

±1,800 SF at Chevron Travel Plaza

1460 N. Lovers Lane
Ukiah, CA 95482



2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

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Property Highlights

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This is a rare opportunity, located on the northern side of Ukiah. The pad will sit next to a new Chevron Travel Plaza with a convenience store. The remaining $\pm 1,800$ SF is adjacent to the $\pm 6,000$ SF C-Mart and incoming Starbucks.

SUMMARY

Address:	1460 N. Lovers Lane, Ukiah, CA 95482
County:	Mendocino County
Cross Streets:	North Lovers Lane and Kuki Road
Type:	Redevelopment Mixed-Use Project
Drive-Thru:	Starbucks (Estimated Opening Q2 2022)
Available:	$\pm 1,800$ SF
Rent:	\$3.00 PSF/Month + NNN

HIGHLIGHTS

- Located at the Gateway to Ukiah
- Welcoming Starbucks! Estimated Opening Q2 2022
- Restaurant/Retail Opportunity
- Excellent Visibility and Accessibility off Highway 101
- Signalized Intersection at North State Street and Kuki Road
- Tremendous Exposure
- 70 ft. Pylon Sign Visible from Highway 101



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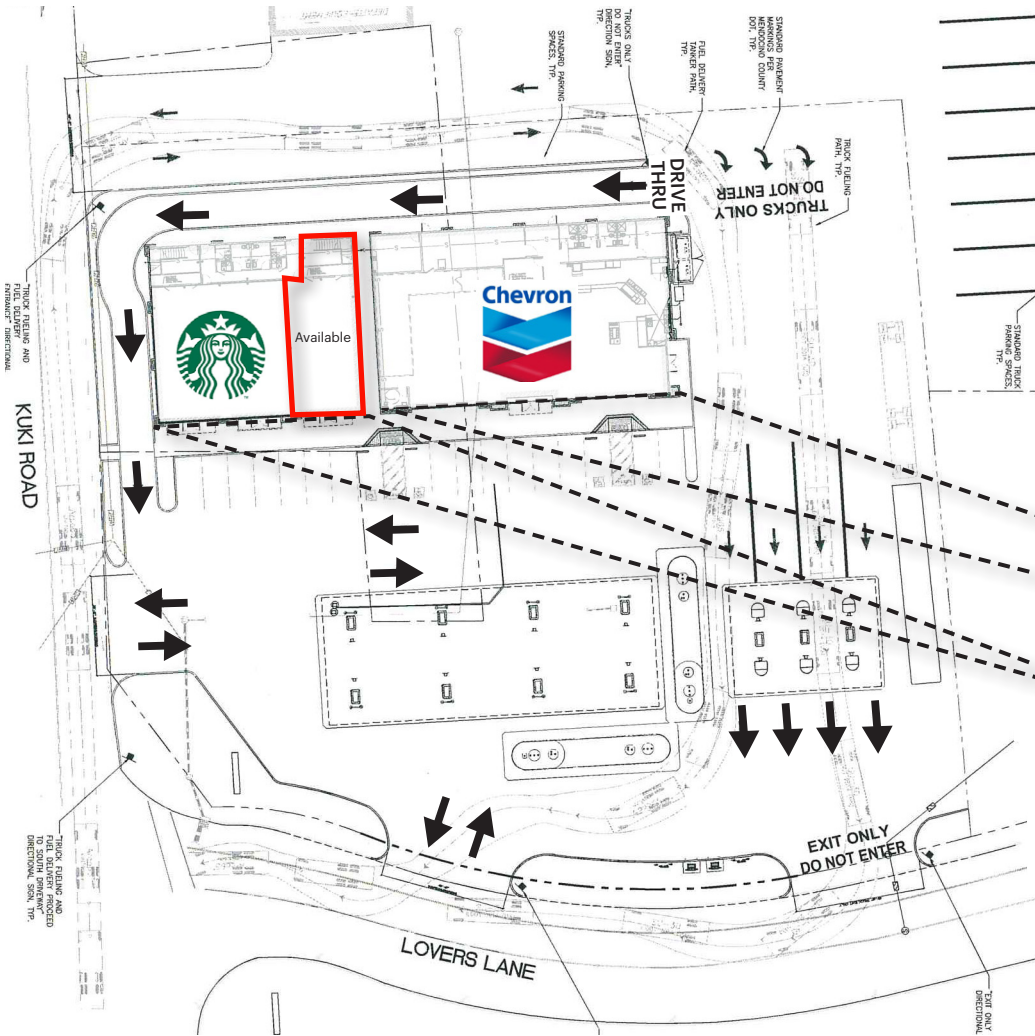
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+1,800 SF at Chevron Travel Plaza Renderings

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- 1**
- Available
 - ±1,800 SF (Ground Floor)
 - Two-Story Building (2nd Floor Leased)
 - Welcoming Starbucks! Estimated Opening Q2 2022
 - Seeking Major Brands & Proven Operators



Site Plan and Elevations Subject to change

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Close-Up Aerial

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*Traffic Counts Source: Sites USA REGIS Online 2/1/22

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Market Aerial

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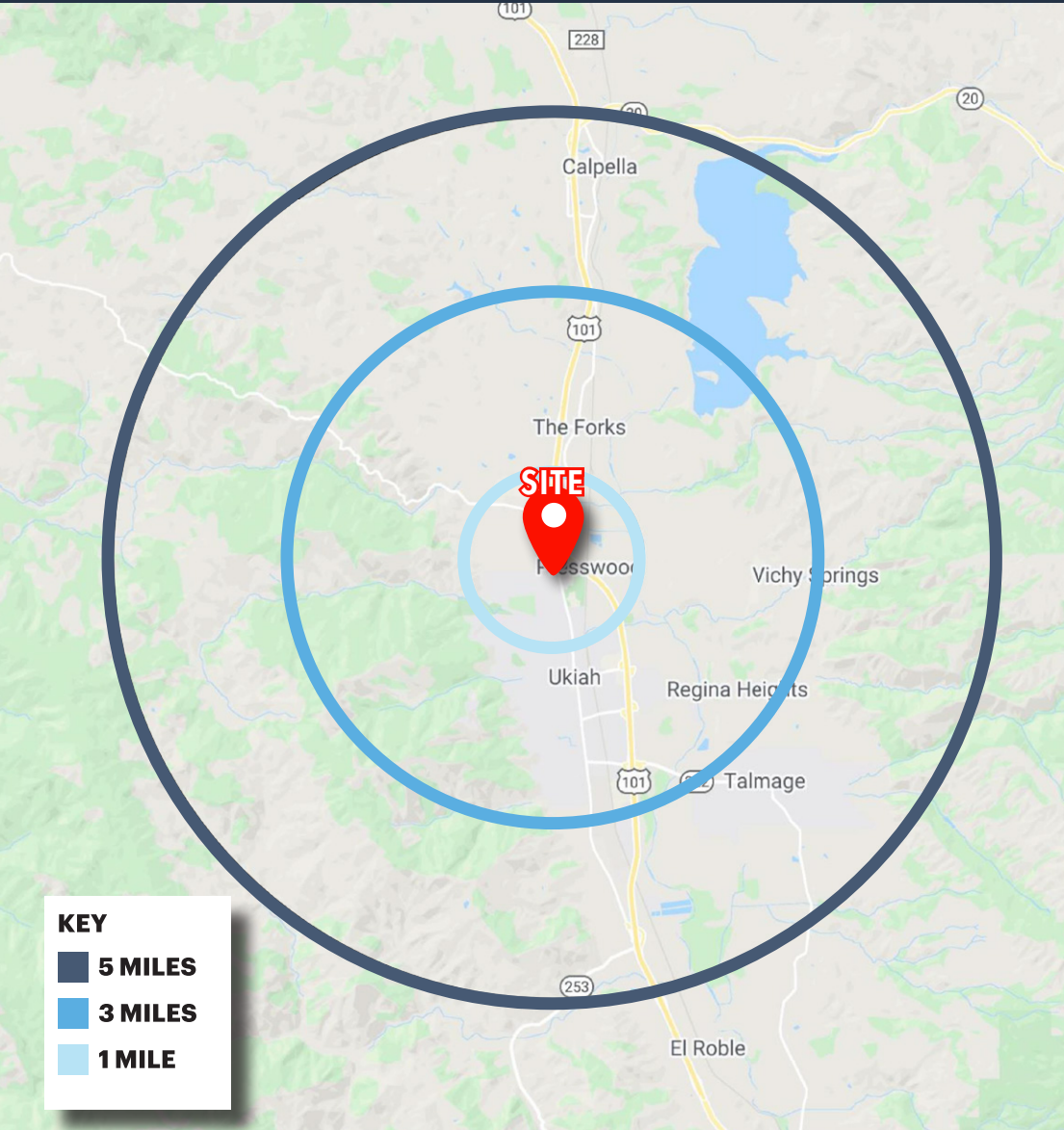
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Demographics

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KEY

- 5 MILES
- 3 MILES
- 1 MILE

ESTIMATED POPULATION		
1 MILE	3 MILES	5 MILES
6,111	25,522	31,862
DAYTIME EMPLOYEES		
1 MILE	3 MILES	5 MILES
3,227	14,059	15,311
AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$69,192	\$79,855	\$78,637
BACHELOR'S DEGREE OR HIGHER		
1 MILE	3 MILES	5 MILES
797	4,039	5,007
HOUSEHOLD RETAIL EXPENDITURES		
1 MILE	3 MILES	5 MILES
\$2,138	\$2,351	\$2,327
HOUSEHOLD DENSITY (PSM)		
1 MILE	3 MILES	5 MILES
695	342	150
HOUSEHOLDS WITH CHILDREN		
1 MILE	3 MILES	5 MILES
802	3,064	3,807
HOME VALUES \$1,000,000 OR MORE		
1 MILE	3 MILES	5 MILES
16	187	247



*Demographics Source: Sites USA REGIS Online 2/1/22

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