

FOR LEASE | ±55,000 SF

Established Grocery Anchor

355 Lakeport Boulevard, Lakeport, CA 95453

YOUR NAME HERE



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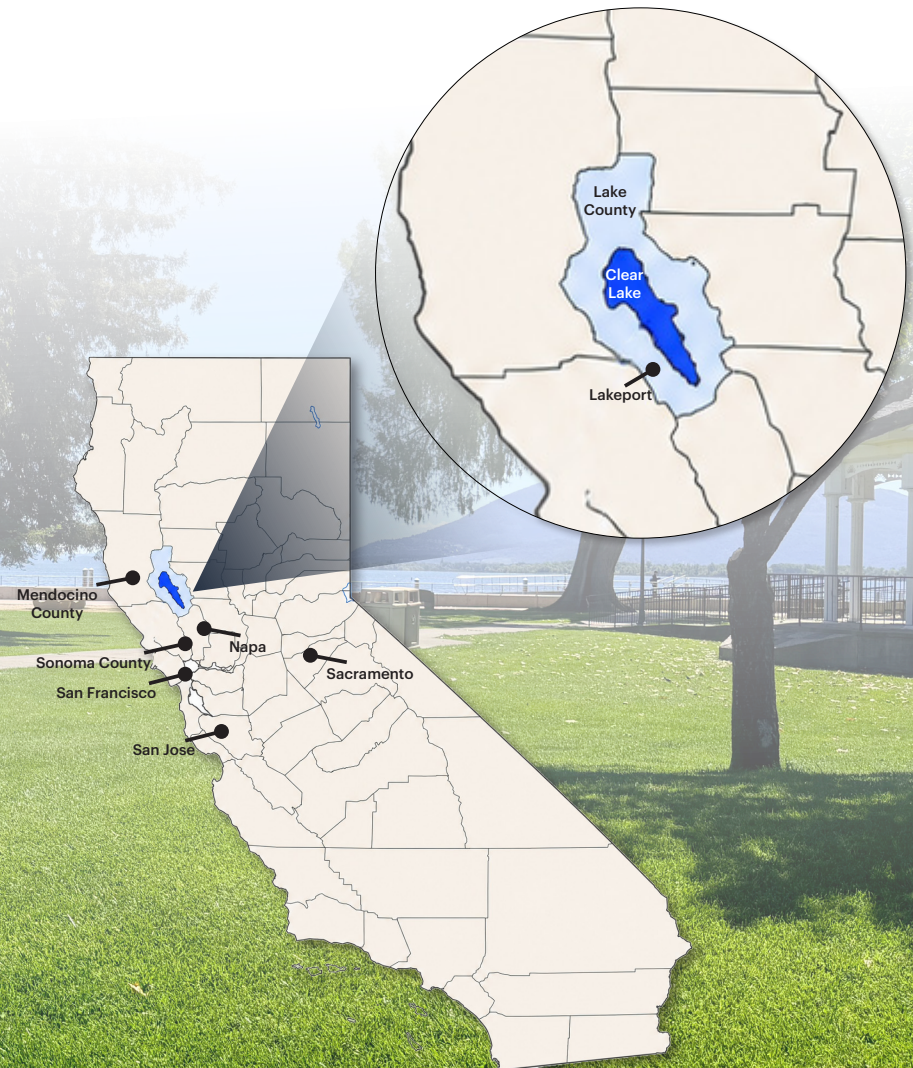
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 **LOCKEHOUSE**
RETAIL GROUP

Lakeport is the county seat of Lake County, located along the western shore of Clear Lake in Northern California. Known for its small-town charm, waterfront setting, and scenic mountain views, Lakeport serves as a regional hub for shopping, dining, government services, and outdoor recreation. The city offers easy access to boating, fishing, wine country, and year-round tourism, making it a popular destination for both residents and visitors seeking a relaxed lakeside lifestyle.

PROPERTY HIGHLIGHTS

- ±55,000 SF grocery anchor space available for lease
- Anchor space is part of a ±7 acre retail shopping center that serves the Lake County trade area, population 67,000
- Significant pylon and building signage
- Co-tenants include UPS, US Cellular, Farmer's Insurance, Pilates & Strength, Stone Fire Pizza
- Adjacent to the new Lake County Courthouse, planned Tribal Health Medical Center and new fire station
- Surrounded by established retail, dining, services, and daily-needs traffic



355 Lakeport Blvd is a 7.02-acre retail property located in the heart of Lakeport's primary business corridor within Lake County, California. The site offers excellent visibility and access along Lakeport Boulevard and is surrounded by established retail, dining, service businesses, and recreational attractions near Clear Lake. The property is conveniently located near the planned Lake County Courthouse, adjacent to ongoing public and private investment, and in proximity to a future fire station currently in the planning stages. Positioned within the Clearlake/Lakeport regional market, the site presents a rare opportunity for a grocer or large-format retailer to serve the broader Lake County trade area.



RARE EXISTING GROCERY BOX OPPORTUNITY

±55,000 SF former grocery / large-format retail box available in Lakeport's primary commercial corridor.



COUNTYWIDE CIVIC & WELLNESS TRAFFIC DRIVERS

Directly adjacent to the planned Lake County Courthouse and near the new Indian Wellness Clinic at the former Vista Point Plaza, creating multiple destination uses that draw from across Lake County.



MAJOR GROCERY VOID IN THE MARKET

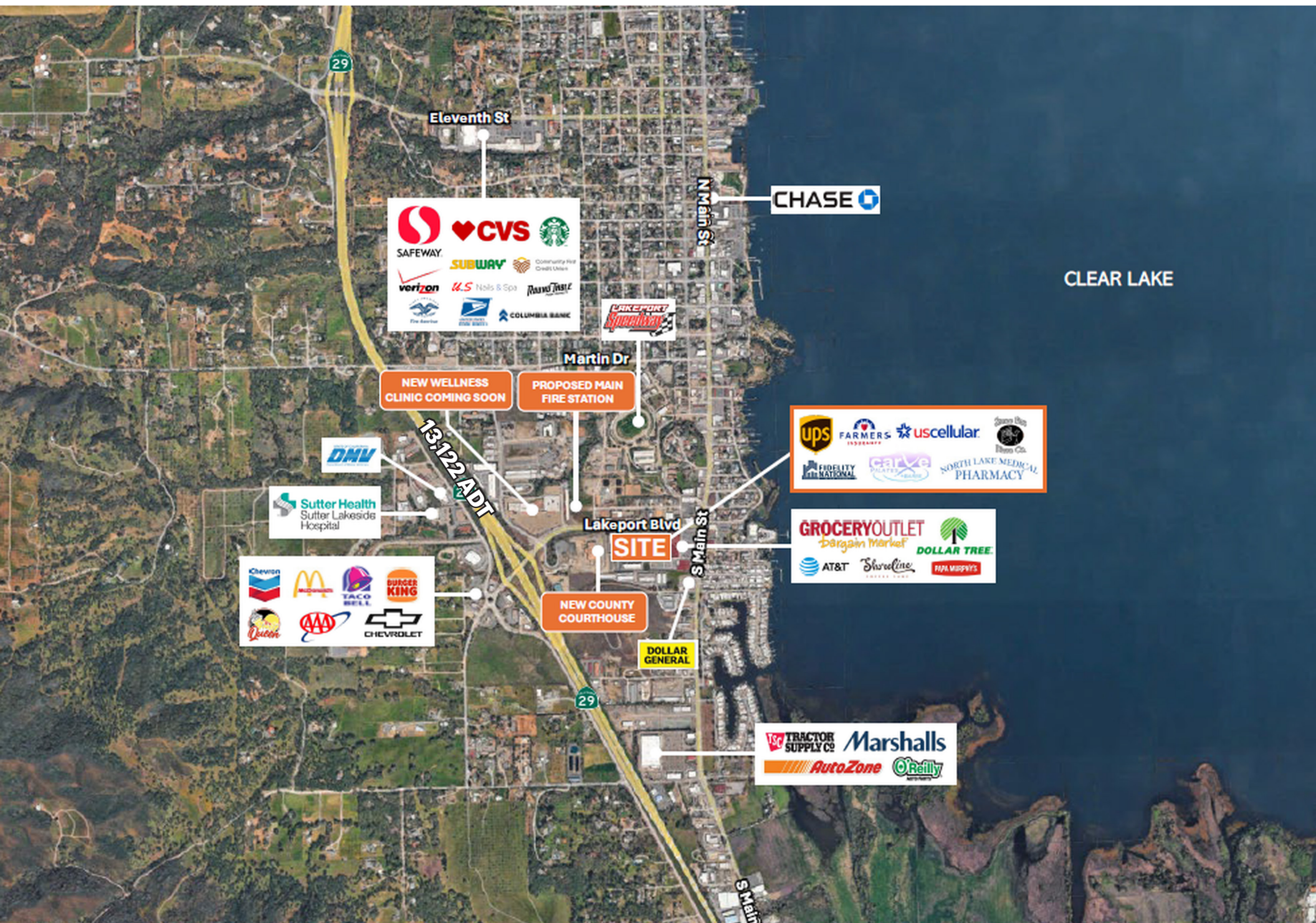
Opportunity to backfill a significant gap for a full-service grocer, specialty grocer, farm & ranch operator, or other daily-needs retailer.

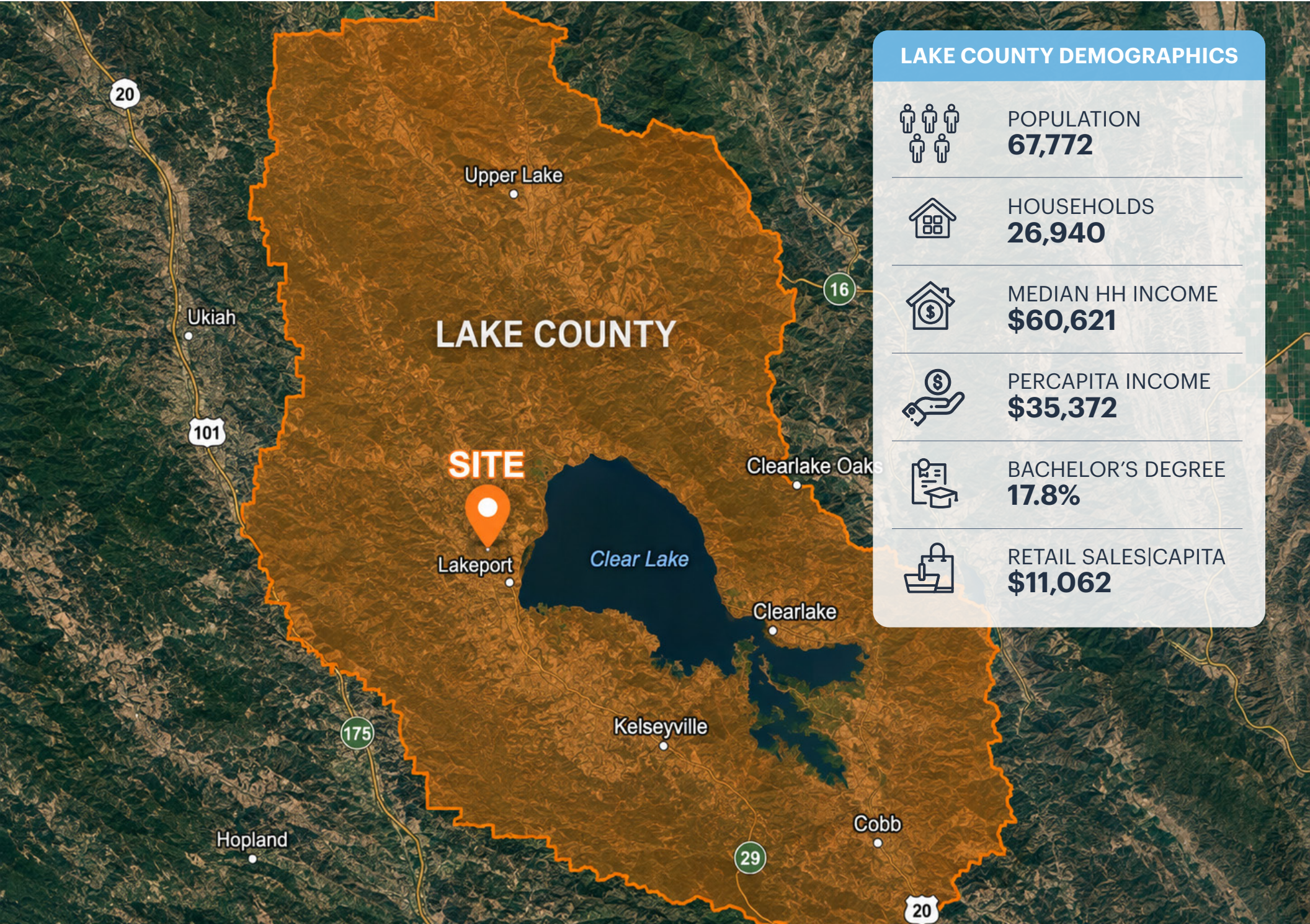


PROVEN RETAIL DEMAND

Nearby retailers generate meaningful sales volume, including Safeway at ±\$47.23M in annual card sales, Grocery Outlet at ±\$17.66M, and Marshalls at ±\$14.09M.







LAKE COUNTY DEMOGRAPHICS



POPULATION
67,772



HOUSEHOLDS
26,940



MEDIAN HH INCOME
\$60,621



PERCAPITA INCOME
\$35,372



BACHELOR'S DEGREE
17.8%



RETAIL SALES/CAPITA
\$11,062

