: Because of this property's proximity to Highway 29, the trade area is expanded to include Upper Lake, Nice and Lucerne to the northeast and Kelseyville, Lower Lake, Middletown and Clearlake to the south and southeast.

TRAFFIC COUNTS: 14,000 on Lakeport Blvd; 16,500 on S. Main Street both as of 2020.

DEMOGRAPHICS AND
TRADE AREA: 30,000 people within 10 miles radius. \$63,100 HH income.
Approximately 45% of jobs in the County are located in Lakeport area.

ANCHOR TENANT
PROFILE: Grocery Outlet store is in top 10% of all store locations of 400 store chain.

For additional information, please contact:

EXCLUSIVE LEASING AGENT

JIM FLETCHER

Jim Fletcher Company, Inc.

Lic. #00875924

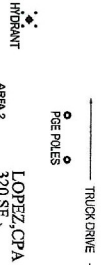
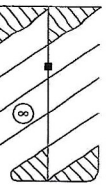
(415) 389-7900

Email: fletchj@pacbell.net

PLEASE READ CAREFULLY

This statement with the information it contains, while not guaranteed, has been secured from sources we believe to be reliable. This offering is subject to change, errors, omissions, prior or pending sale, lease, exchange or withdrawal without notice.

Existing
ADDITIONAL
PARKING
42



TRUCK DRIVE
FIRE HYDRANT

TRUCK DRIVE
FIRE HYDRANT

AREA 2
VACANT
985 SF

LOPEZ, CPA
BARBER
320 SF
300 SF

1268 S. MAIN ST.
VACANT
1,900 SF

1268 S. MAIN ST.
VACANT
1,166 SF

AT&T
1,300 SF

COFFEE SHOP
720 SF

LAUNDROMAT
1,360 SF

VACANT
8,125 SF

GROCERY OUTLET
19,099 SF

TAQUERIALA
MEXICANA
1,175 SF

DOLLAR TREE
15,335 SF

BIZI DANCE STUDIO
2,281 SF

PAPA
MURPHY'S
2,000 SF

20

160

WELLS FARGO
ATM



LAKEPORT BLVD.

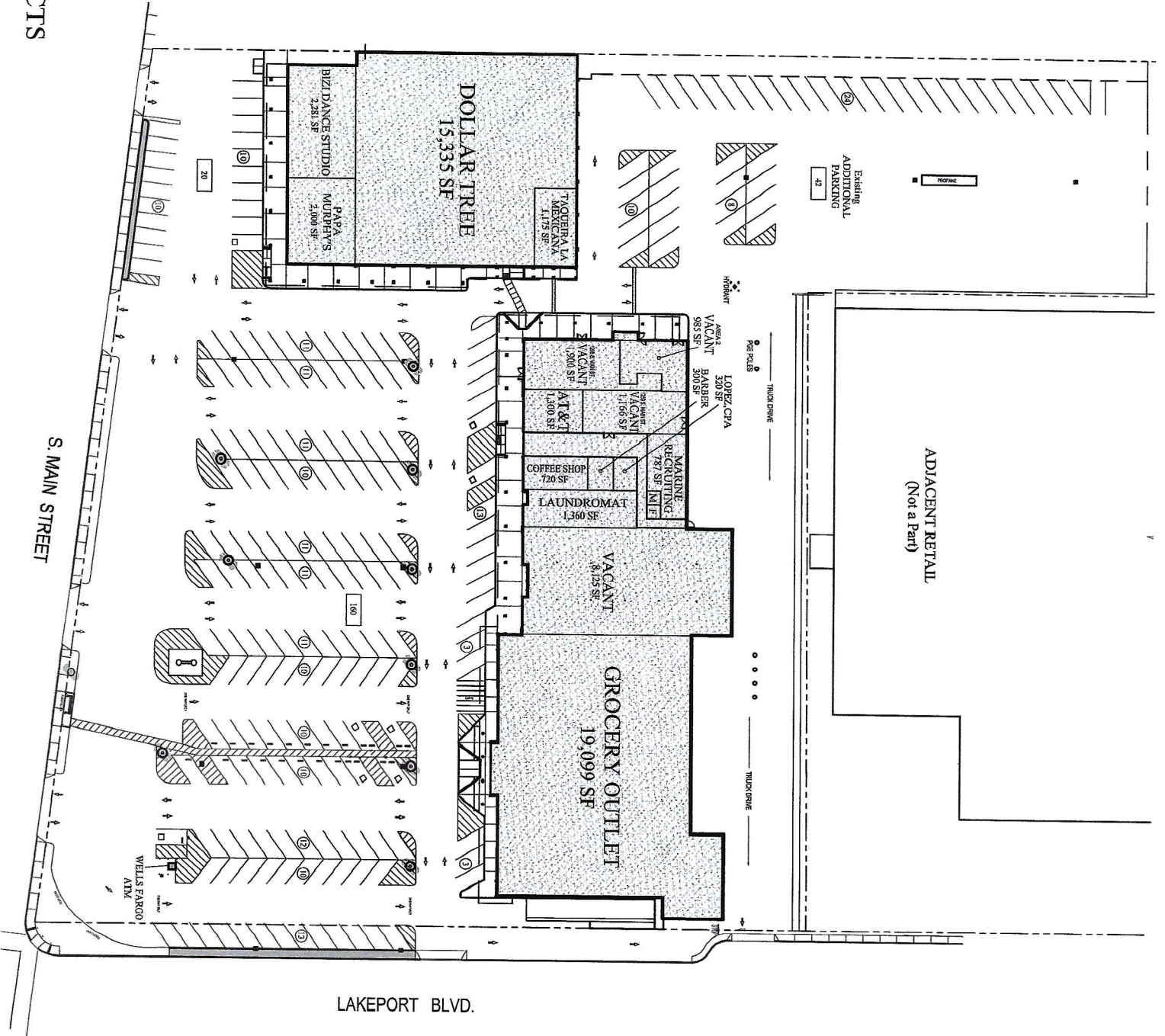
S. MAIN STREET

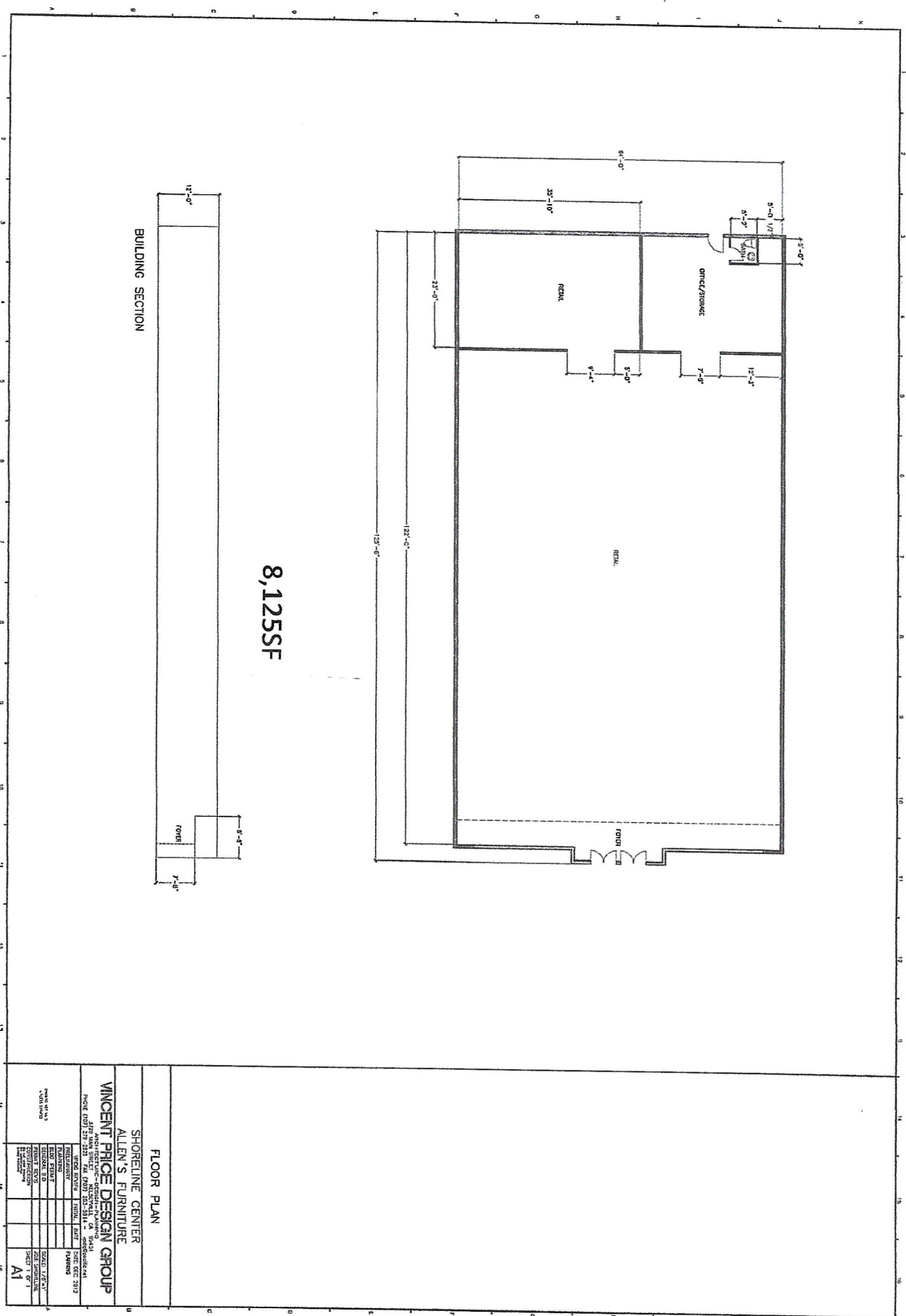


JOHNSON
LYMAN
ARCHITECTS



JOHNSON
LYMAN
ARCHITECTS





8,125SF

BUILDING SECTION

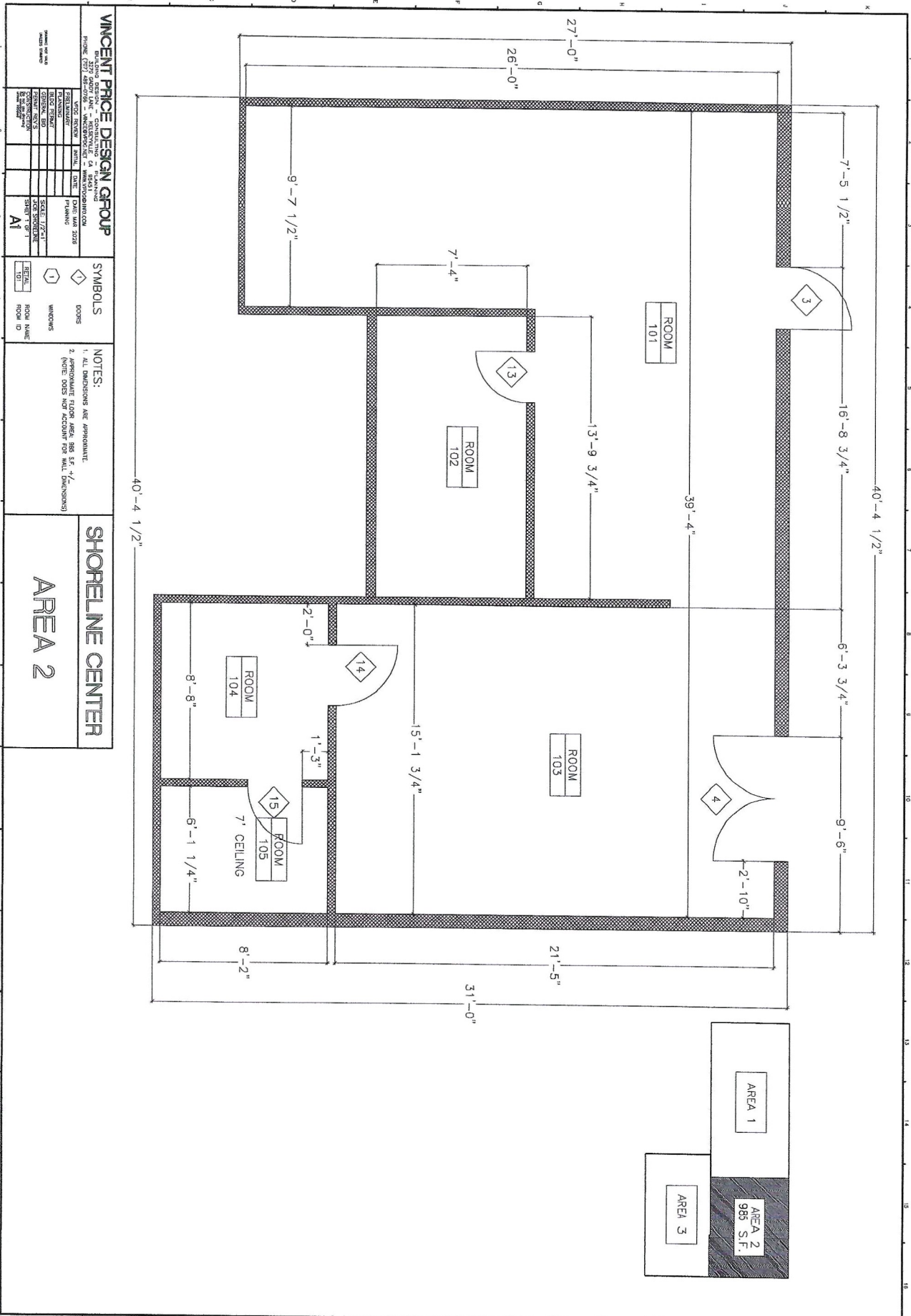
FLOOR PLAN

SHORELINE CENTER
ALLEN'S FURNITURE

VINCENT PRICE DESIGN GROUP

ARCHITECTS
1000 17th Street, NW
Atlanta, GA 30333
PHONE (404) 278-2325 FAX (404) 278-2314

DATE	DESCRIPTION	BY	CHKD
08/01/02	FINAL PLAN	VP	VP
07/11/02	REVISED PLAN	VP	VP
07/08/02	REVISED PLAN	VP	VP
06/28/02	REVISED PLAN	VP	VP
06/21/02	REVISED PLAN	VP	VP
06/14/02	REVISED PLAN	VP	VP
06/07/02	REVISED PLAN	VP	VP
05/31/02	REVISED PLAN	VP	VP
05/24/02	REVISED PLAN	VP	VP
05/17/02	REVISED PLAN	VP	VP
05/10/02	REVISED PLAN	VP	VP
05/03/02	REVISED PLAN	VP	VP
04/26/02	REVISED PLAN	VP	VP
04/19/02	REVISED PLAN	VP	VP
04/12/02	REVISED PLAN	VP	VP
04/05/02	REVISED PLAN	VP	VP
03/29/02	REVISED PLAN	VP	VP
03/22/02	REVISED PLAN	VP	VP
03/15/02	REVISED PLAN	VP	VP
03/08/02	REVISED PLAN	VP	VP
03/01/02	REVISED PLAN	VP	VP
02/24/02	REVISED PLAN	VP	VP
02/17/02	REVISED PLAN	VP	VP
02/10/02	REVISED PLAN	VP	VP
02/03/02	REVISED PLAN	VP	VP
01/27/02	REVISED PLAN	VP	VP
01/20/02	REVISED PLAN	VP	VP
01/13/02	REVISED PLAN	VP	VP
01/06/02	REVISED PLAN	VP	VP
12/30/01	REVISED PLAN	VP	VP
12/23/01	REVISED PLAN	VP	VP
12/16/01	REVISED PLAN	VP	VP
12/09/01	REVISED PLAN	VP	VP
12/02/01	REVISED PLAN	VP	VP
11/25/01	REVISED PLAN	VP	VP
11/18/01	REVISED PLAN	VP	VP
11/11/01	REVISED PLAN	VP	VP
11/04/01	REVISED PLAN	VP	VP
10/28/01	REVISED PLAN	VP	VP
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10/14/01	REVISED PLAN	VP	VP
10/07/01	REVISED PLAN	VP	VP
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01/16/01	REVISED PLAN	VP	VP
01/09/01	REVISED PLAN	VP	VP
01/02/01	REVISED PLAN	VP	VP



VINCENT PRICE DESIGN GROUP
 2377 GARDY LANE, SUITE 200, BIRMINGHAM, AL 35202
 PHONE: (205) 988-1100 FAX: (205) 988-1101
 WWW.VINCENTPRICEDESIGN.COM

PROJECT NAME	DATE	SCALE	DATE
SHORELINE CENTER	10/20/11	1/2" = 1'-0"	10/20/11
DESIGNER	DATE	SCALE	DATE
PROJECT MANAGER	10/20/11	1/2" = 1'-0"	10/20/11
ARCHITECT	10/20/11	1/2" = 1'-0"	10/20/11
ENGINEER			
INTERIOR DESIGNER			
LANDSCAPE ARCHITECT			
MECHANICAL ENGINEER			
ELECTRICAL ENGINEER			
CIVIL ENGINEER			
PLUMBING ENGINEER			
STRUCTURAL ENGINEER			
ENVIRONMENTAL ENGINEER			
TRANSPORTATION ENGINEER			
WATER RESOURCES ENGINEER			
SAFETY ENGINEER			
CONSTRUCTION ENGINEER			
GENERAL CONTRACTOR			
OWNER			
DATE			
SCALE			
DATE			

SYMBOLS

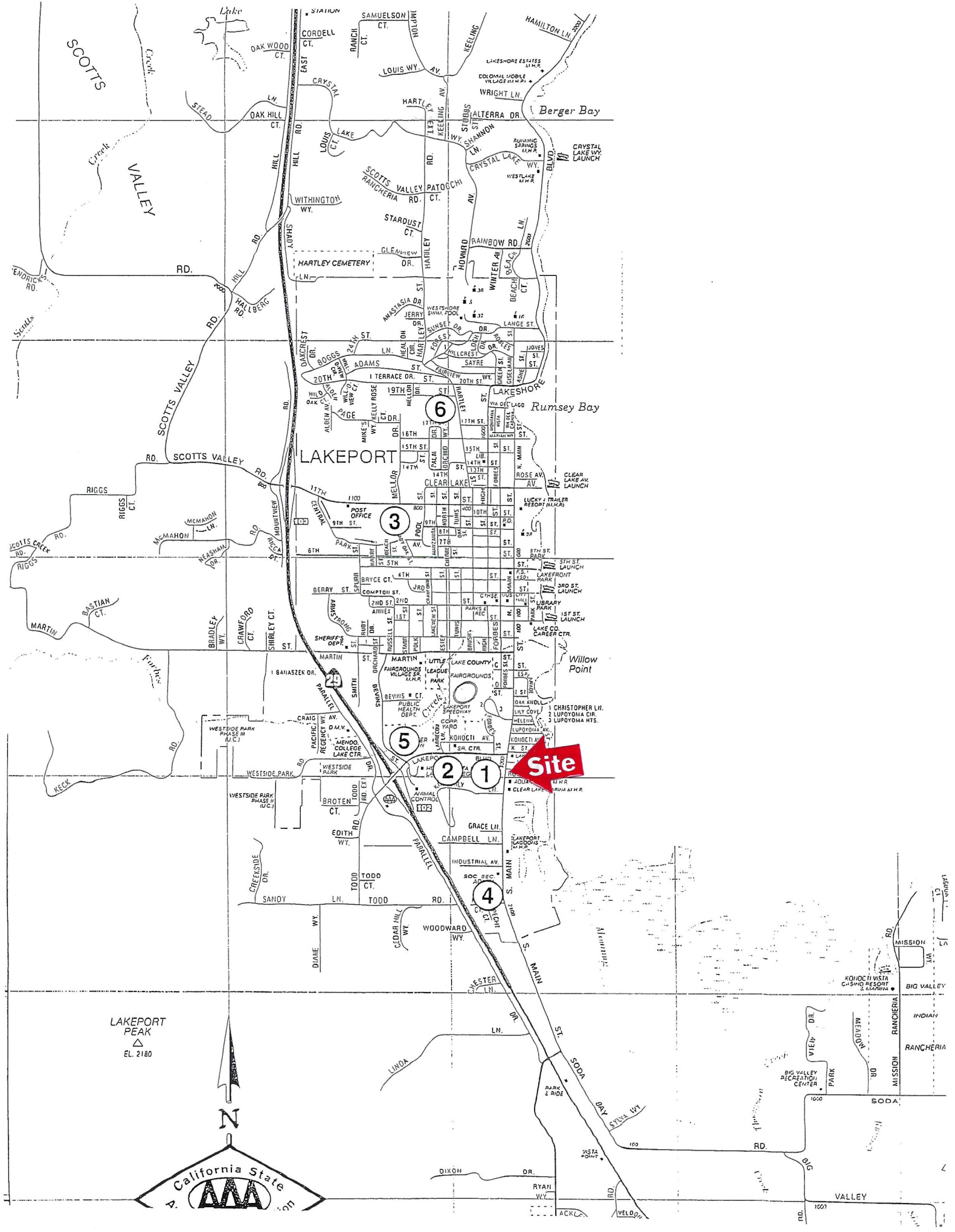
◇	DOORS
◻	WINDOWS

NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE.
 2. (NOTE DOES NOT ACCOUNT FOR WALL THICKNESS)

SHORELINE CENTER
AREA 2

Lakeport, California

1. Shoreline Center-Grocery Outlet/Dollar Tree/Shops
2. Bruno's Market/Shops
3. Safeway/Shops
4. Tractor Supply/Marshalls/Kragen Auto
5. Vista Point Center-Tribal Health Lake County
6. High Street Village-Fitness



Site

LAKEPORT
PEAK
△
EL. 2180



MISSION
RD.
INDIAN
RANCHERIA
MEADOW
DR.
VIEJA
DR.
BIG VALLEY
RECREATION
CENTER
PARK
SODA
RD.
BIG
VALLEY
RD.
1000
1000

LAKEPORT, CALIFORNIA

Market Guide

City Contact Information



Kevin Ingram
Community Development Director
k Ingram@cityoflakeport.com
(707) 263-5615 x201

Margarot Silveira
City Manager
msilveira@cityoflakeport.com
(707) 263-5615 x104

Demographics



(Census 2010 Area)

Peer Analysis

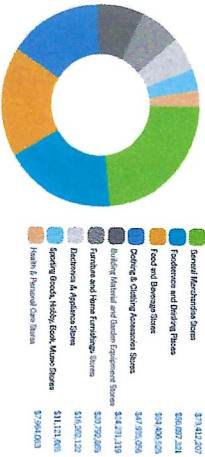
The Peer Analysis, built by Retail Strategies along with our analytics partner (Trend), identifies analogous retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

- Peer Trade Areas**
- Susanville, CA 2450 Main Street
 - Live Oak, CA 10246 Live Oak Blvd
 - Sonoma, CA 20670 Soudsbysville Road
 - Jameson, CA 18300 State Highway 108
 - Bythe, CA 1101 E Hoodsonway

GAP Analysis \$313,023,143

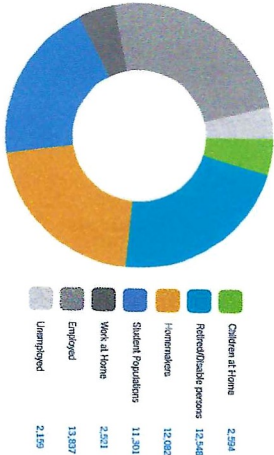
(Census 2010 Area)

The Gap Analysis is a summary of the primary spending data segmented by retail category. It measures actual consumer expenditures within the city's trade area and compares them to the potential retail consumer expenditures by retailers in the same area. The difference between the two numbers reflects leakage, or the degree to which consumers travel outside the community for certain retail goods and services. The Gap analysis is a useful tool to gauge retail supply and demand within the community.



Daytime Population 57,042

(Census 2010 Area)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate inflation. Although these are the top categories, our efforts are inclusive beyond the defined list.

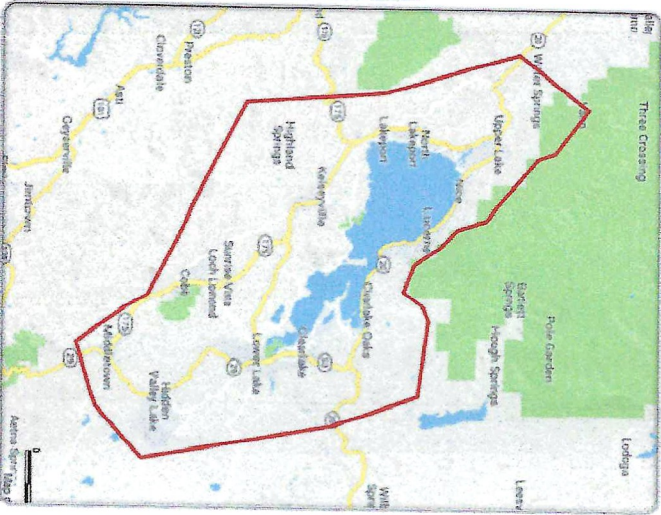
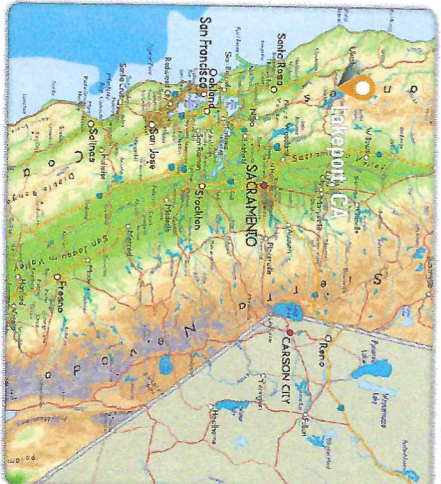
Let us know how we can help you find a site!

- General Merchandise
- Restaurants
- Grocery
- Clothing



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2018 Estimated Population	7,795	10,874	26,671
Daytime Population	10,771	12,809	28,221
Median HH Income	\$37,745	\$47,526	\$41,304
Number of Households	3,200	4,405	10,973

2018 Estimated Population	5 Minute DT	10 Minute DT	15 Minute DT
4,316	13,348	19,698	19,698
13,960	26,392	27,726	27,726
\$38,997	\$34,878	\$37,386	\$37,386
7,236	13,774	19,557	19,557



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