

# Development Opportunity Adjacent To Ukiah Crossroads

Will Consider long term **Ground Lease**, **Build to Suit**, and **Sale**

- Rare freeway-visible commercial development available!
- 1.39 acre parcel located adjacent to HWY 101 and Ukiah Crossroads Shopping Center.
- Perfect for Storage Facility, Service Retail, Equipment Rentals, Hotels, Automotive Service, & more!



JOHN SCHAEFER  
(415) 235-8115  
john@keystonerea.com  
CA LIC: 0125740

 **KEYSTONE**  
REAL ESTATE ADVISORS  
[Web Site](http://www.keystonerea.com)

Keystone Real Estate Advisors  
1129 Industrial Avenue, #205  
Petaluma, CA 94952



## HIGHLIGHTS

- The subject property (1.39 ac) is located Adjacent to the Raley's anchored Ukiah Crossroads in Beautiful Ukiah, CA.
- Positioned directly off HWY 101 with tremendous visibility.
- Lot size: 60,548 SF / 1.39 ac
- Zoning: C-2 General Commercial
- Click [Here](#) for Permitted Use Table
- Great visibility and easy access from HWY 101 (20,539 VPD).
- Large pylon signage opportunity available
- Perfect for storage facility, service retail, equipment rentals, hotels, automotive service, & more!

### Nearby Tenants Include:



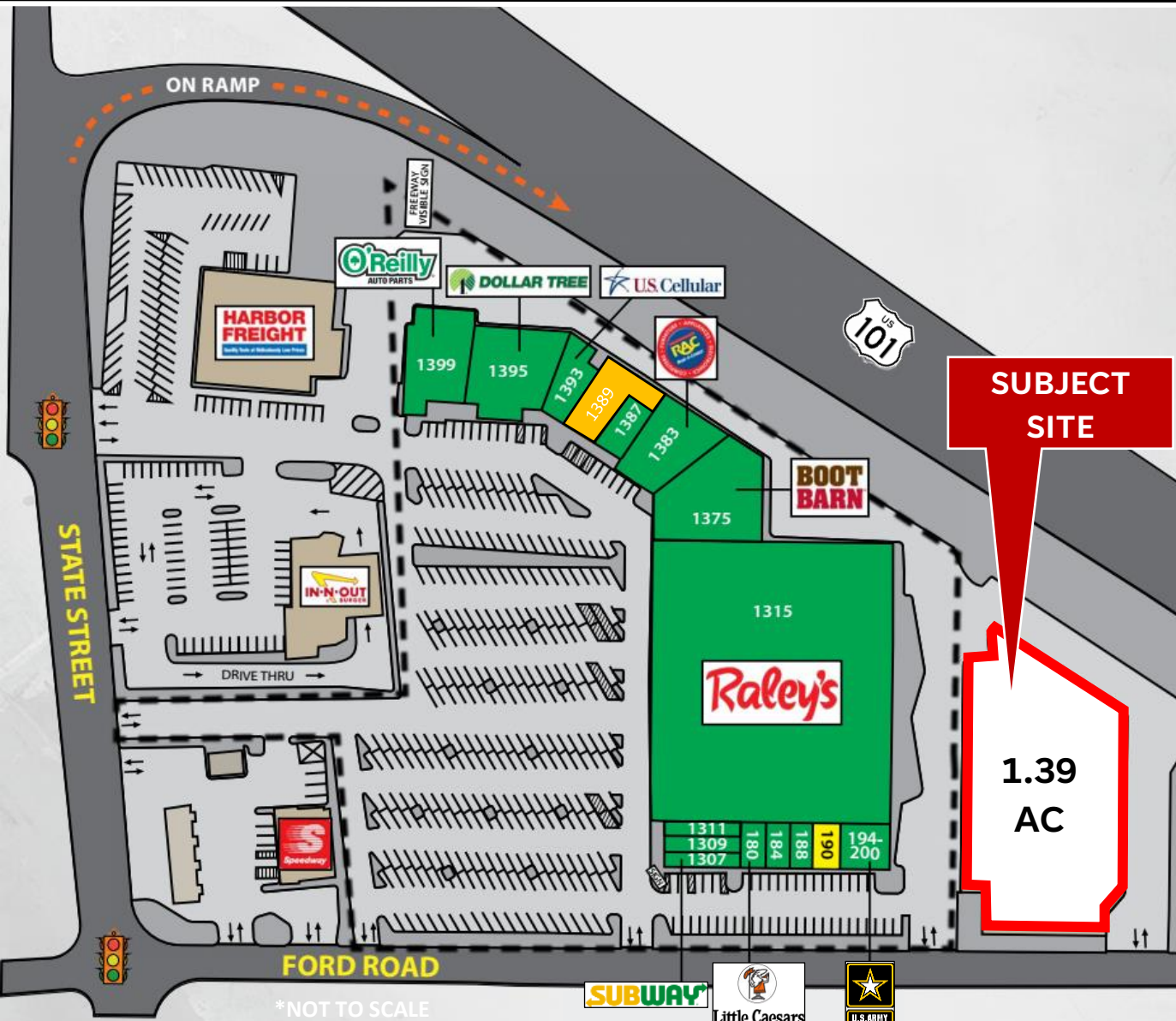
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# SITE PLAN OVERVIEW



SUITE	TENANTS	SF
1315	Raley's	61,046
1399	O'Reilly Auto Parts	8,317
1395	Dollar Tree	10,196
1393	U.S. Cellular	2,364
1389	Deal Pending	2,000
1387	Ukiah Nails & Spa	1,200
1383	Rent-A-Center	4,332
1375	Boot Barn	8,896
1311	La Buena Michoacana	900
1309	Mendo Cuts	1,200
1307	Subway	1,200
180	Little Caesars	1,068
184	Woody's Wash & Dry	1,816
188	Discount Cigarettes	1,161
190	Available	2,146
194-200	Armed Forces Recruitment	2,114
<b>TOTAL SQUARE FOOTAGE</b>		<b>109,956</b>

**Ukiah Crossroads**  
 1307-1399 North State St;  
 180-200 Ford Rd  
 Ukiah, CA 95482

- SUBJECT PROPERTY
  - AVAILABLE
  - DEAL PENDING
  - PROPERTY PARCEL
- APN: 170-190-25-00 (Center)

\*NOT TO SCALE

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# RETAIL TRADE OVERVIEW



DEMOGRAPHICS	
<b>Population:</b>	
10-Minute Drive	25,837
30-Minute Drive	45,968
60-Minute Drive	154,880
<b>Household Income:</b>	
10-Minute Drive	\$70,583
30-Minute Drive	\$74,861
60-Minute Drive	\$92,892



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# UKIAH DEMOGRAPHICS

POPULATION	10-Min Drive	30-Min Drive	60-Min Drive
2025 Projection	25,830	45,933	158,224
2020 Census	25,837	45,968	154,880
2010 Census	25,663	45,714	154,463
2000 Census	24,937	45,025	146,326
Growth 2000-2010	2.91%	1.53%	5.56%
Growth 2010-2020	0.68%	0.56%	0.27%
HOUSEHOLDS			
2025 Projection	9,596	17,183	60,018
2020 Census	9,537	17,066	58,263
2010 Census	9,487	16,953	57,985
2000 Census	9,209	16,367	53,507
Growth 2000-2010	3.02%	3.58%	8.37%
Growth 2010-2020	0.53%	0.67%	0.48%
Growth 2020-2025	0.62%	0.69%	3.01%
2020 POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	16,737	31,759	112,149
Black or African American Alone	302	428	1,580
American Indian and Alaska Native Alone	1,041	2,101	5,359
Asian Alone	956	1,333	3,903
Native Hawaiian and Other Pacific Islander Alone	57	92	325
Some Other Race Alone	5,242	7,824	23,882
Two or More Races	1,491	2,418	7,661
2020 POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	9,662	14,686	46,835
Not Hispanic or Latino	16,175	31,282	108,045
2020 AVERAGE HOUSEHOLD INCOME	\$70,583	\$74,861	\$92,892

## UKIAH SNAPSHOT



**154,880**

POPULATION (60-Minute Drive)



**73,696**

DAYTIME POPULATION (60-Minute Drive)



**5.56%**

POPULATION GROWTH (60-Minute Drive, 2000-2010)



**\$92,892**

AVERAGE HOUSEHOLD INCOME (60-Minute Drive)



**\$419,441**

AVERAGE HOME VALUE (60-Minute Drive)