

1,800 SF @ Chevron Travel Station
1460 N Lovers Lane, Ukiah - Delivery Q1 2019

LOCKEHOUSE



1460 N Lovers Lane | Ukiah, CA 95482



LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

Jim Shepherd

SENIOR VICE PRESIDENT
925.627.7902
Jim@Lockehouse.com
License #01260555

Adria Giacomelli

SENIOR VICE PRESIDENT
925.997.2307
Adria@Lockehouse.com
License #01498795

1,800 SF @ Chevron Travel Station

Property Highlights



SUMMARY

1460 North Lovers Lane in Ukiah, CA

This is a rare opportunity, located on the northern side of Ukiah. The pad will sit next to a new Chevron Travel Station with a convenience store. The 1,800 SF is adjacent to the 6,000 SF C-Mart.

Address:	1460 N Lovers Lane, Ukiah, CA 95482
County:	Mendocino County
Cross Streets:	North Lovers Lane and Kuki Road
Type:	Redevelopment Mixed-Use Project
Drive-Thru:	Lease Pending with Coffee Shop
Available:	1,800 SF
Rent:	\$3.00 psf/month + NNN
Delivery:	Q1 2019

HIGHLIGHTS

- Located at the Gateway to Ukiah
- Restaurant/Retail Opportunity
- Excellent Visibility and Accessibility off Highway 101
- Signalized Intersection at North State Street and Kuki Road
- Tremendous Exposure
- 70 ft. Pylon Sign Visible from Highway 101

1460 N Lovers Lane | Ukiah, CA 95482



LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

Jim Shepherd
SENIOR VICE PRESIDENT
925.627.7902
Jim@LockeHouse.com
License #01260555

Adria Giacomelli
SENIOR VICE PRESIDENT
925.997.2307
Adria@LockeHouse.com
License #01498795

1,800 SF @ Chevron Travel Station Renderings

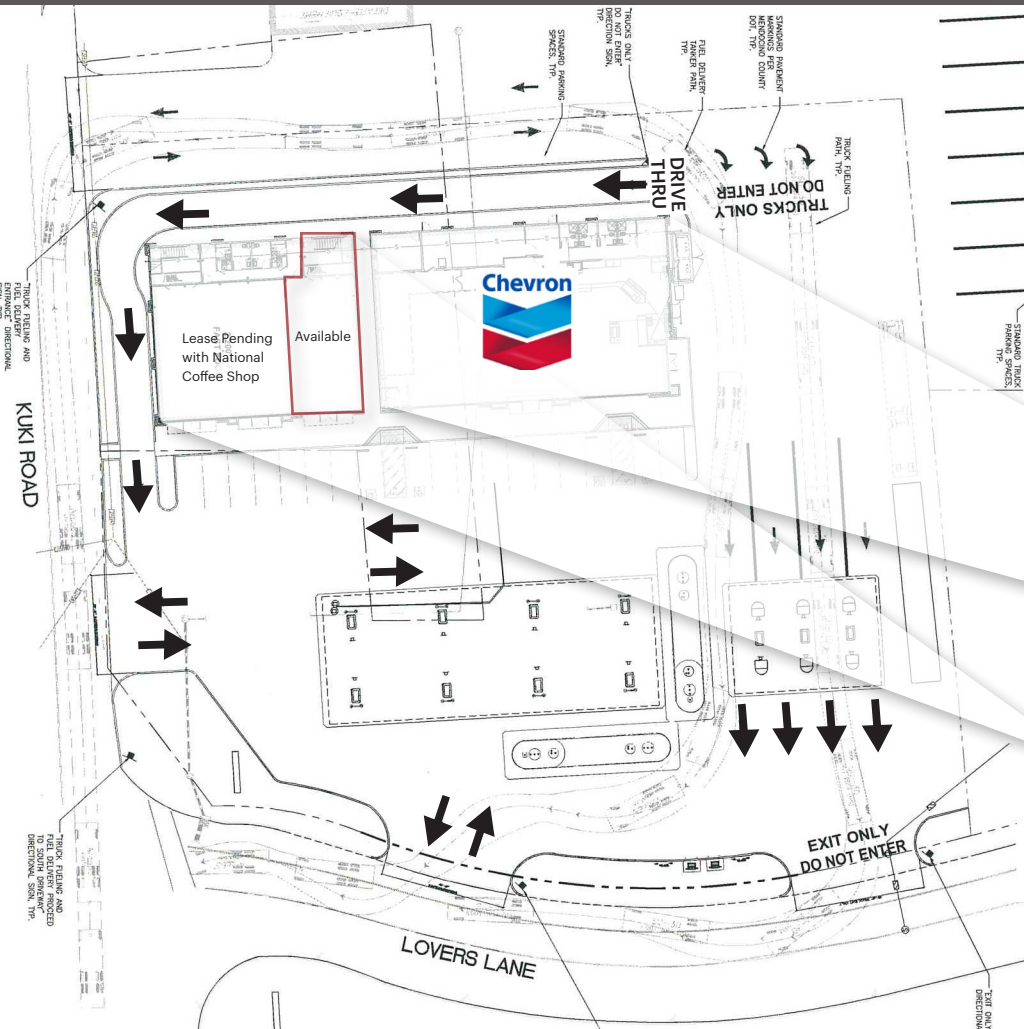


1

- ◆ Available
- ◆ 1,800 SF (Ground Floor)
- ◆ Two-Story Building (2nd Floor Leased)
- ◆ Seeking Major Brands & Proven Operators

2

- ◆ 6,000 SF C-Mart Leased
- ◆ Property to be Raised & Rebuilt
- ◆ Jensens Restaurant will Remain
- ◆ Delivery Estimated Q1 2019
- ◆ Anchored by Chevron Travel Station



Site Plan and Elevations subject to change

1460 N Lovers Lane | Ukiah, CA 95482



LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

Jim Shepherd
SENIOR VICE PRESIDENT
925.627.7902
Jim@Lockehouse.com
License #01260555

Adria Giacomelli
SENIOR VICE PRESIDENT
925.997.2307
Adria@Lockehouse.com
License #01498795

1,800 SF @ Chevron Travel Station
Market Aerial



1460 N Lovers Lane | Ukiah, CA 95482



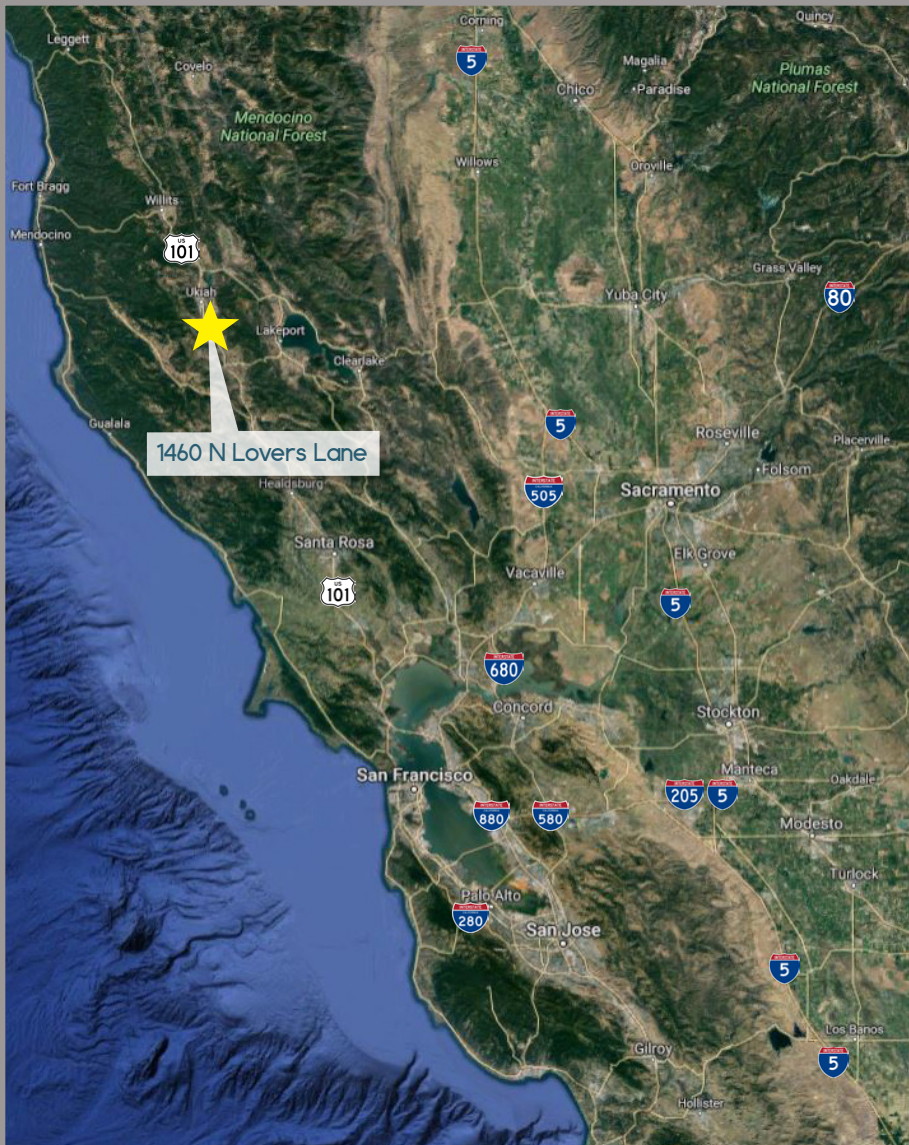
LOCKEHOUSE
2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

Jim Shepherd
SENIOR VICE PRESIDENT
925.627.7902
Jim@Lockehouse.com
License #01260555

Adria Giacomelli
SENIOR VICE PRESIDENT
925.997.2307
Adria@Lockehouse.com
License #01498795

1,800 SF @ Chevron Travel Station Town of Ukiah

LOCKEHOUSE



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION	5,541	23,928	30,051
AHHI	\$72,252	\$64,755	\$64,602
AVERAGE HH NET WORTH	\$569,613	\$539,398	\$554,741
DAYTIME POPULATION	3,555	14,629	17,744
POPULATION FAMILY	82.5%	78.2%	78.9%
AVERAGE FAMILY HH SIZE	3.5	3.3	3.3
ANNUAL RETAIL EXPENDITURE	\$51.8 M	\$218 B	\$267 B
AVERAGE COMMUTE TIME	10 min.	11.2 min.	11.6 min.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



Ukiah is the go-to place for people who are seeking an escape from the usual. The town has a sense of spiritual rejuvenation, creative expression, and closeness with nature. Ukiah is made up of beautiful scenery, world-class cultural venues, and a beautifully restored historic downtown. Although the town may appear quaint, it is full of unique, rich character with its arts, vineyards, and natural surroundings. Ukiah has been named California's best small town, and the sixth best in the entire country.

1460 N Lovers Lane | Ukiah, CA 95482



LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

Jim Shepherd

SENIOR VICE PRESIDENT
925.627.7902
Jim@LockeHouse.com
License #01260555

Adria Giacomelli

SENIOR VICE PRESIDENT
925.997.2307
Adria@LockeHouse.com
License #01498795