



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

11TH STREET PLAZA  
LAKEPORT, CA

SAFeway ANCHORED  
SHOPPING CENTER  
RETAIL SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

**MARSHALL KELLY, BROKER ASSOCIATE**  
LIC # 00801883 (707) 528-1400, EXT 277  
MKELLY@KEEGANCOPPIN.COM



# PROPERTY DETAILS



11TH STREET PLAZA  
LAKEPORT, CA

## SAFEWAY ANCHORED SHOPPING CENTER RETAIL SPACE AVAILABLE

### PROPERTY INFORMATION

#### HIGHLIGHTS

- The Dominant grocery anchored center in the trade area
- Regional draw & strong tourism
- Located just off of Highway 29 on 11th street (16,400 cars per day)
- Co-tenants: CVS Drugs, Round Table Pizza, Subway
- Starbucks & Wells Fargo included within the remodeled Safeway "Lifestyle" Store

#### DESCRIPTION OF PREMISES

This is the dominant grocery anchored center in this region of Lake County. Located on 11th Street, only .4 mile from Route 29 and less than .8 mile from downtown Lakeport.

#### LEASE TERMS

##### Rate

Negotiable

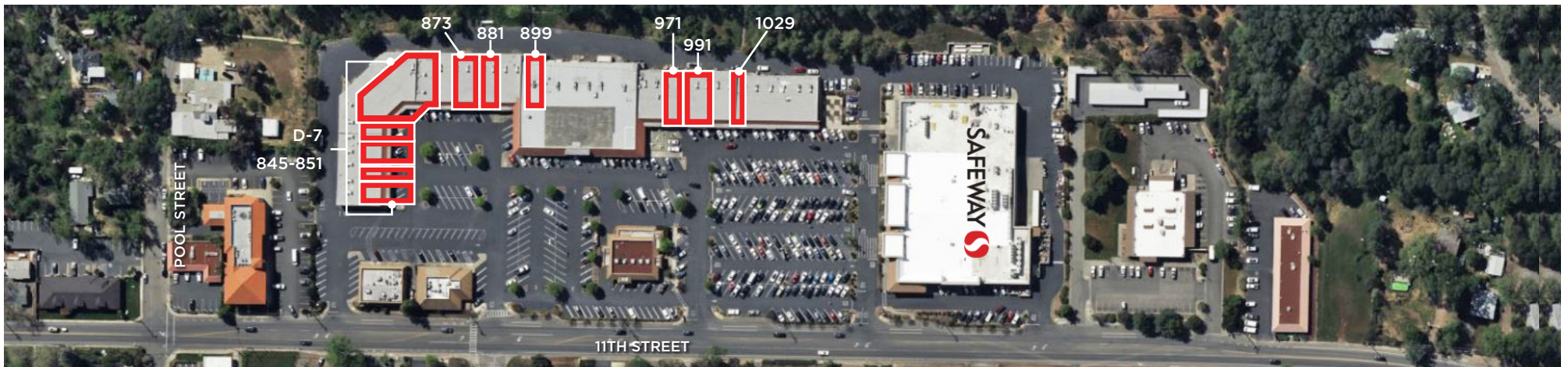
##### Estimated Net Charges

\$0.25 psf

#### CURRENT RENTABLE SPACE

1029 11th St.	1,365+/- sf
1013 11th St.	1,300+/- sf
997 11th St.	2,450+/- sf
971 11st St.	1,400+/- sf
899 11th St.	1,814+/- sf
881 11th St.	1,796+/- sf
873 11th St.	2,829+/- sf
991 11th St.	5,800+/- sf
845-851 and D-7	16,294+/- sf

We can also accommodate retailers with space requirements up to 4,157+/- sf



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# AREA DESCRIPTION



11TH STREET PLAZA  
LAKEPORT, CA

**SAFETYWAY ANCHORED  
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## DESCRIPTION OF AREA

Lake County has been an area of steady growth and increased tourism for years. Lakeport has over 545 pending or approved residential lots available for development. Because of this property's proximity to Highway 29, the trade area is expanded to include Upper Lake, Nice and Lucerne to the northeast and Kelseyville, Lower Lake, Middletown and Clearlake to the south and southeast.

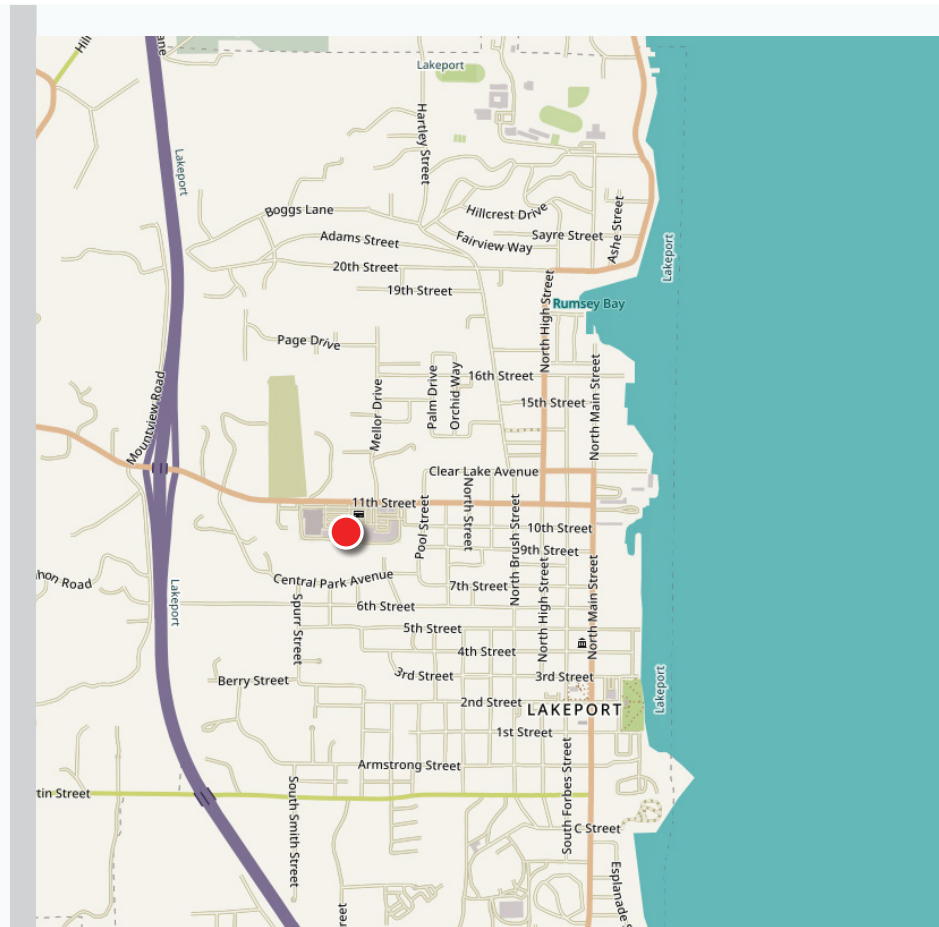
## NEARBY AMENITIES

- Downtown retailers include: Grocery Outlet, Dollar Tree, Dollar General, Bruno's Shop Smart Market. and numerous other retail businesses.
- The population within a five mile radius is estimated at 10,700

## TRANSPORTATION ACCESS

- Route 29 which connects with Highway 101 North and South
- Alternate route via highway 175 to Rte 29

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	4,032	8,081	10,771
Est. Avg. HH Income	\$90,170	\$79,900	\$79,519



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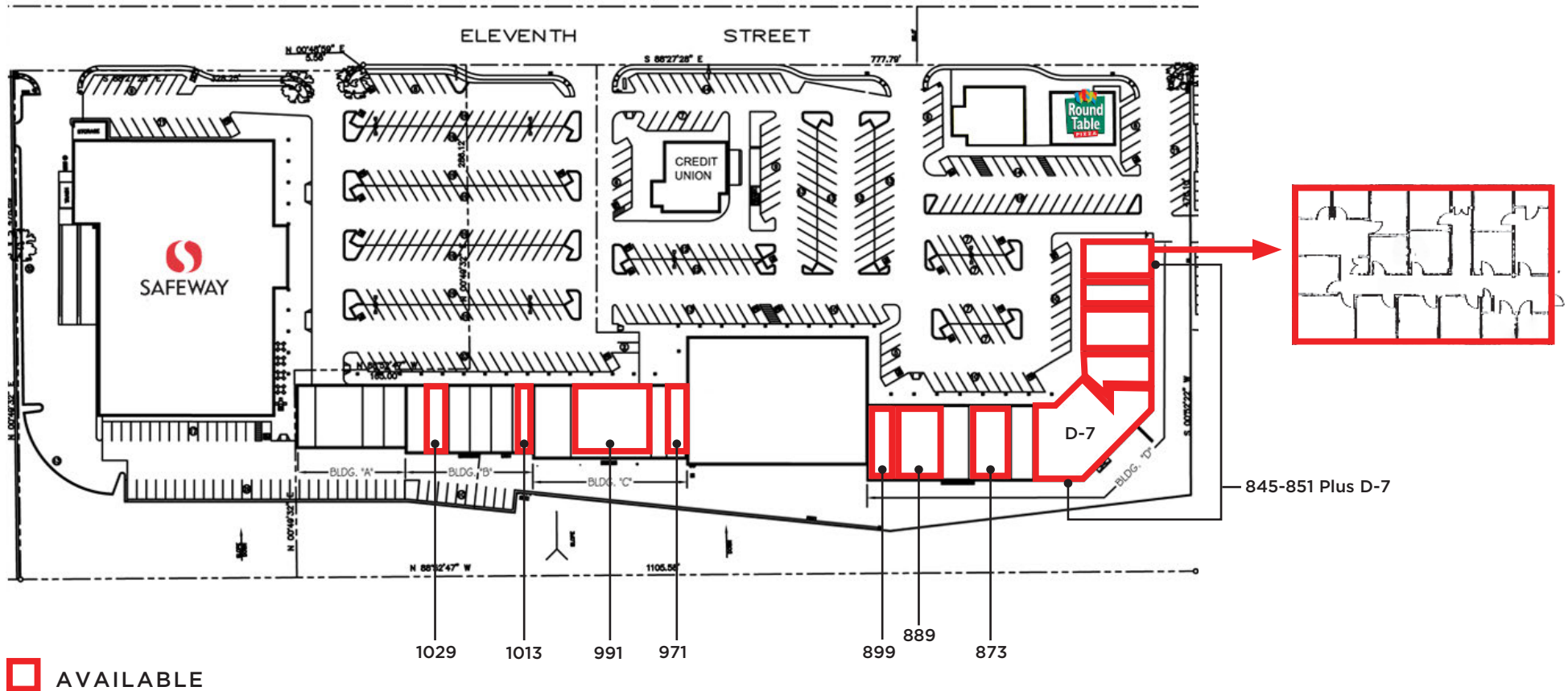


# SITE PLAN



11TH STREET PLAZA  
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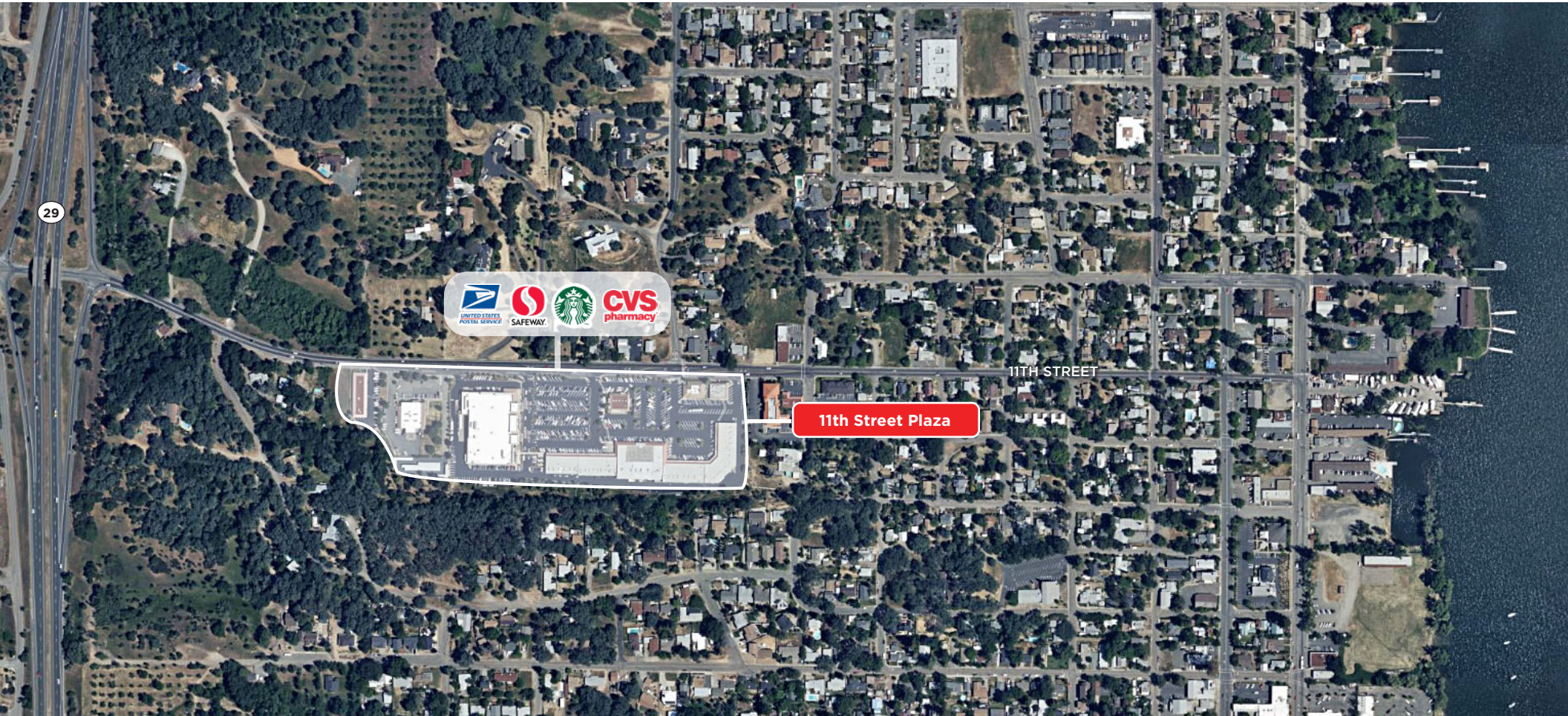


# VICINITY MAP



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