

Retail / Industrial
25.13 Acres



BRACUT INDUSTRIAL COMPLEX

4031 – 4085 US-101, Eureka, CA 95503

\$5,999,000

THE OFFERING

Wells Commercial is pleased to present a multi use waterfront property totaling approximately 25.13 acres along Humboldt Bay. Positioned between Arcata and Eureka with strong visibility and access off the US 101 corridor, the site supports a diverse mix of existing uses and future optionality.

The property includes multiple improvements totaling approximately 67,500 square feet, anchored by an approximately 12,148 square foot retail building currently occupied by The United States Bakery; a centrally located one story office building configured with 10 suites totaling approximately 2,353 square feet; and approximately 53,000 square feet of industrial space across 11 units. In addition, the site includes a substantial surplus land component of roughly 10 acres that has historically supported yard, storage, and land lease income, with portions currently leased.

This offering presents a compelling opportunity for investors or developers seeking a coastal asset with multiple revenue streams, flexible site planning potential, and strategic positioning within the region's primary employment and service hub.

Humboldt Bay is California's North Coast deep water port, supported by federally maintained navigation channels that provide deep draft access from the Pacific Ocean to the bay's working waterfront. From this location, the site supports efficient movement between waterfront operations and inland markets via US 101, the area's primary north south route, with State Route 299 providing the key east west connection from Humboldt Bay to Interstate 5. Financials are available upon request.



PROPERTY DETAILS

Price:
\$5,999,000

Parcel:
501-241-033-000

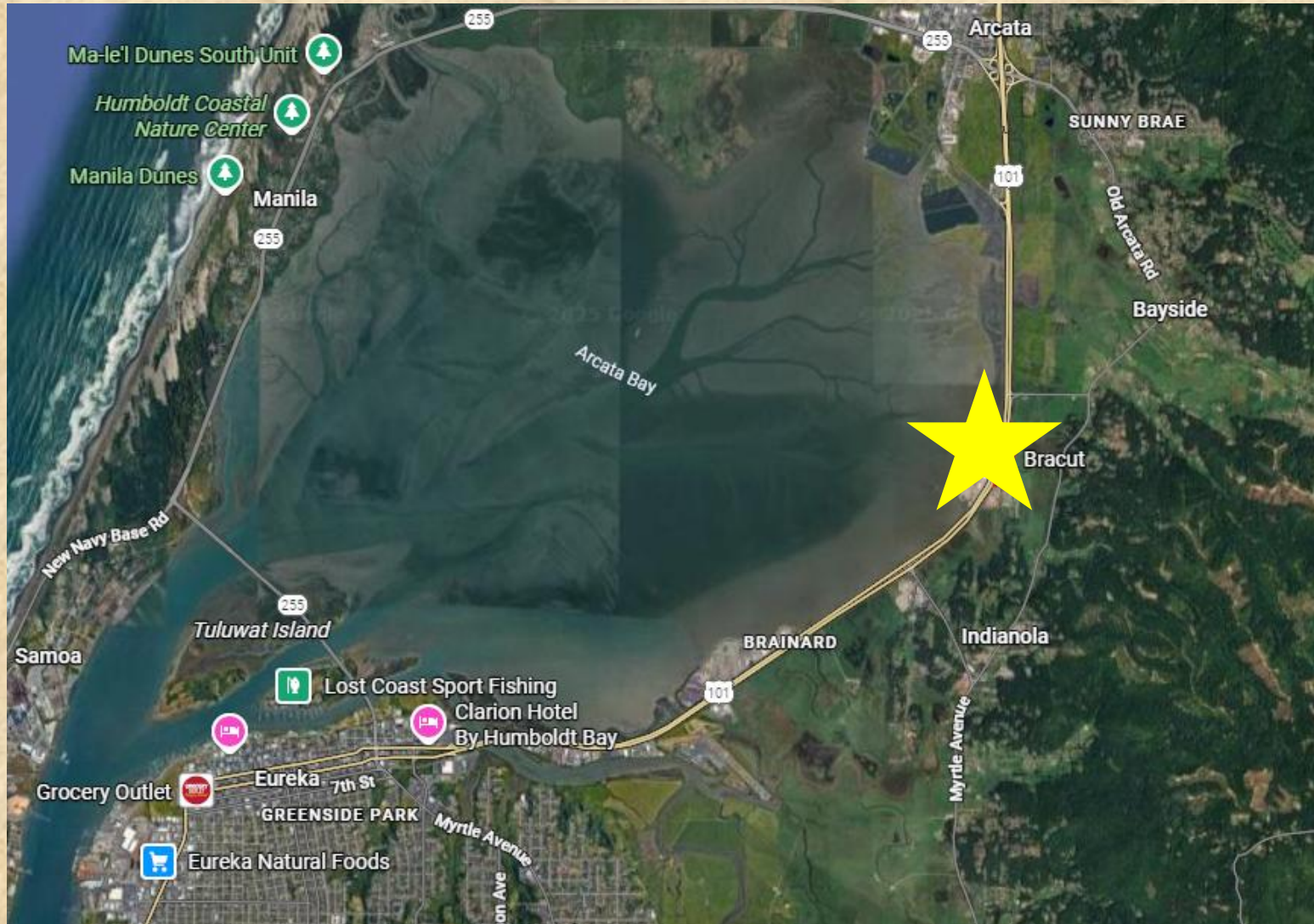
Land Area:
25.13 Acres

Zoning:
MG (Industrial
General)

Uses:
Office / Retail
Warehouse /
Storage



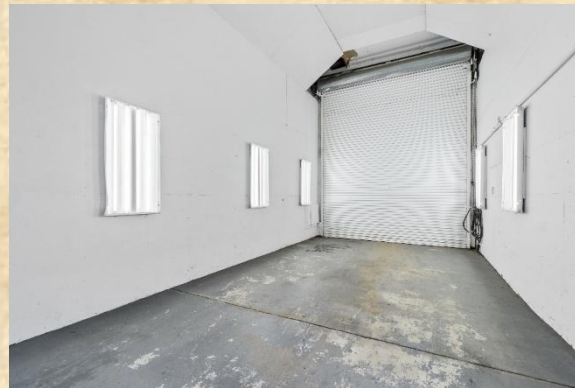
PROPERTY LOCATION



PROPERTY PHOTOS - 4031 & 4035 US-101



4031 Us-101: Office / Shop of approximately 2,304 square feet.



4035 Us-101: Office / Shop of approximately 675 square feet.

PROPERTY PHOTOS - 4051 & 4059 US-101



4051 Us-101: Retail / Office / Warehouse of approximately 12,148 square feet.



4031 Us-101: Office / Wholesale / Warehouse of approximately 11,200 square feet.

PROPERTY PHOTOS - 4055 US-101



4055 Us-101: 10 Suite Office of approximately 2,353 square feet.

PROPERTY PHOTOS - 4061 US-101



4061 Us-101: Warehouse / Office / Storage of approximately 53,000 square feet across 11 units.

AERIAL 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.

