



FOR LEASE

Middletown Station Ground Lease Lots with Hwy 29 Frontage

20763 Saint Helena Lane, Middletown, CA 95461

eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

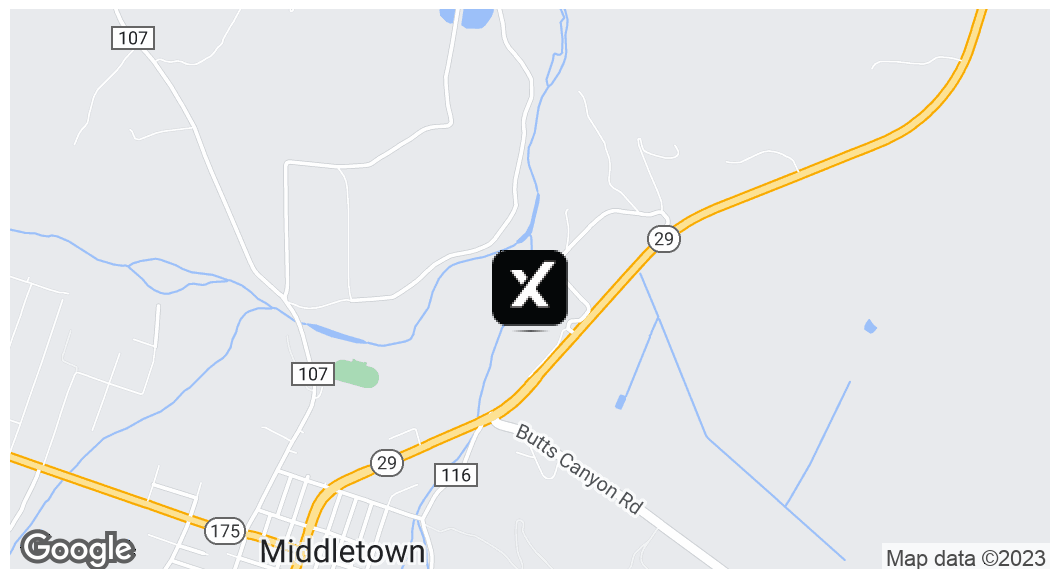
Connie Bradley

707.484.1091

cb@commercialnnnlease.com

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Offering Summary

Lease Rate:	Negotiable
Available SF:	40,000 SF
Lot Size:	7 Acres
Zoning:	Commerical
Market:	Middletown
Submarket:	Hidden Valley
Traffic Count:	15,345

Property Overview

This prime Hwy 29 parcel is currently available for ground lease and is an ideal location for retail, restaurant, or medical tenants. Boasting frontage on Hwy 29, the property enjoys high visibility with approximately 15,345 vehicles passing by each day. Additionally, it's just blocks away from Main Street, making it easily accessible to customers and clients alike. Furthermore, Hidden Valley Lake is experiencing rapid development, with two new residential developments being built just minutes away from the property. Guenoc Valley Development, located less than six miles from the property, is also set to bring in five hotels, a golf course, spa, polo field, as well as apartments and villas, among other amenities. This development is expected to significantly boost the local economy and create new opportunities for businesses in the area.

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20763 Saint Helena Lane, Middletown, CA 95461

Building Name	Middletown Station Ground Lease Lots with Hwy 29 Frontage
Property Type	Ground Lease
Property Subtype	Retail-Pad
APN	014-490-07
Lot Size	7 Acres
Number of Lots	6

This prime Hwy 29 parcel is currently available for ground lease and is an ideal location for retail, restaurant, or medical tenants. Boasting frontage on Hwy 29, the property enjoys high visibility with approximately 15,345 vehicles passing by each day. Additionally, it's just blocks away from Main Street, making it easily accessible to customers and clients alike. Furthermore, Hidden Valley Lake is experiencing rapid development, with two new residential developments being built just minutes away from the property. Guenoc Valley Development, located less than six miles from the property, is also set to bring in five hotels, a golf course, spa, polo field, as well as apartments and villas, among other amenities. This development is expected to significantly boost the local economy and create new opportunities for businesses in the area.



- Prime Hwy 29 parcel available for ground lease
- Ideal location for retail, restaurant, or medical tenants
- Frontage on Hwy 29 with high visibility (approximately 15,345 vehicles passing by each day)
- Blocks away from Main Street for easy accessibility to customers and clients
- Hidden Valley Lake experiencing rapid development
- Two new residential developments being built minutes away
- Guenoc Valley Development, located less than six miles away, bringing in five hotels, golf course, spa, polo field, apartments, and villas
- Expected to significantly boost local economy and create new business opportunities

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Lease Rate	Negotiable
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Location Information

Building Name	Middletown Station Ground Lease Lots with Hwy 29 Frontage
Street Address	20763 Saint Helena Lane
City, State, Zip	Middletown, CA 95461
County	Lake
Market	Middletown
Sub-market	Hidden Valley
Cross-Streets	Hwy 29

Building Information

Number of Lots	6
Best Use	Retail, Restaurant, Medical

Property Information

Property Type	Ground Lease
Property Subtype	Retail-Pad
Zoning	Commerical
Lot Size	7 Acres
APN #	014-490-07
Lot Frontage	100 ft
Traffic Count	15345
Traffic Count Street	Hwy 29
Power	Yes

Parking & Transportation

Utilities & Amenities

Gas / Propane	Yes
Water	Yes
Sewer	Yes

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Lease Information

Lease Type:	Ground	Lease Term:	120 months
Total Space:	40,000 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
20763 Saint Helena Lane	Available	40,000 SF	Ground Lease	Negotiable	Previously approved for coffee drive-thru

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Ground Leases Available

20763 St Helena Ln

6 Miles



New Development
380 Single-family Homes



15,345 VPD

2516 VPD



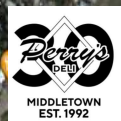
Six Milles a ±16,000-acre ultra-luxury resort in Guenoc Valley was recently approved.

6 Miles

1 Mile



TWIN PINE CASINO & HOTEL



Middletown Animal Hospital

South Lake County Fire Protection District



Middletown Library

Middletown Christian School

Middletown Cemetery District

Middletown Cemetery

Butts Canyon Rd

Skyline Dr

Black Oak Hill Dr

Black Oak Hill Dr

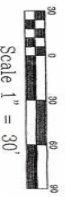
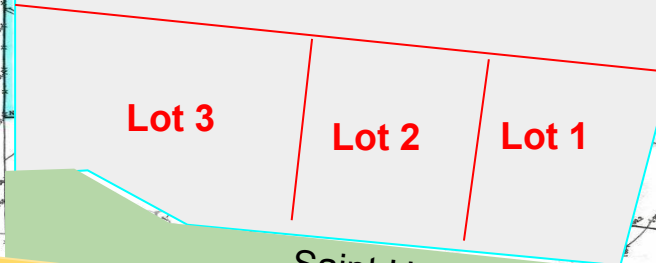
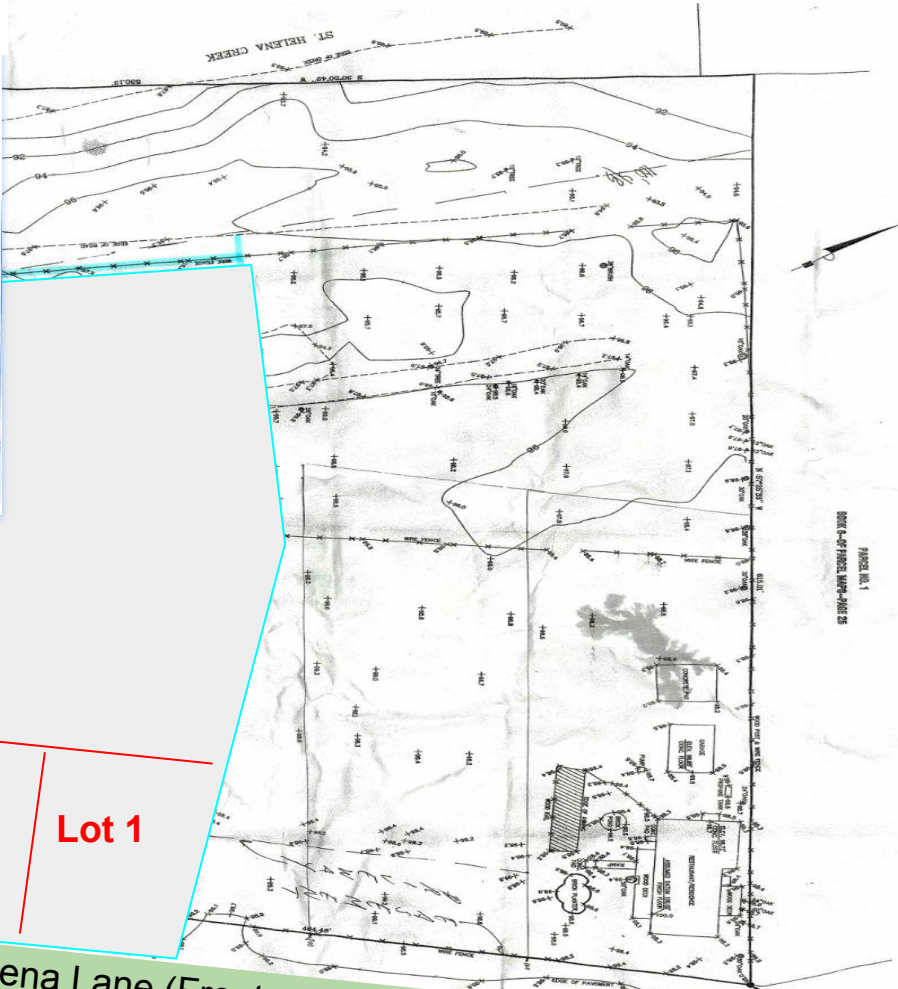
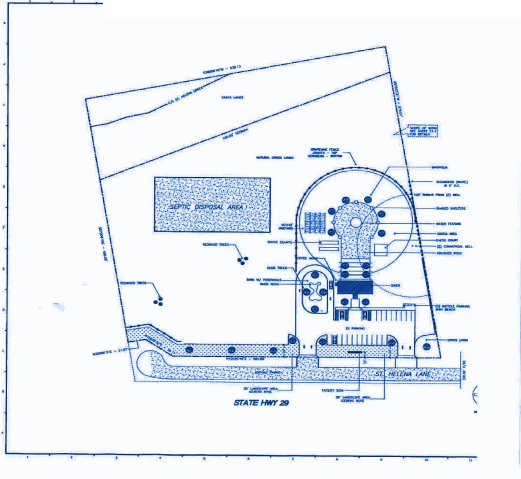
Butts Canyon Rd



Winters Market and Corner Store





Drive-thru Coffee Concept



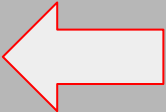
Saint Helena Lane (Frontage Road)



15,345 VPD

Middletown
3 Blocks



Hidden
Valley
Lakes
6 Miles



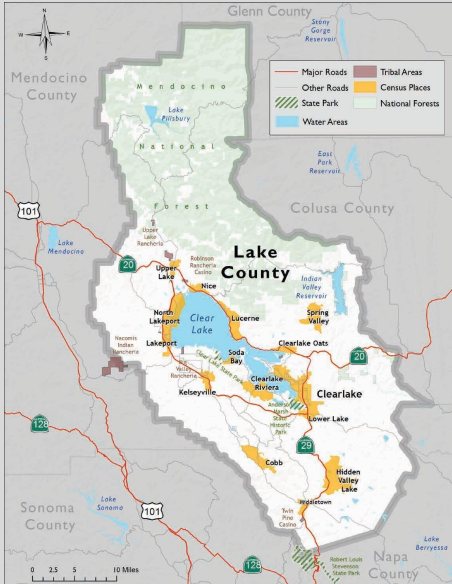
DATE	8/21/2017
SCALE	1"=30'
PLAN	
REVISIONS	
NO.	
DATE	
BY	

TOPOGRAPHIC SURVEY
 FOR: SHANNON SANDERS
 ST. HELENA LANE
 MIDDLETOWN, CALIFORNIA

STEPHEN J. FLATLAND
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 1837
 SAN ANSELMO, CALIFORNIA 94960
 (415) 457-5081

DATE	
BY	
REVISIONS	

NOTES:
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1907.
 2. CONFORMS WITH THE CALIFORNIA PROFESSIONAL LAND SURVEYOR'S ACT OF 1927.
 3. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1907.
 4. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1907.



Hidden Valley Lake and Lake County Approved Developments

Hidden Valley Lake is located in Northern California less than six miles from the subject property. It is nestled in the beautiful hills of historic Coyote Valley where residents enjoy the enviable small town quality of life, yet are about two hours from either Sacramento or San Francisco.

- **Valley Oaks is a planned development with ±380 single-family dwelling units on approximately 84 acres less than six miles from the subject property.**
- **The Hidden Valley Lake Homeowners Association won approval of the ±12,483 square foot Hartmann Complex adjacent to the Greenview restaurant and golf pro shop.**
- **A 70-room Comfort Inn & Suites hotel is being built at 1842 Todd Road in Lakeport with a target opening date of June 2023.**
- **An 80-room La Quinta Inns & Suites location is being planned in Clearlake.**
- **Lake county is home to over 30 wineries and 9,000 acres of vineyards.**
- **There are over 1,700 slot machines, poker rooms, bingo halls and dozens of table games throughout Lake County's casino facilities.**

GUENOC VALLEY SITE & VICINITY

- Project Site Boundary
- ▨ Not in Project Site

The Guenoc Valley project by Lotusland Investment Holdings was approved by the Board of Supervisors on July 21, 2022 four years after the San Francisco- and Hong Kong-based group purchased the property, located off Highway 29 just outside Middletown and north of Calistoga.

For the first phase:

Revitalization of historic Lake County as a destination resort area

268 hotel rooms and cottages in five separate resorts

Additional 385 residential lots with no more than 578-acre building envelopes for all the residential development

This project provides career opportunities and training for both the construction and hospitality industries. We anticipate relying on more than 500 construction workers over the next 10 years, as well as 300 year-round, full-time hospitality, maintenance and administrative employees within the first phase.

The project will also result in traffic improvements along Butts Canyon Road and increase tax revenue for the county and the local schools through transient occupancy taxes and property taxes.

10,000



LAKE COUNTY

Lake County, CA is a hidden gem nestled in the heart of Northern California's wine country. With its breathtaking natural beauty and abundant outdoor recreation opportunities, it's the perfect destination for anyone looking to escape the hustle and bustle of city life and immerse themselves in nature.

The centerpiece of Lake County is Clear Lake, the largest natural freshwater lake in California. The lake's crystal-clear waters offer endless opportunities for boating, fishing, swimming, and other water activities. The surrounding hills and forests provide miles of hiking and biking trails, making it easy to explore the area's stunning landscapes.

In addition to its natural beauty, Lake County is also home to a thriving wine industry. The region's warm, sunny climate and volcanic soils create the perfect conditions for growing grapes, and the area is known for its unique and flavorful wines. Visitors can take a tour of the local wineries and taste the award-winning wines while enjoying the breathtaking views.

Nestled in the heart of Lake County, California, Middletown is a charming community with a rich history and a bright future. Thanks to the recent residential developments in Hidden Valley and the upcoming resort development in Guenoc Valley, the town is poised for a period of exciting growth and prosperity.

The Hidden Valley residential developments have already started to transform Middletown. With modern homes, tree-lined streets, and a community park, this neighborhood is quickly becoming one of the most desirable places to live in the area. As more families move in, new businesses are sure to follow, creating a bustling downtown that will serve as the heart of the town.

But the growth doesn't stop there. The Guenoc Valley resort development is set to be one of the most luxurious destinations in the entire region. With a world-class spa, fine dining, and breathtaking views of the surrounding mountains, this resort is sure to attract visitors from all over the world. And as more people come to Middletown to experience this one-of-a-kind destination, the local economy will only continue to thrive.

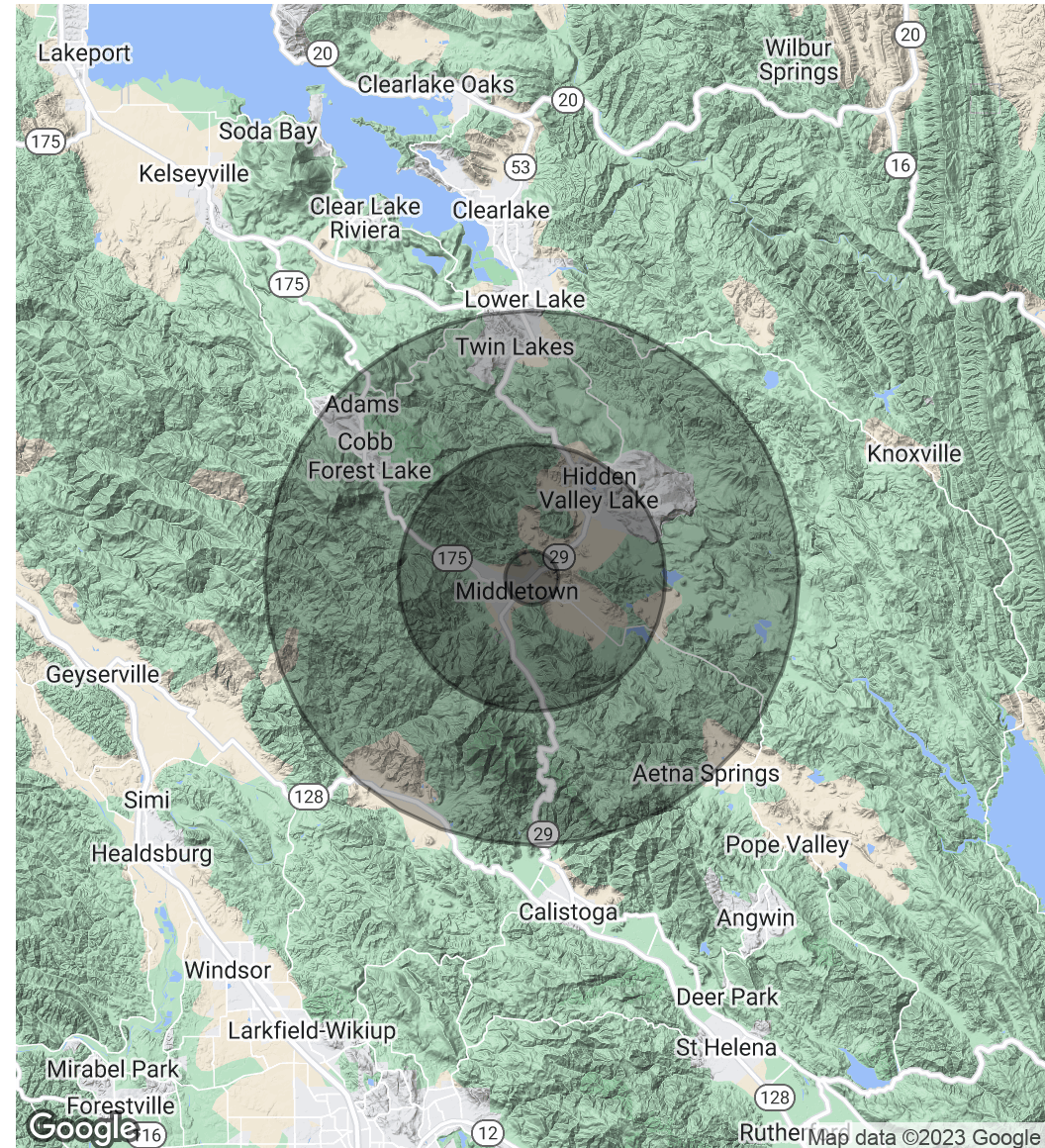


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Population	1 Mile	5 Miles	10 Miles
Total Population	153	6,263	11,775
Average Age	46.9	45.2	48.0
Average Age (Male)	64.0	42.7	44.9
Average Age (Female)	34.7	45.7	48.7
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	109	3,038	6,107
# of Persons per HH	1.4	2.1	1.9
Average HH Income	\$77,309	\$71,485	\$75,230
Average House Value	\$1,811,402	\$584,479	\$555,730

* Demographic data derived from 2020 ACS - US Census



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