

UKIAH CROSSROADS

1315 N State St, Ukiah, CA 95482

945 SF - 2,000 SF



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Keystone Real Estate Advisors
1129 Industrial Avenue, #205
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PROPERTY SUMMARY



HIGHLIGHTS

- A 106,460 SF daily needs shopping center located directly off Hwy 101 in Ukiah, CA
- Positioned on the North end of Ukiah, CA
- Anchored by Raley's Supermarkets
- Other Tenants Include: In N Out, Harbor Freight Tools, O'Reilly Auto Parts, Dollar Tree, and more
- Great visibility and easy access from HWY 101 (20,539 VPD)



- Available Retail Space
 - Suite 1389-2,000 SF
 - Suite 190-945 SF
 - Suite 194-1,250 SF

Development Opportunity

- Lot size: 60,548 SF / 1.39 ac
- Large Hwy 101 Pylon Signage
- Zoning: C-2 General Commercial
- Click [Here](#) for Permitted Use Table

Nearby Tenants Include:



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SITE PLAN OVERVIEW



SUITE	TENANTS	SF
1315	Raley's	61,046
1399	O'Reilly Auto Parts	8,317
1395	Dollar Tree	10,196
1393	U.S. Cellular	2,364
1389	AVAILABLE	2,000
1387	Ukiah Nails & Spa	1,200
1383	Rent-A-Center	4,332
1375	Boot Barn	8,896
1311	La Buena Michoacana	900
1309	Mendo Cuts	1,200
1307	Subway	1,200
180	Little Caesars	1,068
184	Woody's Wash & Dry	1,816
188	Discount Cigarettes	1,161
190	AVAILABLE	945
194	AVAILABLE	1,250
200	Armed Forces Recruiter	2,114

Ukiah Crossroads
 1307-1399 North State St;
 180-200 Ford Rd
 Ukiah, CA 95482

- SUBJECT PROPERTY
 - AVAILABLE
 - DEVELOPMENT OPPORTUNITY
 - PROPERTY PARCEL
- APN: 170-190-25-00 (Center)

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UKIAH DEMOGRAPHICS

POPULATION	10-Min Drive	30-Min Drive	60-Min Drive
2025 Projection	25,830	45,933	158,224
2020 Census	25,837	45,968	154,880
2010 Census	25,663	45,714	154,463
2000 Census	24,937	45,025	146,326
Growth 2000-2010	2.91%	1.53%	5.56%
Growth 2010-2020	0.68%	0.56%	0.27%
HOUSEHOLDS			
2025 Projection	9,596	17,183	60,018
2020 Census	9,537	17,066	58,263
2010 Census	9,487	16,953	57,985
2000 Census	9,209	16,367	53,507
Growth 2000-2010	3.02%	3.58%	8.37%
Growth 2010-2020	0.53%	0.67%	0.48%
Growth 2020-2025	0.62%	0.69%	3.01%
2020 POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	16,737	31,759	112,149
Black or African American Alone	302	428	1,580
American Indian and Alaska Native Alone	1,041	2,101	5,359
Asian Alone	956	1,333	3,903
Native Hawaiian and Other Pacific Islander Alone	57	92	325
Some Other Race Alone	5,242	7,824	23,882
Two or More Races	1,491	2,418	7,661
2020 POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	9,662	14,686	46,835
Not Hispanic or Latino	16,175	31,282	108,045
2020 AVERAGE HOUSEHOLD INCOME	\$70,583	\$74,861	\$92,892

UKIAH SNAPSHOT



154,880

POPULATION (60-Minute Drive)



73,696

DAYTIME POPULATION (60-Minute Drive)



5.56%

POPULATION GROWTH (60-Minute Drive, 2000-2010)



\$92,892

AVERAGE HOUSEHOLD INCOME (60-Minute Drive)



\$419,441

AVERAGE HOME VALUE (60-Minute Drive)

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