

FOR LEASE SHORELINE CENTER

1285-1337 S. Main Street
Lakeport, California 95453

- ANCHOR TENANTS: Grocery Outlet/Dollar Tree
- SPACES AVAILABLE: 8,125SF – Sp. #2 on site plan, space plan attached
1,300SF- Sp #11 on site plan, space plan attached,
1,901SF- Sp #12 on site plan, space plan attached
- LOCATION: SWC Lakeport Blvd. at South Main Street .
- SIZE & PARKING: Approximately ± 57,000 square feet. Busiest intersection in Lakeport.
4.5 cars/1000 sf parking.
- SURROUNDING AREA: Because of this property's proximity to Highway 29, the trade area is expanded to include Upper Lake, Nice and Lucerne to the northeast and Kelseyville, Lower Lake, Middletown and Clearlake to the south and southeast.
- TRAFFIC COUNTS: 12,000 on Lakeport Blvd; 14,500 on S. Main Street both as of 2009.
- DEMOGRAPHICS AND TRADE AREA: 30,000 people within 10 miles radius. \$63,100 HH income. Approximately 45% of jobs in the County are located in Lakeport area.
- ANCHOR TENANT PROFILE: Grocery Outlet store is in top 10% of all store locations of 300 store chain.

For additional information, please contact:

EXCLUSIVE LEASING AGENT

JIM FLETCHER

Jim Fletcher Company, Inc.

Lic. #00875924

(415) 389-7900

Email: fletchj@pacbell.net

PLEASE READ CAREFULLY

This statement with the information it contains, while not guaranteed, has been secured from sources we believe to be reliable. This offering is subject to change, errors, omissions, prior or pending sale, lease, exchange or withdrawal without notice.

Lakeport, California

1. Shoreline Center - Grocery Outlet/Dollar Tree/Shops
2. Bruno's Market (owned by Ray's Market)/Blockbuster/Shops
3. Safeway/Longs Drug/Shops
4. K-Mart/Kragen Auto
5. Vista Point Center - Vacant Mendocino Market/Vacant Rite-Aid/Shops
6. High Street Village - Vacant Market - 18,600 sf/Shops

LAKEPORT, CALIFORNIA

Market Guide

City Contact Information



Kevin Ingram
Community Development Director
kingram@cityoflakeport.com
(707) 263-5615 x201

Margaret Silveira
City Manager
msilveira@cityoflakeport.com
(707) 263-5615 x104

Demographics



Average Age
43.5



Median Household Income
\$37,745



Growth Rate
10.23%

(Census 2010 Data)

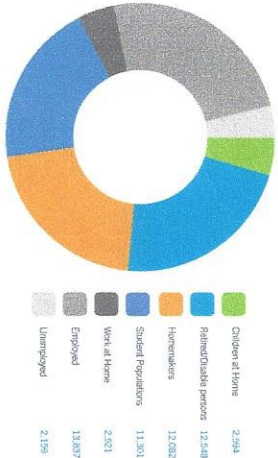
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner, (Terra), identifies analogous retail nodes with a similar demographic and retail mix. The Peer Analysis is derived from a 5 or 10 minute drive time from major commercial retail corridors throughout the county. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble the core city:

- Peer Trade Areas**
- Susanville, CA 2450 Main Street
 - Live Oak, CA 10246 Live Oak Blvd
 - Sonoma, CA 20670 Southsylvia Road
 - Jamestown, CA 18300 State Highway 108
 - Blythe, CA 1101 E Hobsonway

Daytime Population 57,042

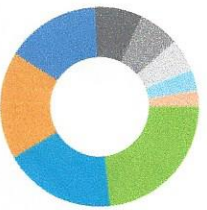
(Census 2010 Data)



GAP Analysis \$313,023,143

(Customer Trade Area)

The Gap Analysis is a summary of the primary spending gaps segmented by retail category. It measures actual consumer expenditures within the City's trade area and compares it to the potential retail revenue generated by retailers in the same area. The difference between the two numbers reflects leakers, or the degree to which consumers travel outside the community for certain retail goods and services. The gap analysis is a useful tool to gauge retail supply and demand within the community.

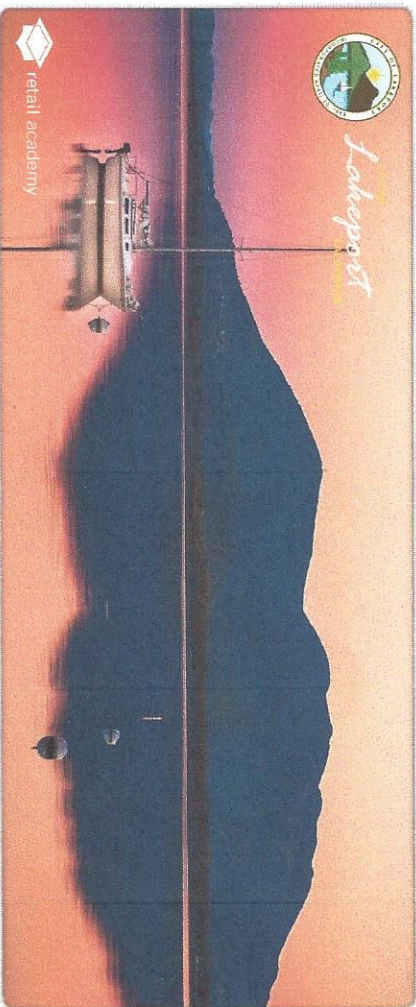


General Merchandise Stores	\$71,432,207
Furniture and Dining Tables	\$60,092,231
Food and Beverage Stores	\$54,886,035
Online & Catalog Commerce Stores	\$47,282,036
Building Material and Garden Equipment Stores	\$43,281,319
Furniture and Home Furnishings Stores	\$31,792,989
Electronics & Appliance Stores	\$30,826,132
Automotive, Vehicle, Truck, Marine Stores	\$31,131,669
Health & Personal Care Stores	\$7,564,013

Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, our efforts are inclusive beyond the defined list.

Let us know how we can help you find a site!

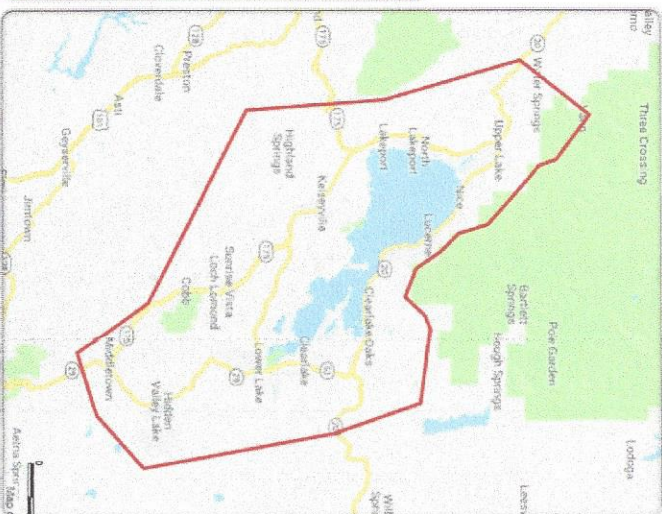
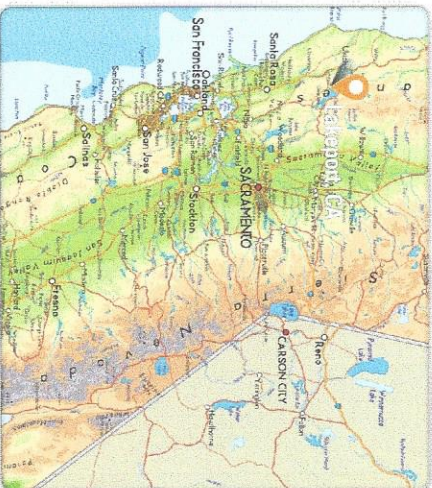


Lakeport

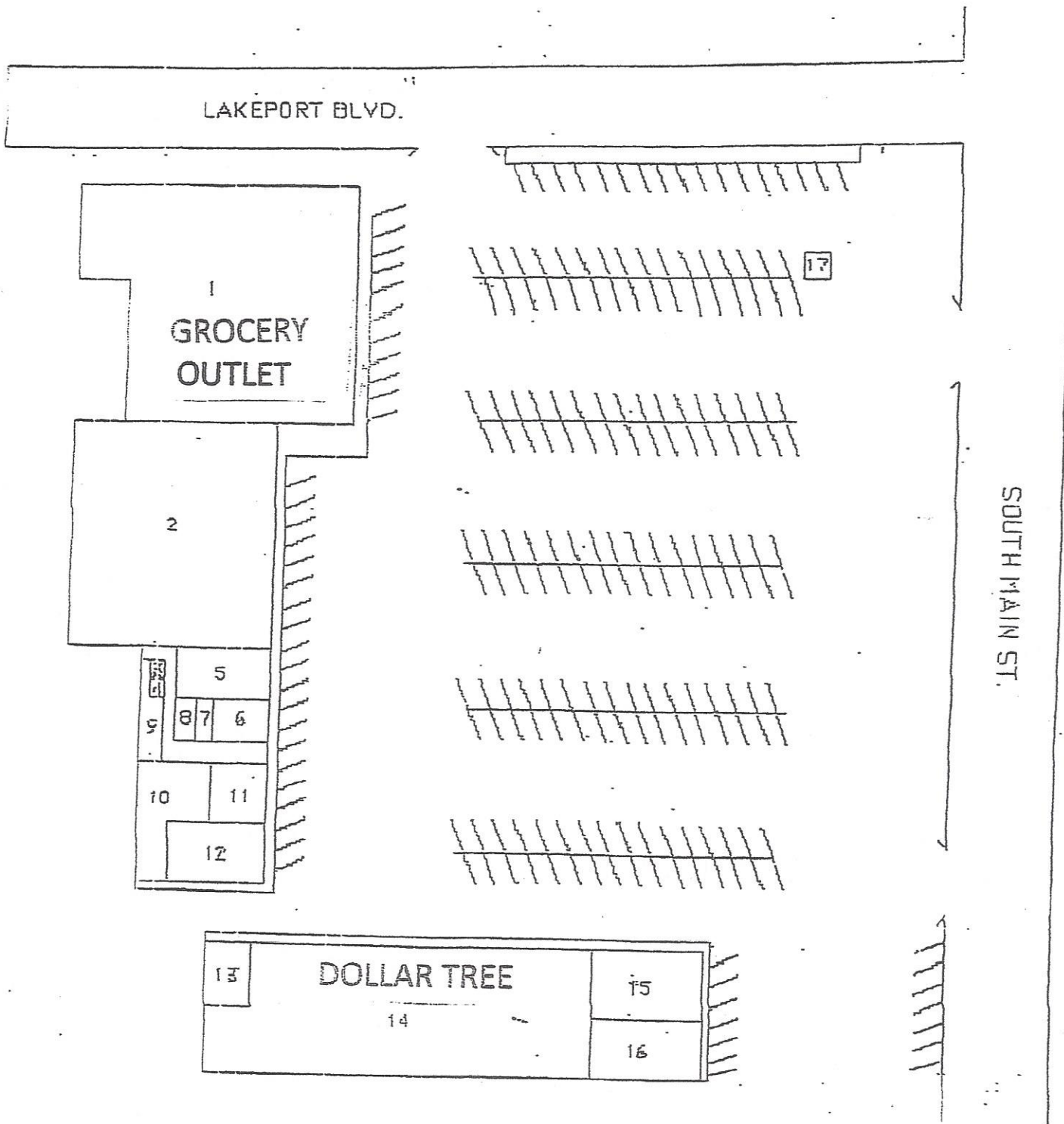
retail academy

DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2018 Estimated Population	7,795	10,874	26,671
Daytime Population	10,771	12,809	25,221
Median HH Income	\$47,643	\$47,526	\$41,304
Number of Households	9,205	4,403	10,973

	5 Minute DT	10 Minute DT	15 Minute DT
2018 Estimated Population	4,316	12,348	19,688
Daytime Population	13,960	26,892	27,094
Median HH Income	\$35,997	\$34,678	\$37,356
Number of Households	7,258	19,774	19,957



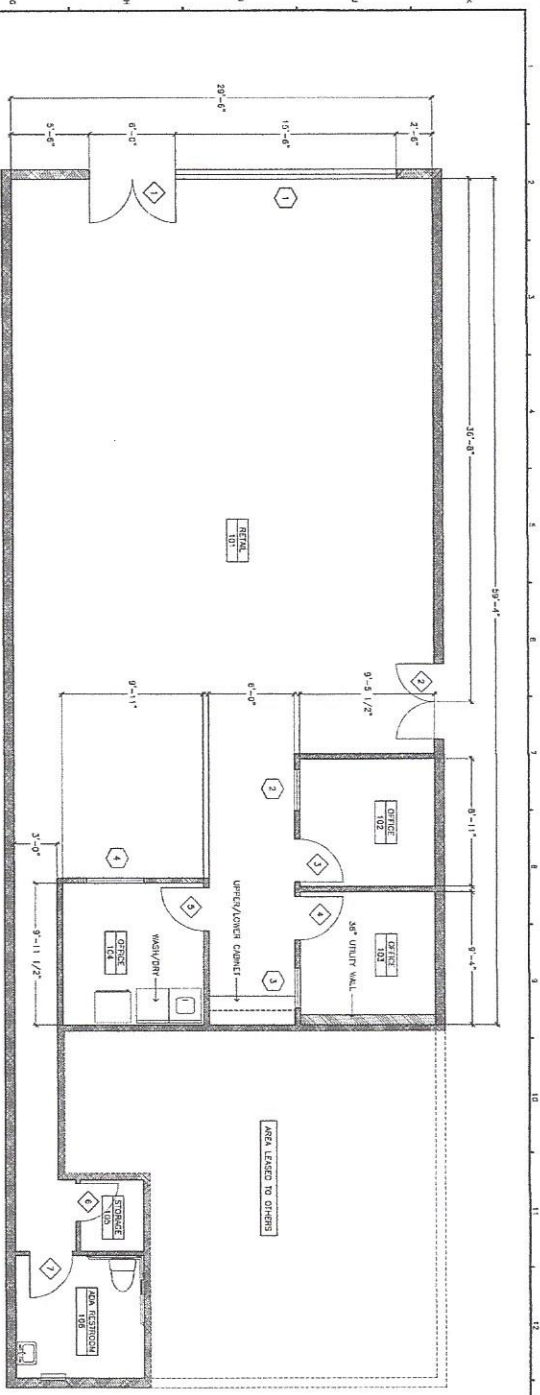
Follow us!



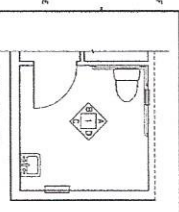
SHORELINE CENTER TENANTS

- | | | |
|--------------------------|---|-----------------------|
| 1. Grocery Outlet | 7. Barber Shop | 13. La Mexicana |
| 2. VACANT 8,125 sf | 8. Sushi Restaurant | 14. Dollar Tree Store |
| 3. Women's Restroom | 9. Armed Forces Recruiter | 15. Papa Murphy Pizza |
| 4. Men's Restroom | 10. Lincare (health products) | 16. Game Stop |
| 5. Laundromat | 11. VACANT 1,300 sf | 17. WELLS FARGO ATM |
| 6. Shoreline Coffee Shop | 12. Physical Therapist, 1901SF,
AVAILABLE, LEASE UP SOON | |

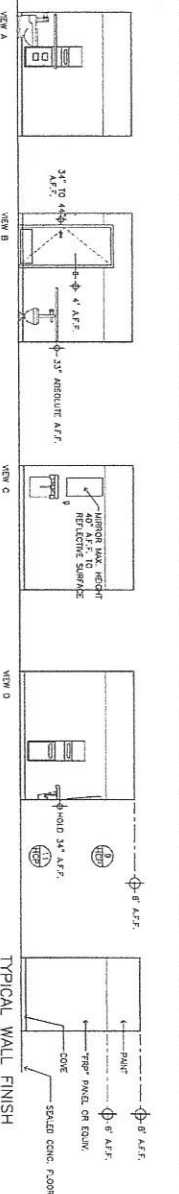
1,901SF



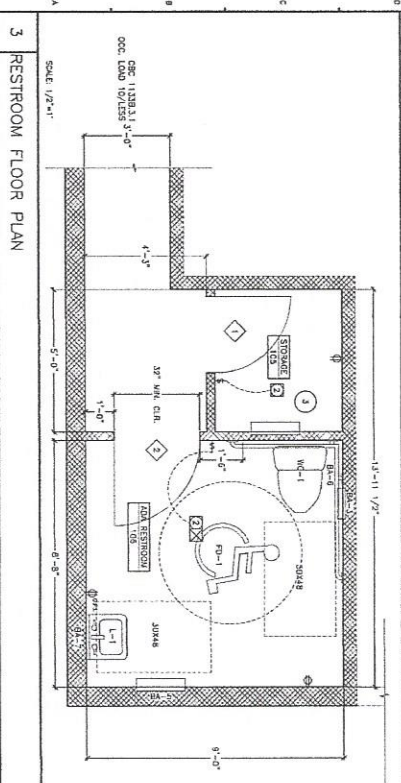
1 EXISTING FLOOR PLAN



KEY PLAN



2 INTERIOR ELEVATIONS



- DOORS/SYMBOLS**
- 1 2888 - VIEW TOP & BOTTOM
 - 2 32" MIN. CLR. - SEE SHIP. HCP
 - 3 SINGLE FOLD
 - 4 32" MIN. CLR. - SEE SHIP. HCP
 - 5 SURFACE MOUNTED CEILING FIXTURE

FIGURE SCHEDULE

NO.	SIZE	DESCRIPTION
1	30" x 48"	DOOR
2	30" x 48"	DOOR
3	30" x 48"	DOOR
4	30" x 48"	DOOR
5	30" x 48"	DOOR
6	30" x 48"	DOOR
7	30" x 48"	DOOR

SYMBOLS

- 1 GENERAL NOTES
- 2 ROOM NAME
- 3 ROOM ID

PT FACILITY

SHORELINE CENTER

VINCENT PRICE DESIGN GROUP

PROJECT: 2018 SHIP HCP
 ARCHITECT: VINCENT PRICE DESIGN GROUP
 DATE: AUG 2018

DOOR SCHEDULE

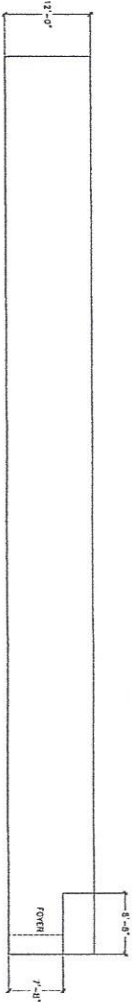
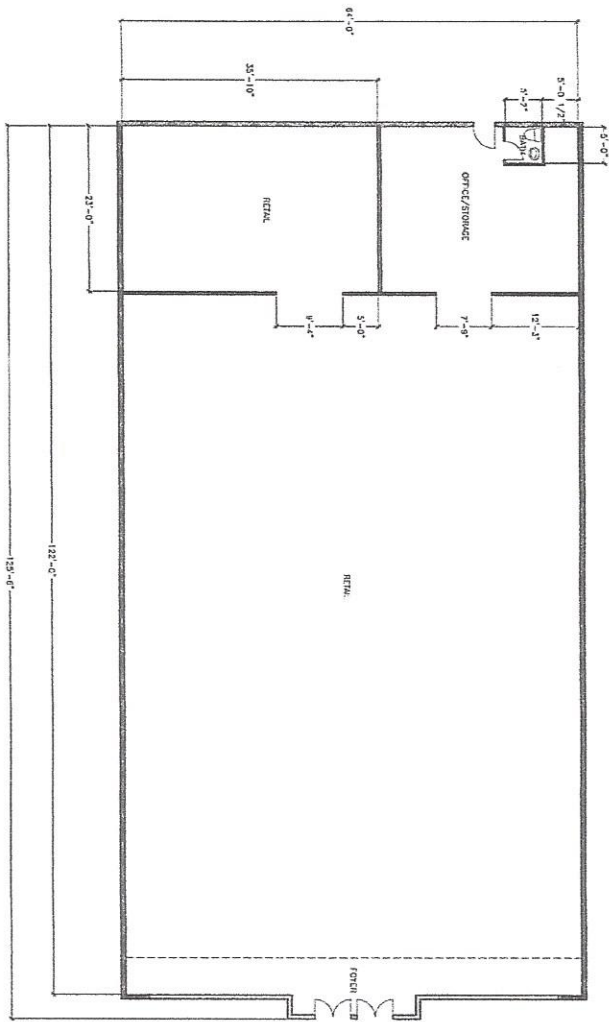
NO.	SIZE	DESCRIPTION
1	30" x 48"	DOOR
2	30" x 48"	DOOR
3	30" x 48"	DOOR
4	30" x 48"	DOOR
5	30" x 48"	DOOR
6	30" x 48"	DOOR
7	30" x 48"	DOOR

WINDOW SCHEDULE

NO.	SIZE	DESCRIPTION
1	30" x 48"	WINDOW
2	30" x 48"	WINDOW
3	30" x 48"	WINDOW
4	30" x 48"	WINDOW
5	30" x 48"	WINDOW
6	30" x 48"	WINDOW
7	30" x 48"	WINDOW

WINDOW SCHEDULE

NO.	SIZE	DESCRIPTION
1	30" x 48"	WINDOW
2	30" x 48"	WINDOW
3	30" x 48"	WINDOW
4	30" x 48"	WINDOW
5	30" x 48"	WINDOW
6	30" x 48"	WINDOW
7	30" x 48"	WINDOW



8,125SF

BUILDING SECTION

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

FLOOR PLAN	
SHORELINE CENTER	
ALLEN'S FURNITURE	
VINCENT PRICE DESIGN GROUP	
1400 HIGHLAND AVENUE SUITE 100 FORT WORTH, TX 76102 PHONE (817) 237-2131 FAX (817) 237-2131	
DATE	DATE DEC 2012
PROJECT	PLANNING
DESIGNER	
ENGINEER	
ARCHITECT	
CONTRACTOR	
SCALE	AS SHOWN
SHEET NO.	AI