



Target Anchored Retail Pad

Prime Eureka Pad with Highway 101 Visibility and
Direct Access

NEC 4th Street & Y Street | Eureka, CA 95501 | www.cbre.com/sacramentodt

For Ground Lease

CBRE

Pad with High Visibility and Easy Access to Hwy 101

High-profile retail ground lease outparcel located directly in front of a high-performing Target store in Eureka, CA—the dominant retail hub serving Humboldt County and the North Coast region.

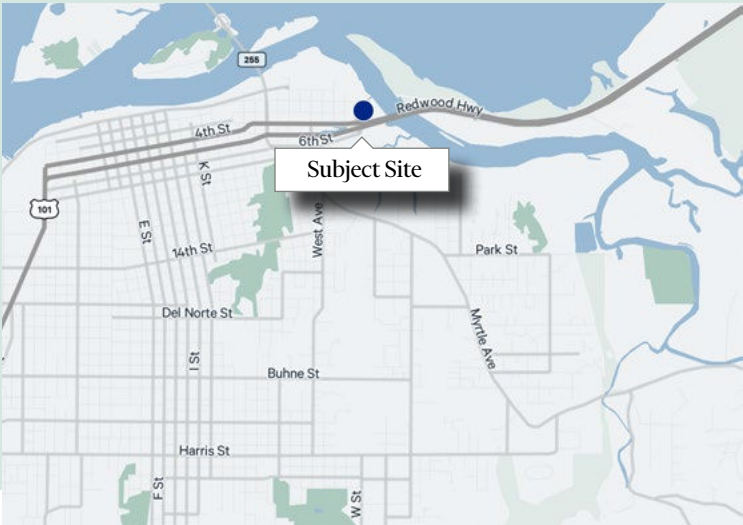
Even though it is considered a small city, Eureka is the largest coastal city between San Francisco and Portland and serves as the economic, retail, and cultural hub of Humboldt County.

- Primary shopping destination for ~130,000+ regional residents (Humboldt County trade area)
- Strong draw from surrounding coastal and rural communities
- With not only limited retail options in the surrounding cities and towns, but also limited quality pad availability with a strong anchor, highway visibility and access driving this location can support the consistent consumer demand through the region

This outparcel benefits from regional shopping patterns, with customers traveling to this node for everyday essentials, dining, and services.

Target acts as a powerful traffic driver (±1.6M visits in 2025 per Placer.ai), attracting consistent daily visits and repeat customers. Locating on an outparcel pad allows retailers to:

- Capture high-frequency Target trips
- Benefit from cross-shopping behavior
- Establish brand presence alongside a national credit tenant



2025 Estimated Demographics*

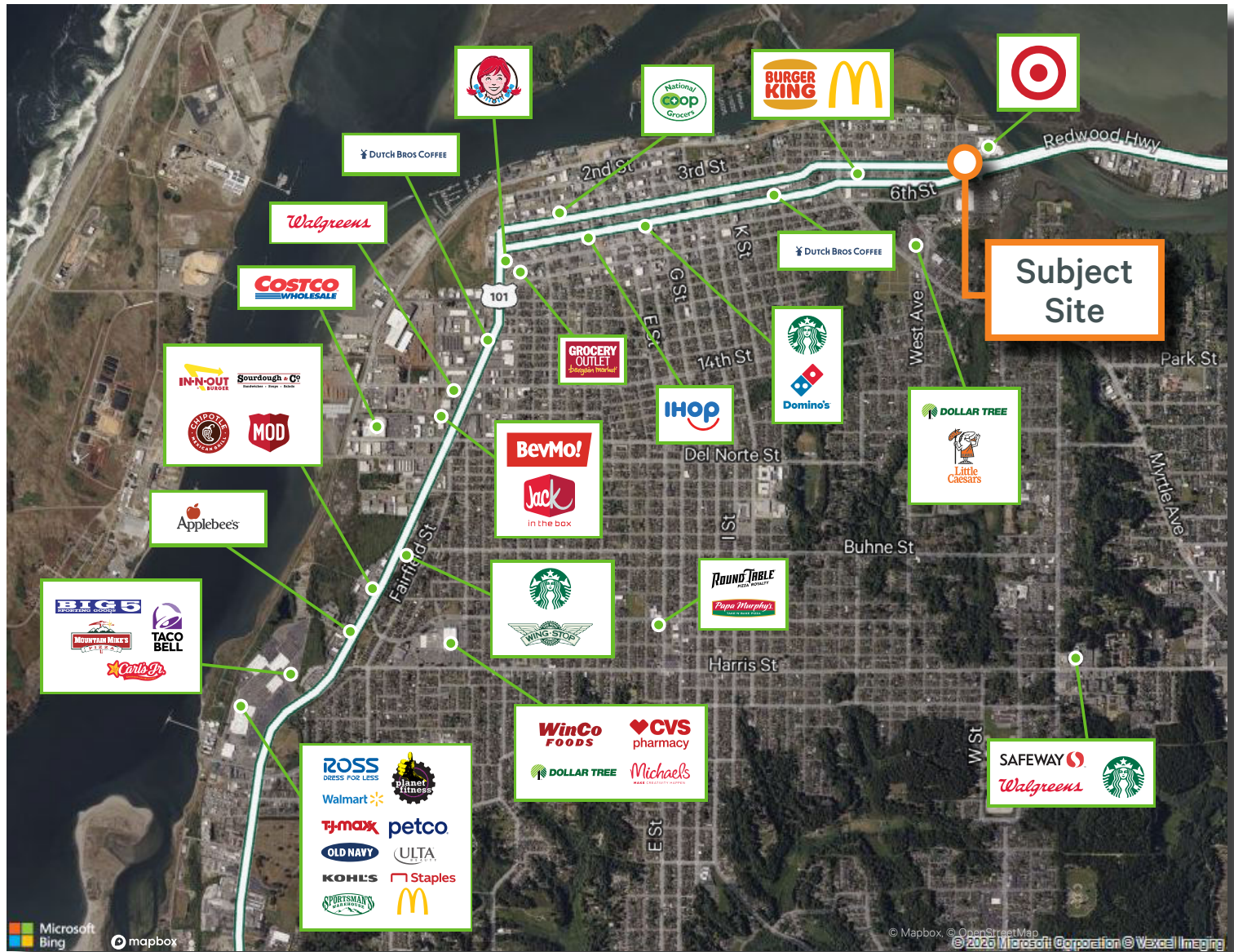
	Radius	5 Minute Drive	10 Minute Drive	20 Minute Drive
	Population	8,734	35,771	87,915
	Daytime Population	17,368	47,947	93,251
	Businesses	1,147	2,320	4,103
	Households	3,890	15,064	36,840
	Avg HH Income	\$89,799	\$91,132	\$92,802

*Source: FastReport

Conceptual Site Plan

Not to scale. All dimensions and parcel lines are approximate. Subject to change.





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