



FOR SALE AND FOR LEASE

# HARD CORNER NEW DEVELOPMENT WITH DRIVE-THRU

1275 FORD ROAD | UKIAH, CA

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## MARKET PROFILE

Ukiah formerly Ukiah City is the county seat and largest city of Mendocino County, California. With its accessible location (along US Highway 101 several miles south of Highway 20), Ukiah serves as the city center for Mendocino County and much of neighboring Lake County.

- + Ukiah serves as the target City within Mendocino County and services the surrounding local communities.
- + Ukiah is the Mendocino County seat and the business / education / shopping center for much of Mendocino, Lake, and even Sonoma Counties.
- + The combined sales tax rate for Ukiah, CA is 8.875%. This is the total of state, county and city sales tax rates. The California state sales tax rate is currently 6%. The Mendocino County sales tax rate is 0.25%.
- + Located just off the busy US Highway 101 corridor and two hours north of the Golden Gate Bridge.
- + Ukiah's comprehensive workforce development network includes: education, training, support services, and the facilitation of business development, job retention and expansion.



## UKIAH'S TOP EMPLOYERS

- Mendocino County
- Ukiah Valley Medical Center
- WalMart
- Savings Bank of Mendocino County
- Mendocino Community Health Clinics
- Granite Construction
- The Home Depot
- Lucky

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## PROPERTY SUMMARY



## DESCRIPTION

This opportunity is for a tenant who wants to start a brand new lease on the existing site or alternatively up to 7,000 SF.

## LOCATION

Excellent exposure located on the hard corner of N. State Street and Ford Road. This site is directly located off of US Highway 101 on 1.3 Acres with 70 car spaces, suitable for a tenant that wants to take over the existing drive-thru, or take over the entire parcel. This freestanding building of 3,414 SF is an existing drive-thru with Carl's Jr. as a tenant who is ready to vacate.

## HIGHLIGHTS

- + 1.3 Acres available with development flexibility (QSR, Gas, Car Wash), multi-tenant building.
- + Currently 3,414 SF of existing freestanding drive-thru.
- + Hard corner location.
- + Option to subdivide property.
- + Strong QSR sales numbers. Popeyes, Denny's and many more.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,155	23,907	29,710
Median HH Income	\$52,400	\$53,129	\$52,569
Daytime Population	6,374	28,021	33,532

Year 2021 | Source: ESRI

(PLEASE CONTACT BROKER FOR RATES / SALE PRICE)

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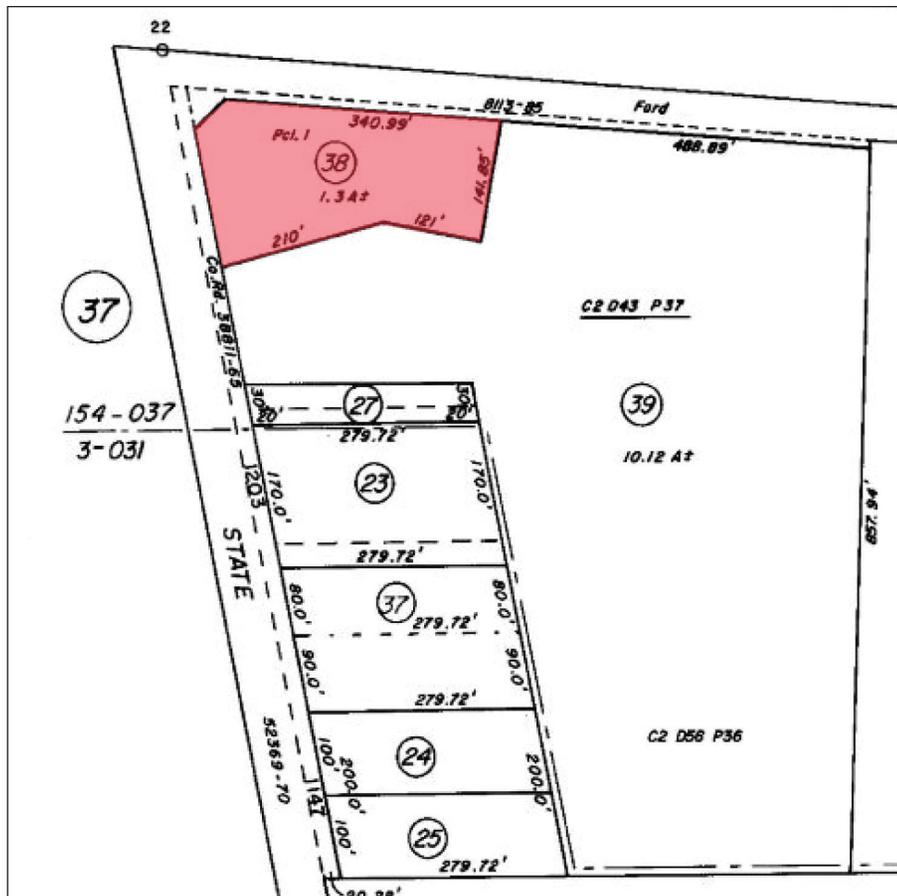
## SUMMARY

### PROPERTY SPECIFICATIONS

**Rentable Area:** 3,414 SF (Current)

**Land Area:** 1.3 Acres (56,628 SF)

## PARCEL MAP



## PROPERTY OVERVIEW

### ZONING

C2: Mixed-Use Commercial Zone

### ACCESS

There is one access point along N. State Street and one point of access along Ford Road.

### IMPROVEMENTS

This offering includes 3,414 SF of existing building area contained in a singlestory building., however, can be increased to roughly 8,000 SF of space.

### PARKING

There are approximately 70 dedicated parkig stalls on the owned parcel. The parking ratio is approximately 20.50 per 1,000 SF of leasable area.

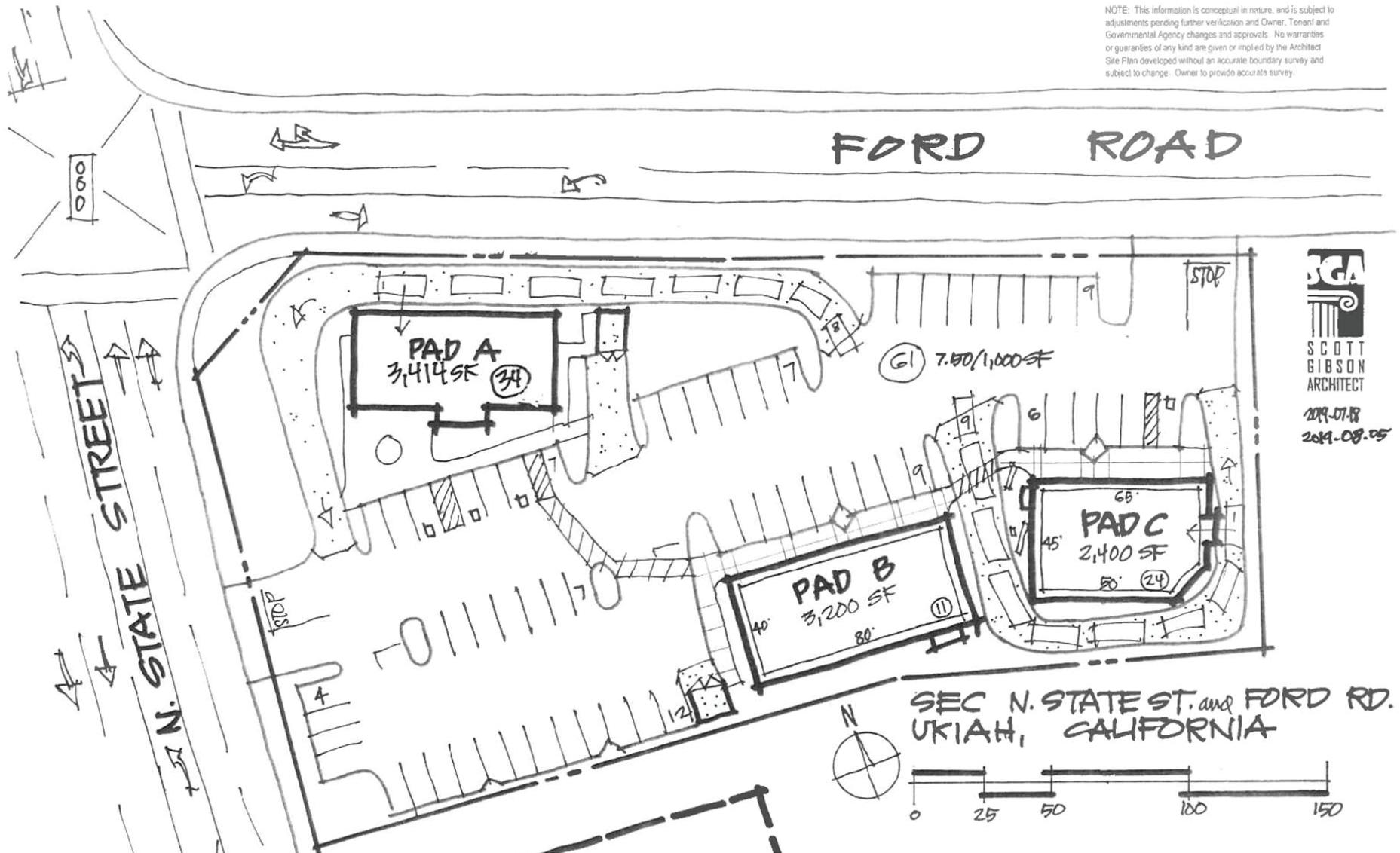


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## SITE PLAN - OPTION 1

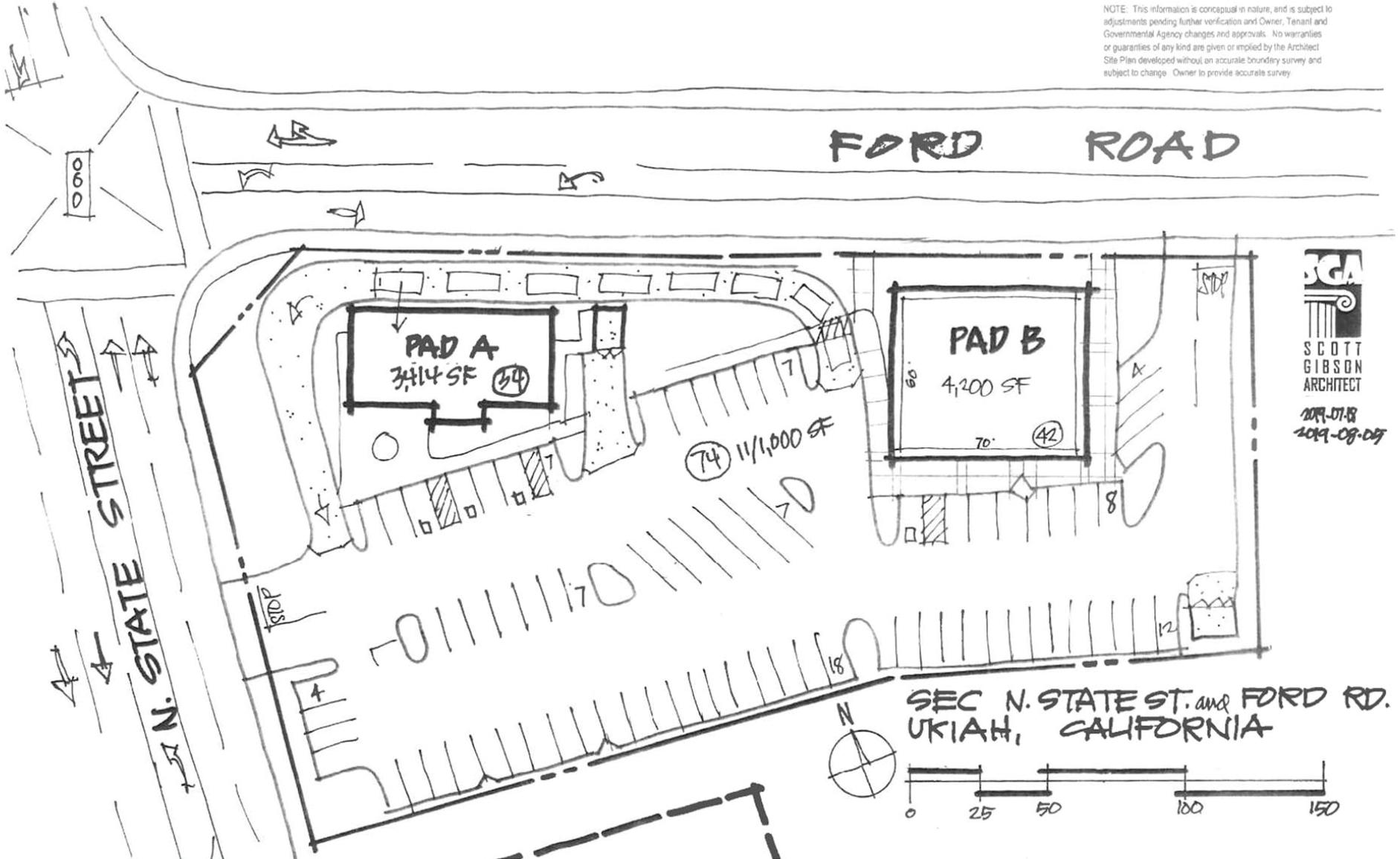


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## SITE PLAN - OPTION 2



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## HIGHLIGHTS

### MAIN COMMUNITY OF MENDOCINO COUNTY

Ukiah is a "Gateway" community along US Highway 101 for Mendocino County. It is the County Seat and the home of Mendocino College. The adjacent center, Ukiah Crossroads, draws customers county-wide, as well as Lake County residents and as far as Fort Bragg. The current population for Mendocino County is 89,889 (ESRI-2018).

### SIGNIFICANT BARRIERS TO ENTRY IN THE TRADE AREA

Limited current retail opportunities along with difficult development processes in the market allow for a strong rental market with low vacancies. There are few competing grocery anchored centers in the trade area and Carl's Jr. benefits from being within the Raley's anchored Ukiah Crossroads Shopping Center.

### ADJACENT TO A DOMINANT CENTER IN THE TRADE AREA

This Carl's Jr. location benefits from the draw created by the Ukiah Crossroads Shopping Center. Ukiah Crossroads' strategic location at the north end of the State Street retail corridor, with immediate access to US Highway 101, solidifies its dominant position within the trade area. Contributing factors to the property's success include: Raley's, Dollar Tree, O'Reilly Auto Parts, Boot Barn, Subway, Rent-A-Center, U.S. Cellular, and Little Cesars.

### DEVELOPMENT POTENTIAL

- + Future Development Opportunity for a wide range of uses.
- + Strong QSR sales numbers.
- + KFC, Taco Bell and In-N-Out have strong sales numbers.



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## DEMOGRAPHIC SUMMARY

Ring of 3 miles

### KEY FACTS

23,907

Population

38.4

Median Age



9,001

Households

\$44,668

Median Disposable Income

28,021

DayTime Population

### BUSINESS



1,589

Total Businesses



17,178

Total Employees

### Race and Ethnicity

The largest group: White Alone (67.66)

The smallest group: Pacific Islander Alone (0.23)

Indicator ▲	Value	Diff	
White Alone	67.66	-5.14	<div style="width: 67.66%;"></div>
Black Alone	1.23	+0.28	<div style="width: 1.23%;"></div>
American Indian/Alaska Native Alone	4.01	-0.89	<div style="width: 4.01%;"></div>
Asian Alone	3.07	+0.85	<div style="width: 3.07%;"></div>
Pacific Islander Alone	0.23	+0.05	<div style="width: 0.23%;"></div>
Other Race	18.31	+4.47	<div style="width: 18.31%;"></div>
Two or More Races	5.49	+0.39	<div style="width: 5.49%;"></div>
Hispanic Origin (Any Race)	34.1	+7.51	<div style="width: 34.1%;"></div>

Bars show deviation from Mendocino County

## INCOME



\$53,129

Median Household Income



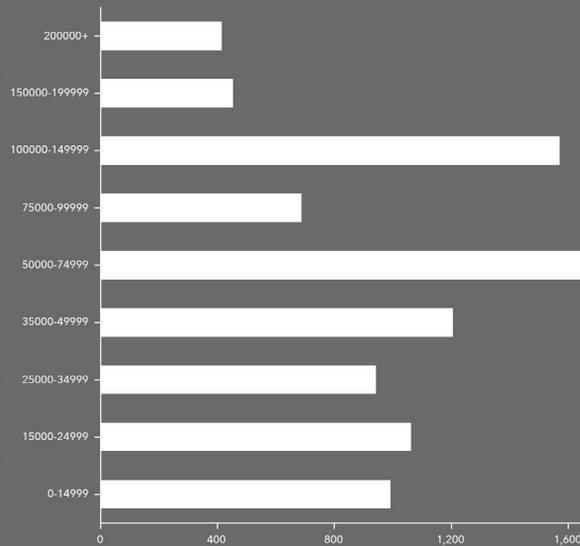
\$28,278

Per Capita Income



\$81,604

Median Net Worth



HOUSEHOLD INCOME

## HOUSING STATS



\$384,373

Median Home Value



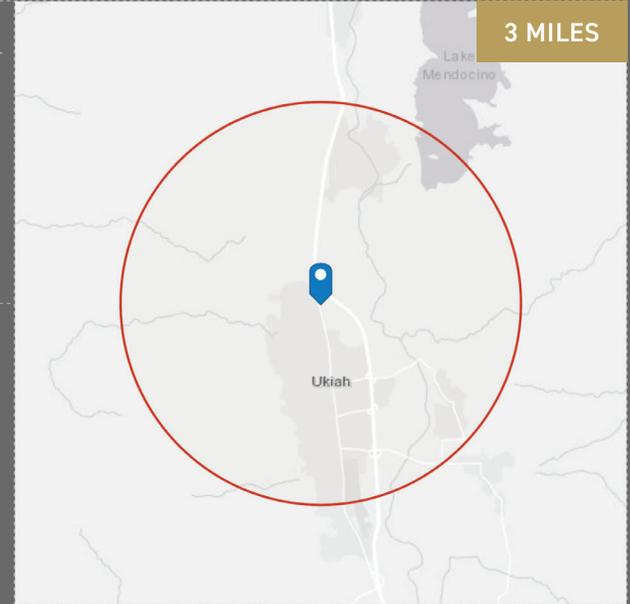
\$8,074

Average Spent on Mortgage & Basics



\$986

Median Contract Rent



## EMPLOYMENT



63%

White Collar



23%

Blue Collar



14%

Services

10.0%

Unemployment Rate

## EDUCATION

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17%

No High School Diploma



25%  
High School Graduate



35%  
Some College



23%  
Bachelor's/Grad/Prof Degree

This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.