

680

SOUTH STATE STREET

UKIAH | CA | 95482



EXCLUSIVELY
LISTED BY:

SARAH HILLHOUSE

Investment Advisor and Realtor

D: 415.988.0588

Sarah@HillhouseGroup.com

DRE#01294373

ENDRI HOXHA

Senior Investment Advisor

D: 415.941.9875

Endri.Hoxha@CBRealty.com

DRE#02059299

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Any offer to purchase must: (i) be presented as a non-binding letter of intent; (ii) be incorporated into a formal written purchase and sale agreement, prepared by the Seller and executed by all parties; and (iii) be approved by the Seller and any other parties with an interest in the property. Neither the prospective buyer nor the Seller will be bound until the execution of the purchase and sale agreement, which will supersede all prior discussions and communications to serve as the sole agreement between the parties.



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Offering Summary

APN 002-301-5400

Rentable SqFt 17,540

Lot Size 1.18 Acres

Year Built 2008

Zoning C-1 (General
Commercial)

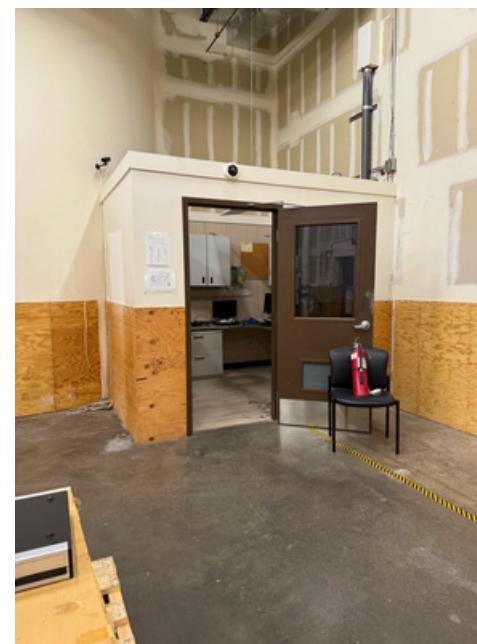


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COLDWELL BANKER
COMMERCIAL

Interior



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COMMERCIAL



Highlights

- Signalized intersection of South State & Gobbi Streets
- Prominent frontage and high traffic counts
- 80 on-site parking spaces + drive-through
- Existing retail infrastructure reduces redevelopment costs
- C-1 zoning supports a wide array of commercial uses: retail, medical, grocery, essential services
- Surrounded by national retailers: Safeway, Wells Fargo, Chase Bank
- Ideal for repositioning as multi-tenant retail, medical office, or essential services

Property Description



A ±17,540 SF freestanding former Rite Aid building situated on 1.18 acres at a prominent intersection in central Ukiah. The property offers strong visibility, excellent ingress/egress, and infrastructure supporting future retail or medical tenancy.

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