

2480 N MAIN ST LAKEPORT | CA | 95453

OFFERING MEMORANDUM



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LISTED BY:

Iris Angeleri, Realtor

Pivniska Real Estate Group

Irisangeleri@gmail.com

T: 707-245-8500

LIC: 02024443



EXECUTIVE SUMMARY

Premier Mixed-Use Commercial Opportunity with Luxury Office Suites & Favorable Owner Financing

Exceptional mixed-use commercial property in the heart of Lakeport's Business District, offering attractive owner financing with terms more favorable than the current commercial lending market. This C3-zoned ±7,000 SF property combines a ±3,250 SF warehouse with a ±3,750 SF professional office building, delivering a flexible opportunity for owner-users, investors, or hybrid occupancy.

Situated on approximately 1/3 acre on Main Street—with an estimated 8,700 vehicles per day (VPD)—this high-visibility property offers excellent exposure and accessibility. Constructed in 2016, this modern facility is among Lakeport's premier newer commercial builds.

The warehouse is thoughtfully designed for a wide range of operational needs, featuring a 14-foot roll-up door, approximately 19-foot ceilings, 200-amp electrical service, floor drainage, an extra-thick concrete slab, and abundant natural light from skylights.

The office building includes six luxury office suites that can be configured to suit a variety of business needs, along with a conference room, reception area, employee kitchen, public and private restrooms, and a locker room with a shower. The layout supports multi-tenant use, allowing for individual office leasing and diversified income. Existing leasing activity demonstrates strong rental demand.

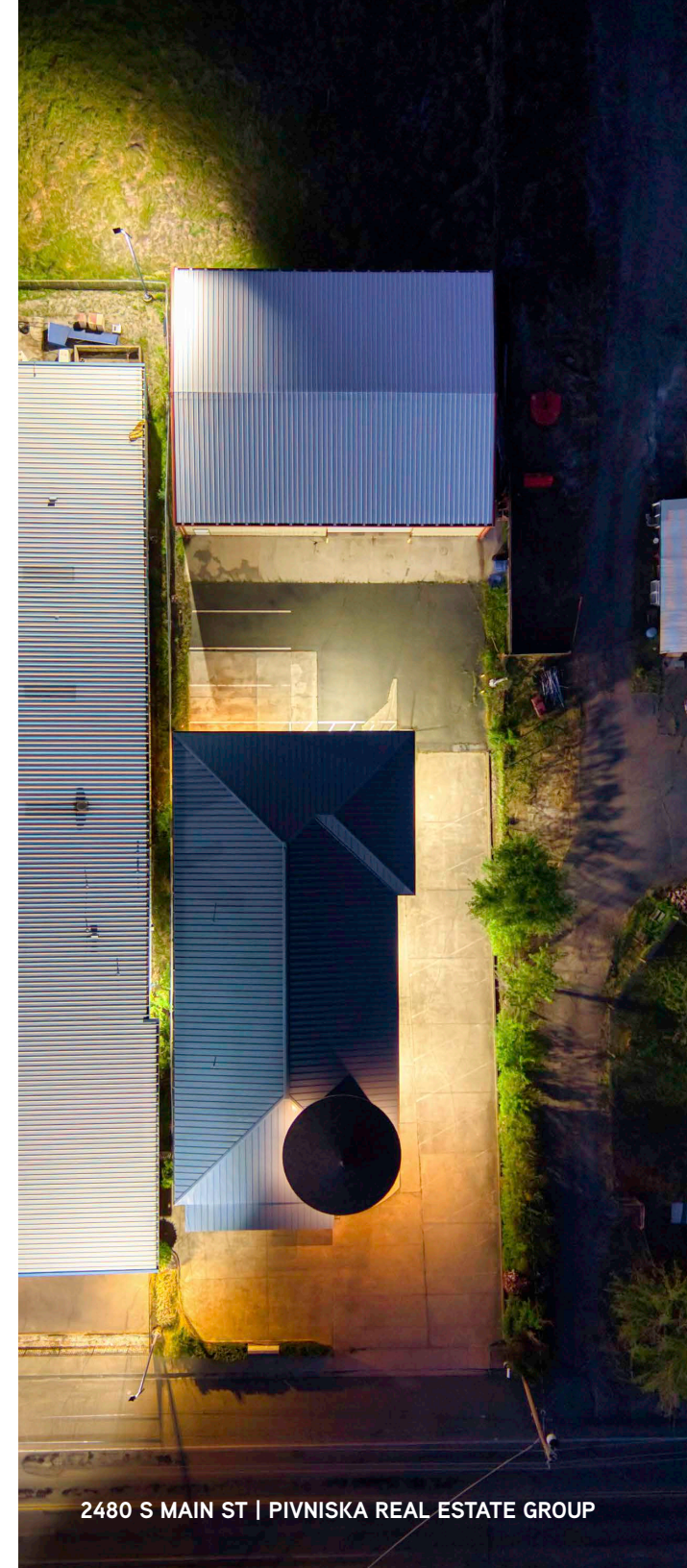
Refined, modern finishes throughout create a professional and elevated workspace ideal for engineers, architects, attorneys, consultants, creative firms, and showroom users. Built in 2016, the property benefits from energy-efficient systems and low anticipated maintenance.

Additional highlights include a 50-year metal roof, stained concrete floors, state-of-the-art ductless HVAC systems, and ADA-compliant access.

The fully paved site provides parking for up to 16 vehicles, including street parking. Additional parking may be available from a neighboring parcel (inquire with agent).

Ideal for a wide range of uses including auto services, building supply, construction-related businesses, retail, pallet sales, or e-commerce and distribution operations.

Lake County is experiencing steady commercial growth, with new national retailers including multiple standalone Starbucks locations, housing developments, and medical facilities contributing to increased traffic, employment, and long-term economic stability.



PROPERTY SUMMARY

PROPERTY ADDRESS	2480 S Main St Lakeport CA 95453
PRICE	Contact Broker
PROPERTY TYPE	Mixed-Use
TOTAL SF	±7,000
OFFICE SF	±3,750
WAREHOUSE SF	±3,250
LOT SIZE	±0.35 AC
ROLL UP DOORS	One (1) 14'
YEAR BUILT	2016
ZONING	C3

PROPERTY HIGHLIGHTS

- Favorable owner financing offered
- One of Lakeport's newest commercial buildings
- Main street frontage (±8,700 VPD)
- Thoughtfully designed ±3,250 SF warehouse with 14' roll up door
- ±3,750 SF office building with 6 luxury office suites, reception area, conference room, restrooms, kitchen, locker room / shower



FLOOR PLAN

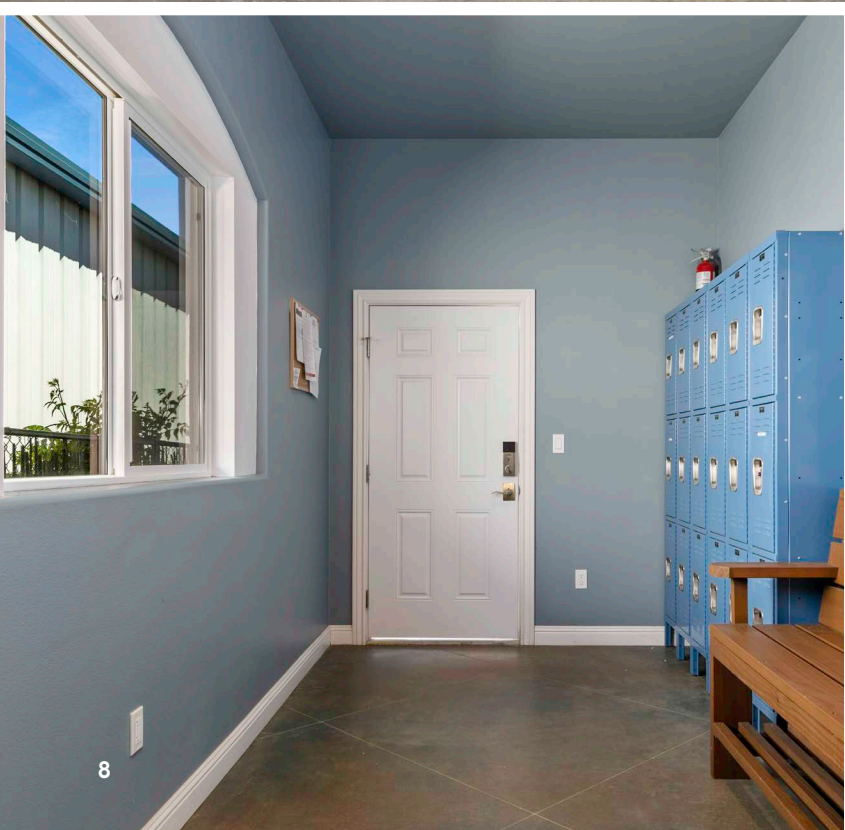


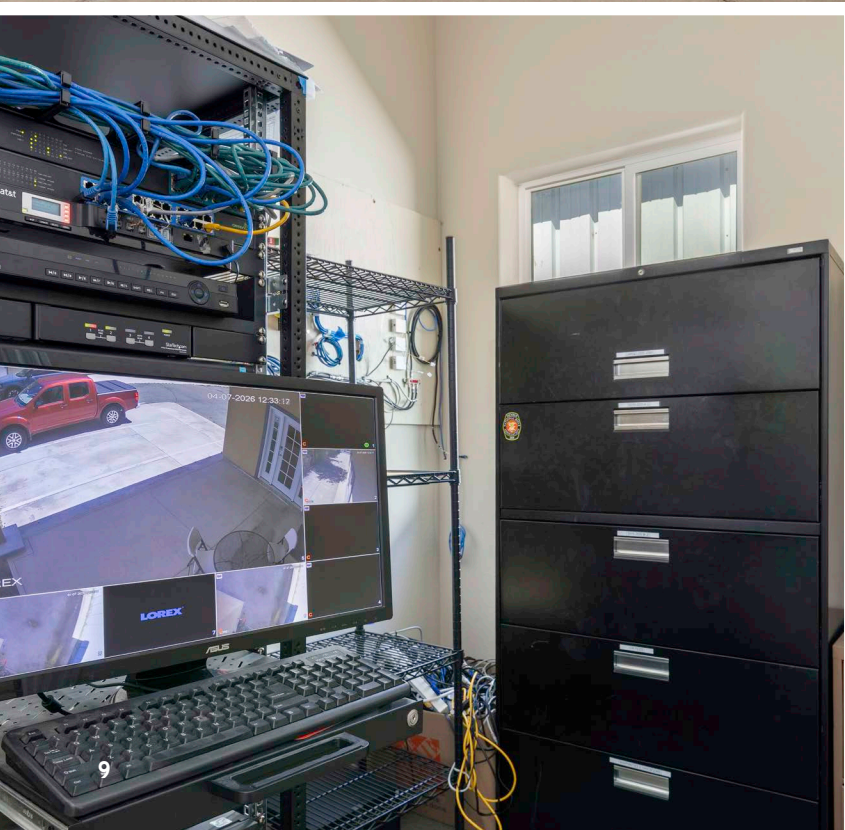
PROPERTY PHOTOS

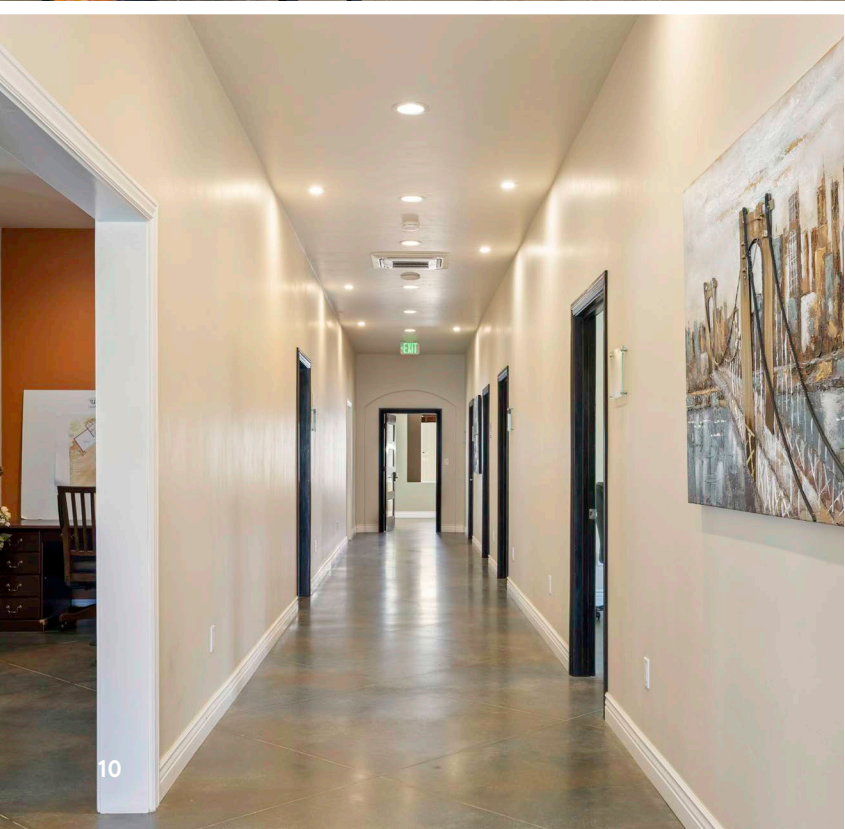


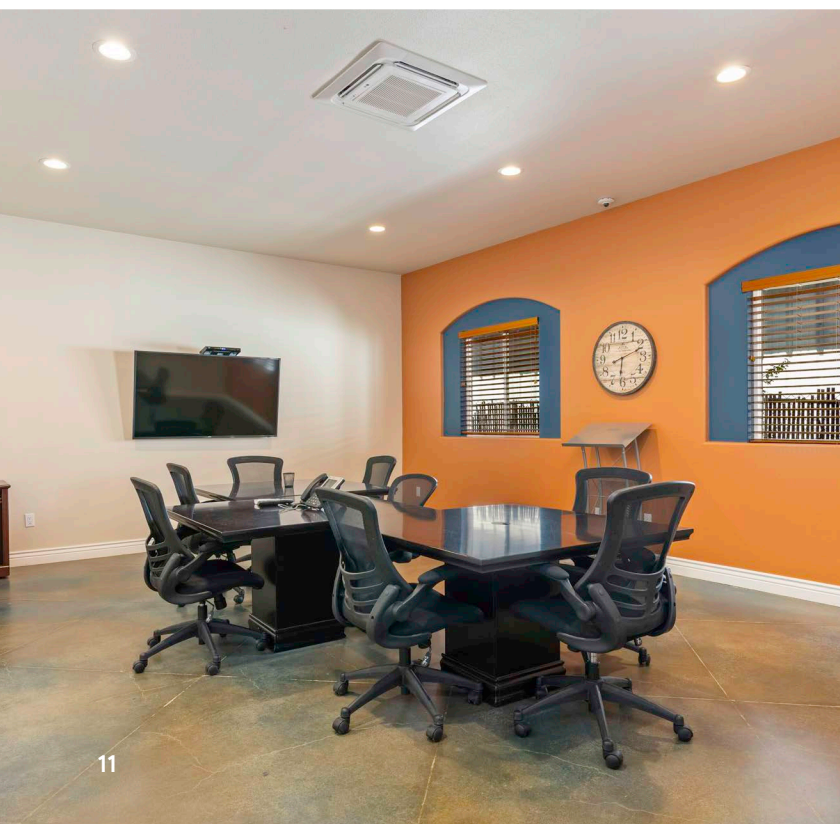
SUBJECT
PROPERTY

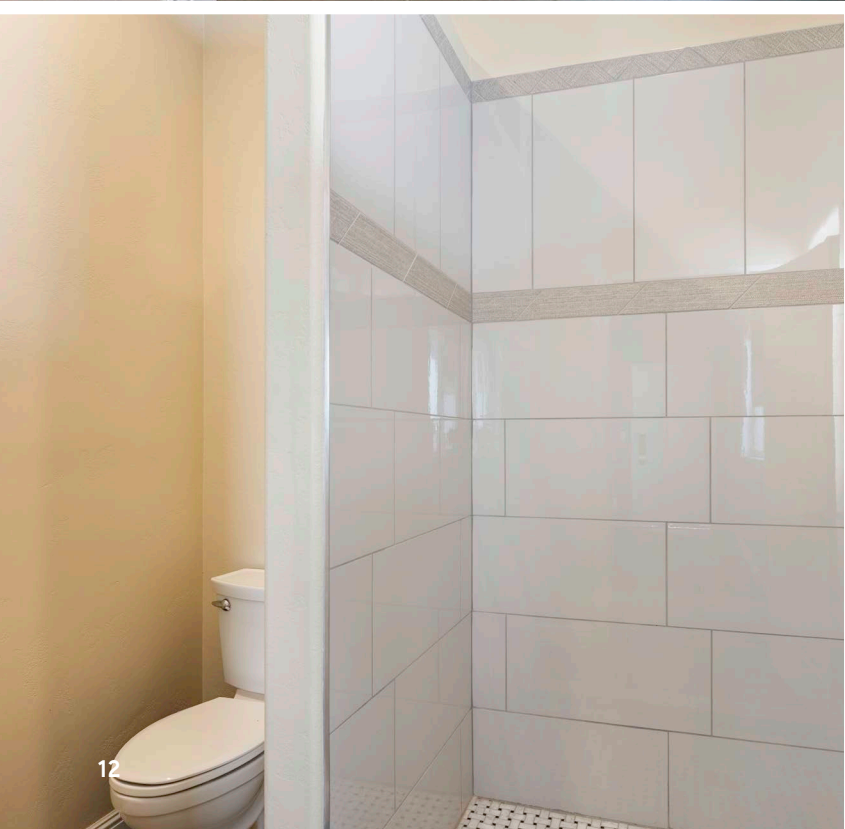












AREA OVERVIEW

Lakeport, California, is a charming and picturesque area located along the western shore of Clear Lake, the largest natural freshwater lake entirely within California.

This extraordinary versatile mixed-use commercial property sits in a prime location on Main St, in the heart of Lakeport's Business District. As the county seat of Lake County, Lakeport has a small-town feel with a population of just over 5,000 people, making it an ideal destination for those seeking a relaxed, friendly environment. The heart of downtown Lakeport is its Main Street, lined with historic buildings dating back to the 19th and early 20th centuries. These buildings house a variety of locally owned businesses, including boutiques, antique shops, cafes, and restaurants. Lakeport hosts several annual events that draw visitors to the downtown area. The Lake County Fair, the Lakeport Auto Movies, and the 4th of July fireworks over Clear Lake are just a few examples of the lively events that make downtown Lakeport a vibrant place to visit. Downtown Lakeport is a gateway to outdoor activities on Clear Lake, including boating, fishing, and swimming. The surrounding area also offers hiking and biking trails, as well as opportunities for wine tasting at local vineyards. Situated on the lakefront, Library Park is a popular gathering spot for both locals and visitors in downtown Lakeport. The park offers beautiful views of Clear Lake, picnic areas, a playground, and a boat launch. It's also the site for community events, such as concerts, farmers' markets, and festivals.

Located just 2.5 hours north of the vibrant San Francisco Bay Area and nestled in the heart of Northern California's esteemed wine country, Lake County emerges as a burgeoning hub for

winemaking. Boasting a rapid growth trajectory, this region stands as one of America's swiftest expanding winemaking territories with an impressive roster of over 30 wineries and sprawling across more than 9,000 acres of vineyards, Lake County captivates wine enthusiasts and connoisseurs alike with its diverse array of grape varietals and distinctive terroir. Why have wines from Lake County garnered so much praise and respect? It's simple: air, land, sun, water – and people according to the Lake County Wine Growers Commission. The purest air in California and historically ranked as the cleanest air in the nation.

[Read more](#)

Commercial development is on the rise in Lake County with many recently completed large scale apartment complexes, multiple new standalone Starbucks locations and the beginning presence of box stores including newly opened Marshalls and 2 different Tractor Supply stores and a Big 5. Other large developments that are coming online include the Guenoc Valley ultra luxury resort and residential project proposed for southeastern Lake County. Encompassing 25 square miles, it will boast a "luxury international destination resort" with five boutique hotels, about 600 rooms and resort apartments, and 1,400 residential villas.

[Read more](#)

DEMOGRAPHICS (5 MI RADIUS)*

12,026
POPULATION

44.8
MEDIAN AGE

4,926
TOTAL HH

2.4
PEOPLE PER HH

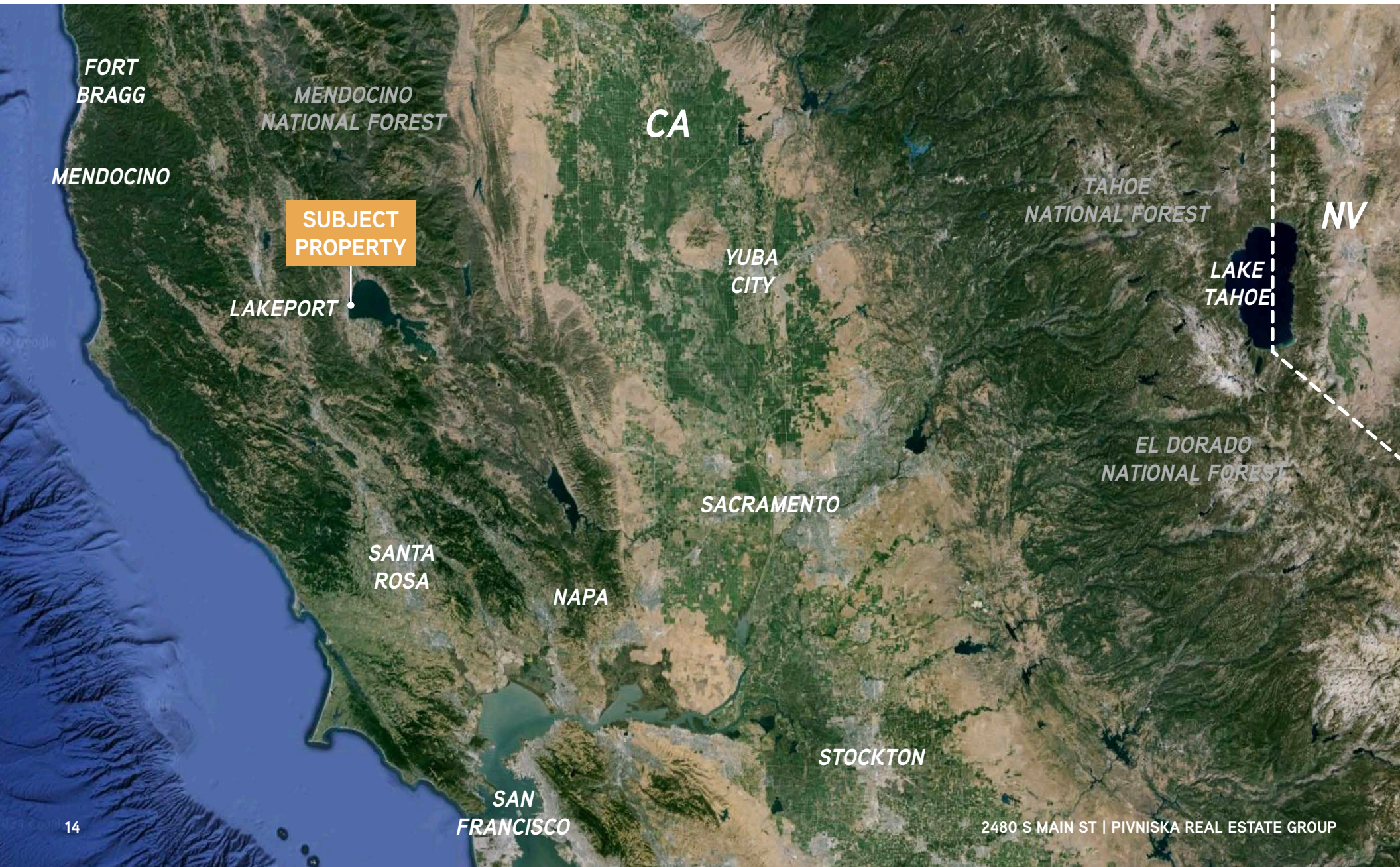
\$94,972
AVG HH INCOME

\$406,320
MEDIAN
HOUSE PRICE

*Demographic data derived from CoStar

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REGIONAL MAP



AMENITIES MAP







**SUBJECT
PROPERTY**



S MAIN ST

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**First Pick
Builders**

