



Keegan & Coppin
COMPANY, INC.

FOR LEASE

11TH STREET PLAZA
LAKEPORT, CA

**SAFEWAY ANCHORED
SHOPPING CENTER
RETAIL SPACE AVAILABLE**



Go beyond broker.

PRESENTED BY:

MARSHALL KELLY, BROKER ASSOCIATE
LIC # 00801883 (707) 528-1400, EXT 277
MKELLY@KEEGANCOPPIN.COM



PROPERTY DETAILS



11TH STREET PLAZA
LAKEPORT, CA

SAFEWAY ANCHORED SHOPPING CENTER RETAIL SPACE AVAILABLE

PROPERTY INFORMATION HIGHLIGHTS

- The Dominant grocery anchored center in the trade area
- Regional draw & strong tourism
- Located just off of Highway 29 on 11th street (16,400 cars per day)
- Co-tenants: CVS Drugs, Round Table Pizza, Subway
- Starbucks & Wells Fargo included within the remodeled Safeway "Lifestyle" Store

DESCRIPTION OF PREMISES

This is the dominant grocery anchored center in this region of Lake County. Located on 11th Street, only .4 mile from Route 29 and less than .8 mile from downtown Lakeport.

LEASE TERMS

Rate

Negotiable

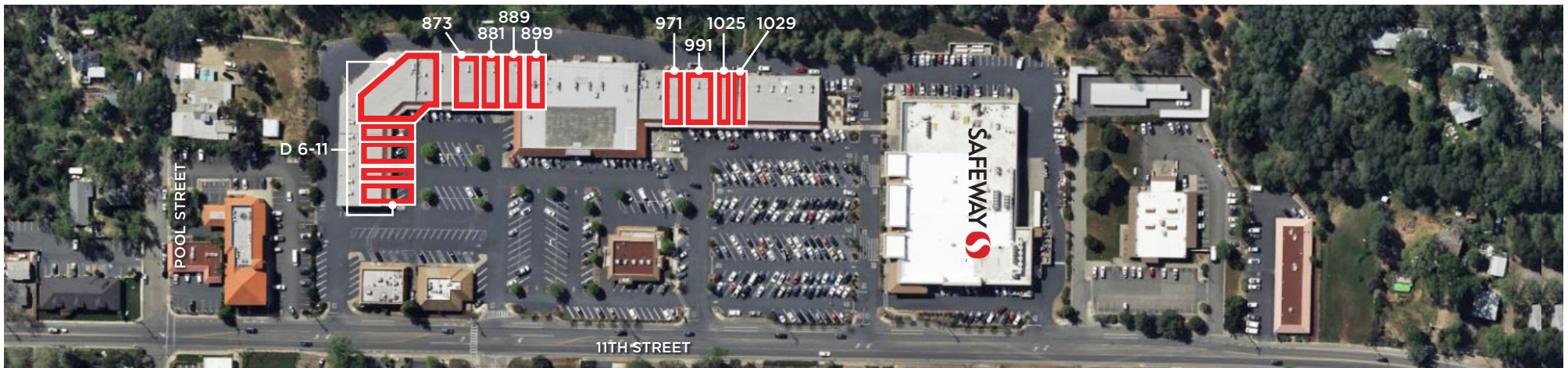
Estimated Net Charges

\$0.25 psf

CURRENT RENTABLE SPACE

Former Perko's Building	3,300+/- sf
1029 11th St.	1,365+/- sf
1025 11th St.	1,230+/- sf
997 11th St.	2,450+/- sf
971 11th St.	1,400+/- sf
899 11th St.	1,814+/- sf
881 11th St.	1,796+/- sf
873 11th St.	2,829+/- sf
889 11th St.	3,251+/- sf
991 11th St.	5,800+/- sf
D6-11	16,294+/- sf

We can also accommodate retailers with space requirements up to 4,157+/- sf



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AREA DESCRIPTION



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DESCRIPTION OF AREA

Lake County has been an area of steady growth and increased tourism for years. Lakeport has over 545 pending or approved residential lots available for development. 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.

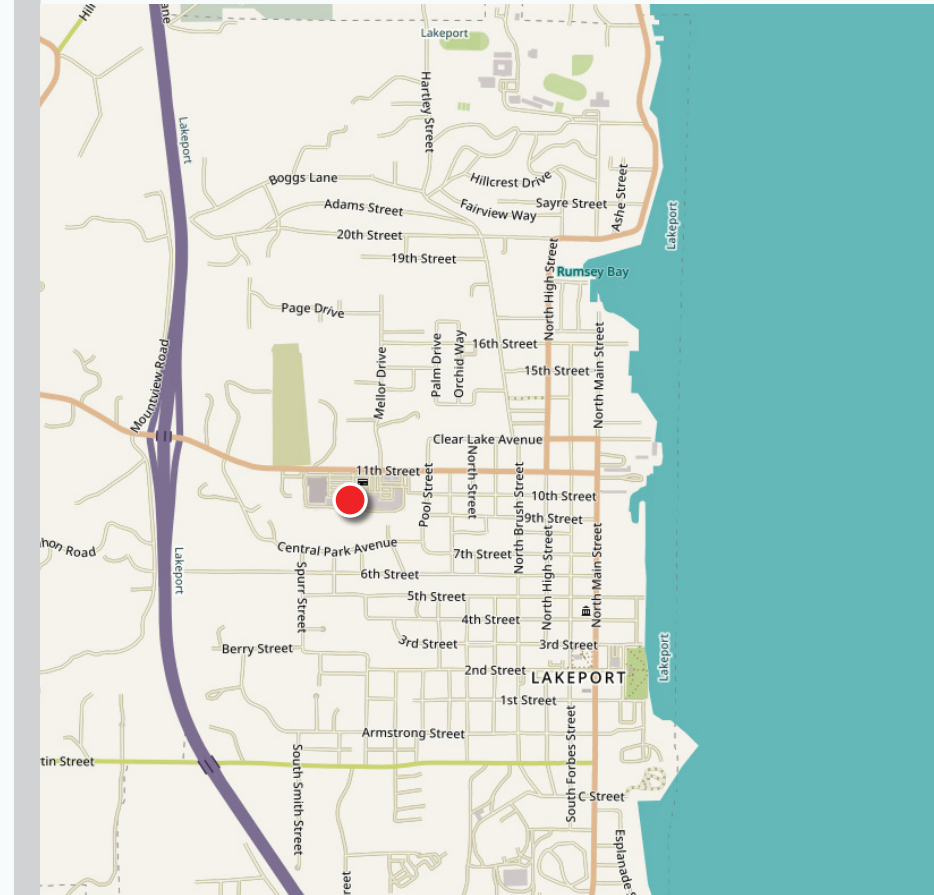
NEARBY AMENITIES

- Downtown retailers include: Grocery Outlet, Dollar Tree, Dollar General, Bruno's Shop Smart Market. and numerous other retail businesses.
- The population within a five mile radius is estimated at 10,700

TRANSPORTATION ACCESS

- Route 29 which connects with Highway 101 North and South
- Alternate route via highway 175 to Rte 29

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	4,032	8,081	10,771
Est. Avg. HH Income	\$90,170	\$79,900	\$79,519



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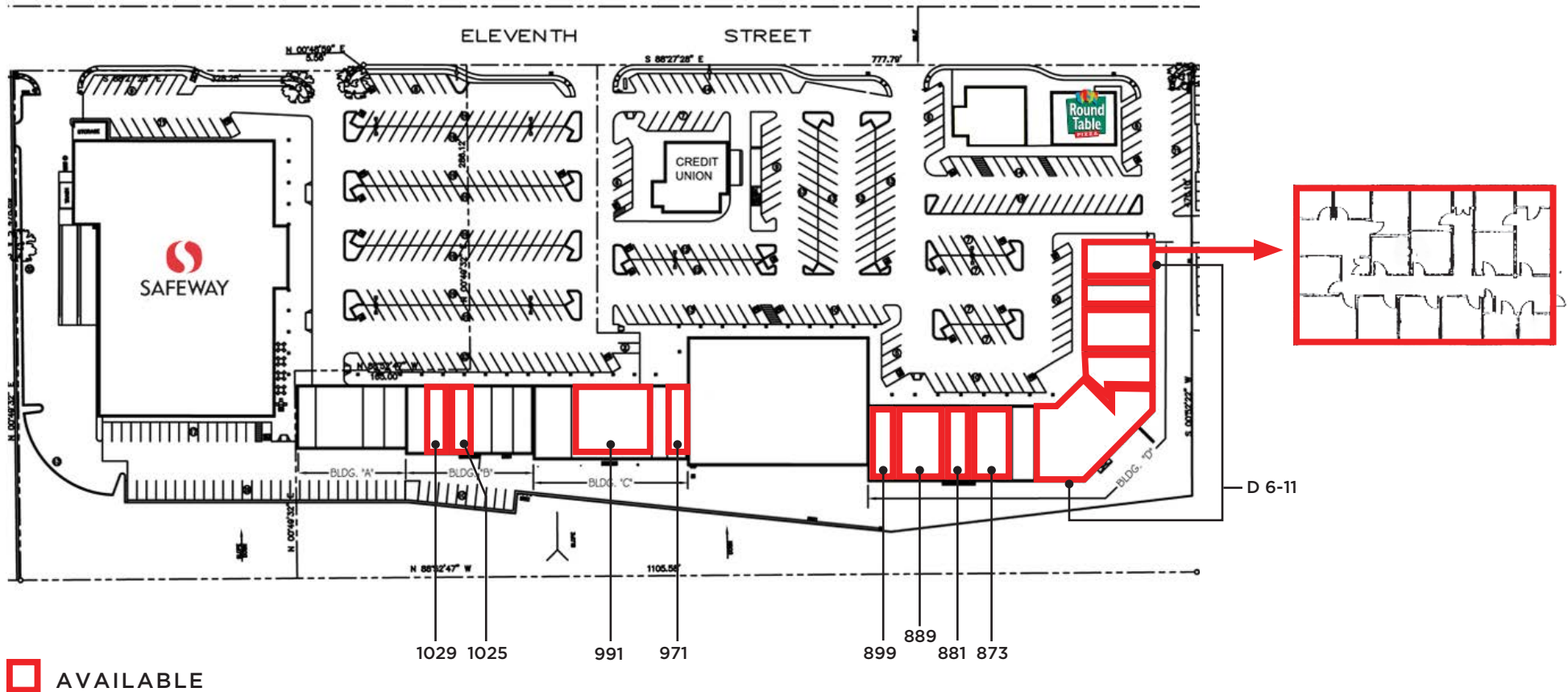


SITE PLAN



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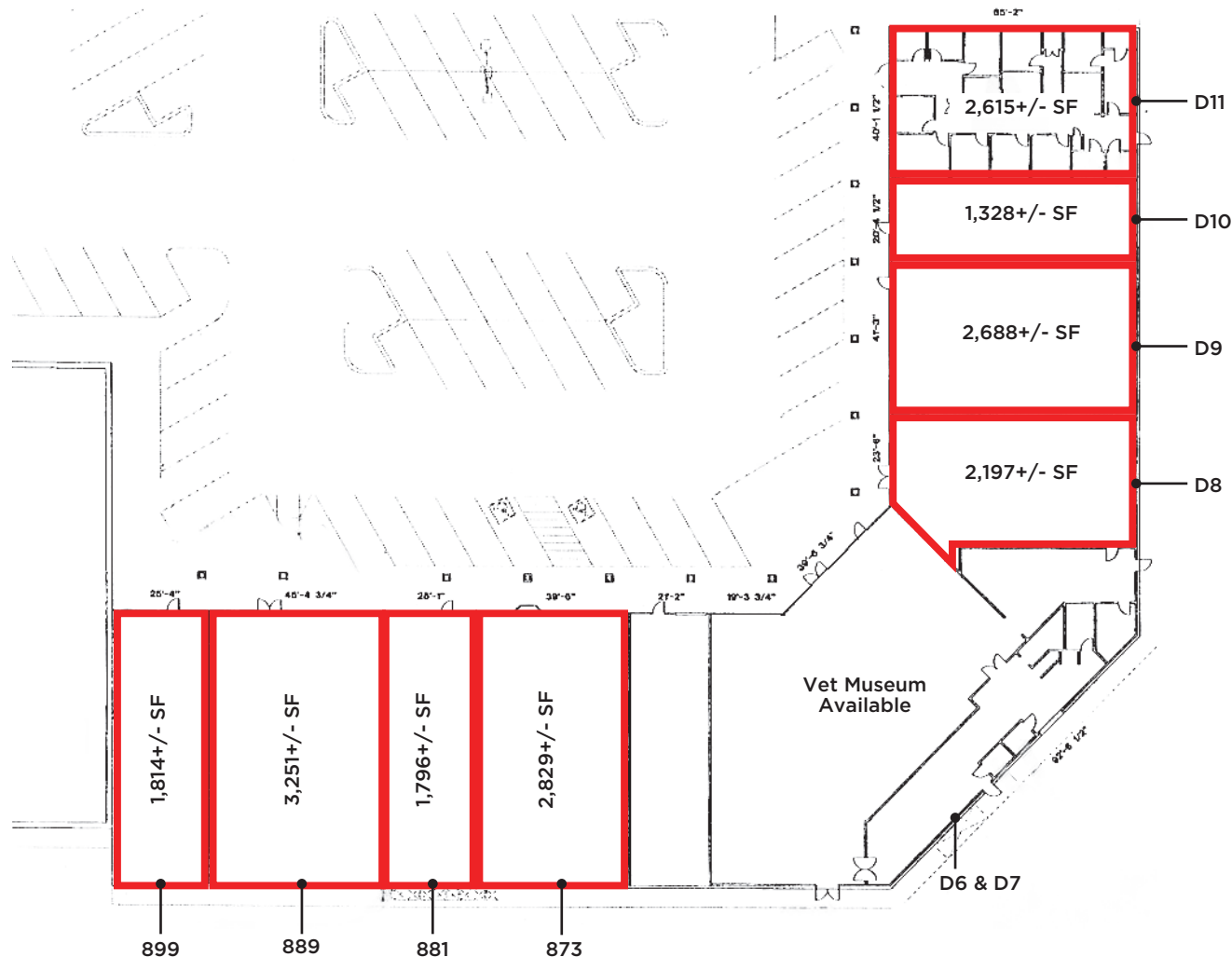


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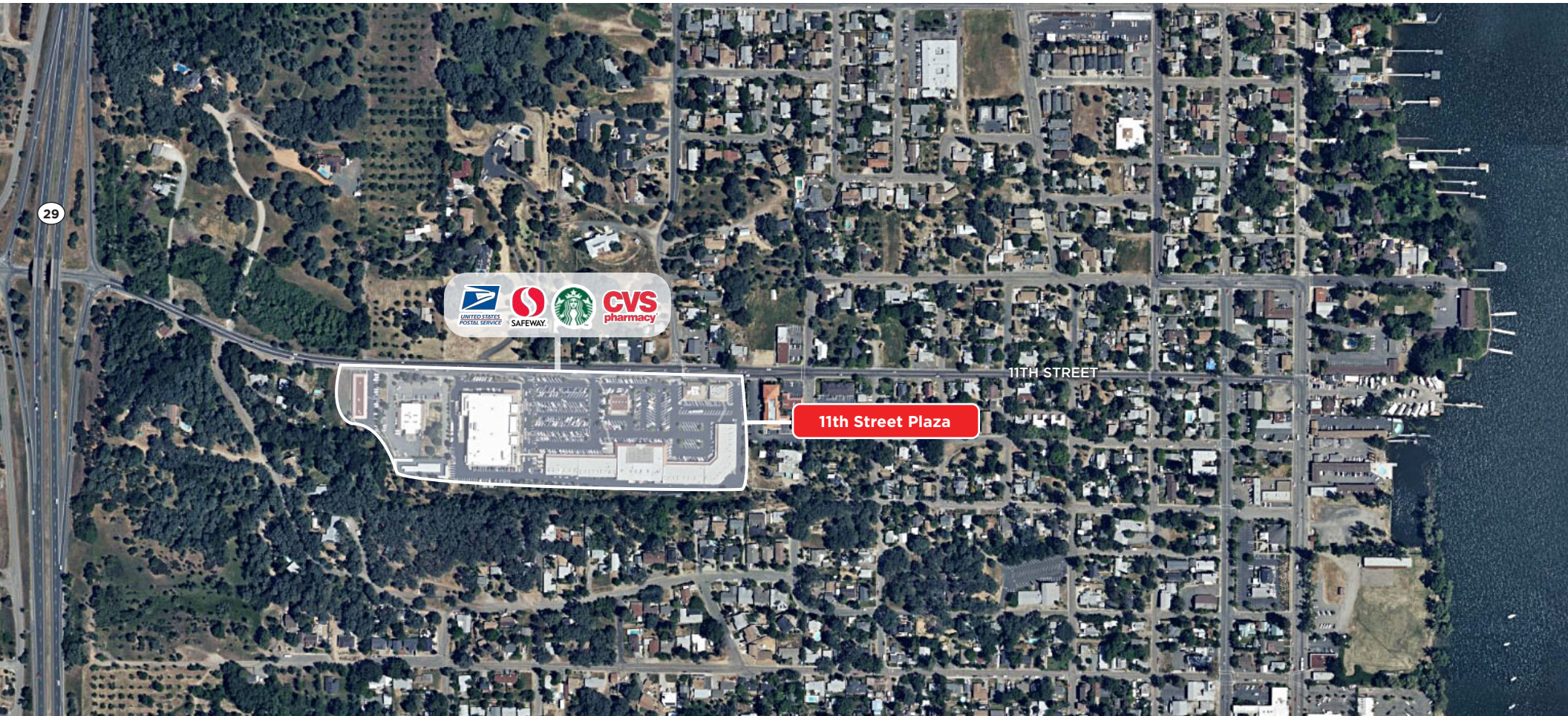


VICINITY MAP



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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.

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