1315 N State St, Ukiah, CA 95482



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

GREY BRADSHAW (415) 728-7036 grey@keystonerea.com CA LIC:02200913



Keystone Real Estate Advisors 1129 Industrial Avenue, #205 Petaluma, CA 94952 www.keystonerea.com

PROPERTY SUMMARY







Nearby Tenants Include:









HIGHLIGHTS

- A 106,460 SF daily needs shopping center located directly off Hwy 101 in Ukiah, CA
- · Positioned on the North end of Ukiah, CA
- Anchored by Raley's Supermarkets
- Other Tenants Include: In N Out, Harbor Freight Tools, O'Reilly Auto Parts, Dollar Tree, and more
- Great visibility and easy access from HWY 101 (20,539 VPD)
- Available Retail Space
 - Suite 1389-2,000 SF
 - Suite 190-945 SF
 - Suite 194-1,250 SF

Development Opportunity

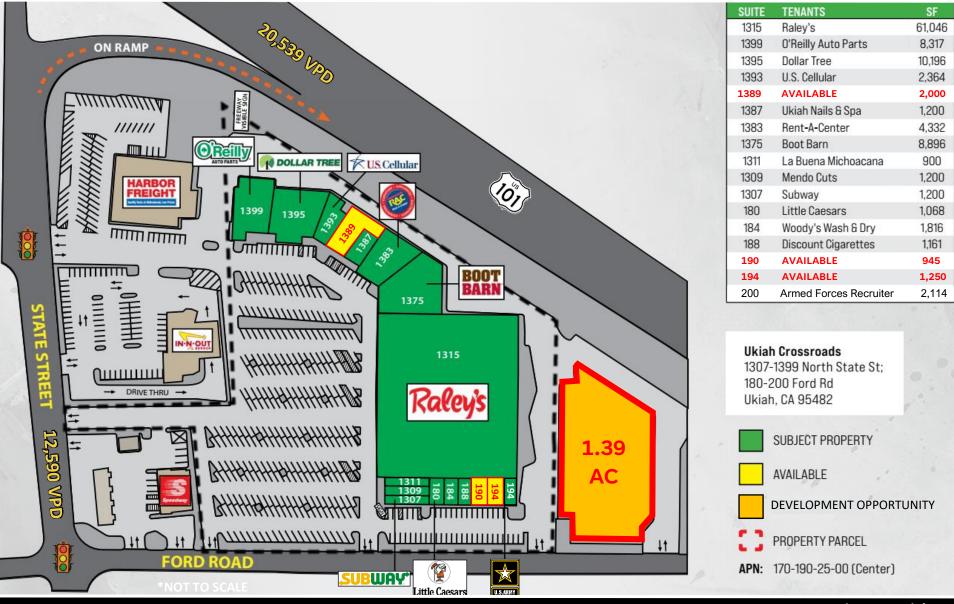
- Lot size: 60,548 SF / 1.39 ac
- Large Hwy 101 Pylon Signage
- Zoning: C-2 General Commercial
- Click Here for Permitted Use Table

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SITE PLAN OVERVIEW



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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	58,26
2010 Census	9,487	16,953	57,98
2000 Census	9,209	16,367	53,50
Growth 2000-2010	3.02%	3.58%	8.379
Growth 2010-2020	0.53%	0.67%	0.489
Growth 2020-2025	0.62%	0.69%	3.019
2020 POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	16,737	31,759	112,14
Black or African American Alone	302	428	1,58
American Indian and Alaska Native Alone	1,041	2,101	5,35
Asian Alone	956	1,333	3,90
Native Hawaiian and Other Pacific Islander Alone	57	92	32
Some Other Race Alone	5,242	7,824	23,88
Two or More Races	1,491	2,418	7,66
2020 POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	9,662	14,686	46,83
Not Hispanic or Latino	16,175	31,282	108,04
2020 AVERAGE HOUSEHOLD INCOME	\$70,583	\$74,861	\$92,89

UKIAH SNAPSHOT



POPULATION (60-Minute Drive)



DAYTIME POPULATION [60-Minute Drive]



5.56%

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



\$92,892

AVERAGE HOUSEHOLD INCOME [60-Minute Drive]



AVERAGE HOME VALUE (60-Minute Drive)

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