

Hopland

# 13325 South Highway 101



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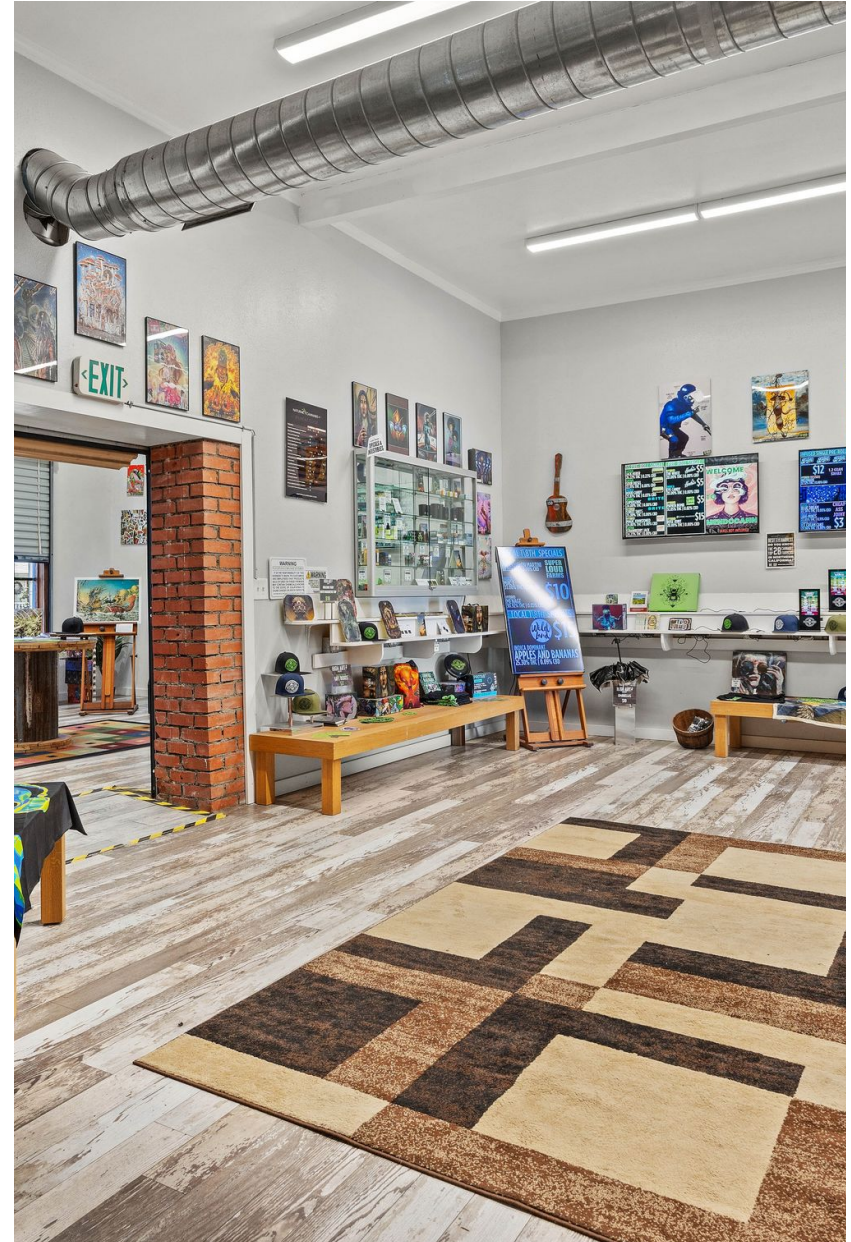
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## Highway 101 Frontage Mixed-Use C1 Zoning Property in Hopland, CA

Introducing a remarkable commercial opportunity in the heart of downtown Hopland! Located at 13325 Highway 101, this +/- 8,000+/- square foot property presents a unique investment proposition for business owners and investors. The property features a versatile commercial building with three separate suites, each offering the potential for a variety of business uses. Strategically situated on a bustling thoroughfare, the location benefits from approximately 16-18,000 cars passing by each month, ensuring exceptional visibility and accessibility. This prime location can elevate your business presence and attract a steady stream of potential customers. In addition to the commercial building, the adjacent commercial-zoned lot, providing further opportunities for expansion or additional development, is also for sale and can be purchased separately. Whether you envision retail, office space, or a mixed-use concept, this property is poised to accommodate your business goals. This is an extraordinary opportunity to secure a prominent location in an up and coming area.



# Property Highlights

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- Prime downtown Hopland location at 13325 Highway 101
- +/- 8,000+/- sq ft commercial building
- Three separate suites offering flexible business use
- High traffic visibility with approximately 16,000–18,000 cars per month
- Excellent frontage on Highway 101 for maximum exposure
- Versatile zoning suitable for retail, office, or mixed-use
- Strong investment opportunity in an emerging market
- Ideal for business owners or investors looking for visibility and growth potential







13325 S Highway 101 | Hopland

# Salient Facts

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- **Address:** 13325 S Highway 101, Hopland  
(13281 S Hwy 101 (APN# 048-290-17) +/- .08 acre C-1 Zoned lot can be purchased separately for \$150,000)
- **Assessor Parcel: #** 048-290-30
- **County:** Mendocino
- **Zoning:** C1
- **Parcel Size:** .16 AC
- **Utilites:** City services
- **Improvements:** Three separate suites for multiple business opportunities. Multiple storage spaces. Exterior storage located behind the building.



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# Pro Forma

## Pro Forma: 13325 S Hwy 101, Hopland, CA

Suite	Monthly Rent
2,000 SF x \$1.75	\$3,500
2,000 SF x \$1.75	\$3,500
1,500 SF x \$2.00	\$3,000

Description	Amount
Gross Scheduled Monthly Rental Income	\$10,000
Annual Potential Rental Income	\$120,000
30% Expense Ratio	\$36,000
Potential Net Operating Income (NOI)	\$84,000
5.7% CAP Rate Proforma Value	\$1,473,684



# Hopland Overview

Hopland, a small unincorporated community in southeastern Mendocino County, California, population of 966 in 2023. It links world-renowned winecountry with the esteemed Mendocino Emerald Triangle.

## Demographics:

- Race & Ethnicity: The community is predominantly White (Non-Hispanic) at 55.5%, followed by Hispanic individuals at 39.1%. Other racial groups include those identifying with two or more races (2.7%) and Native Hawaiian & Other Pacific Islander (2.38%)
- Age: The median age in Hopland is 35.9 years, slightly younger than the California state median of 37.6 years .
- Income: The median household income stands at \$80,298, marking a significant 34.3% increase from the previous year .
- Citizenship: A high percentage of residents, 96.9%, are U.S. citizens.
- Language: While English is the primary language spoken at home, about 32% of the population speaks Spanish, reflecting the community's Hispanic heritage.
- Households: There are approximately 338 households in Hopland, with an average household size of 2.9 persons .
- Commute: The average commute time for residents is 37.1 minutes, indicating that many may work outside the immediate area .

These demographics highlight Hopland as a diverse and economically growing community with a youthful median age and a strong representation of Hispanic culture.



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# Looking Ahead

## Commercial & Retail Development

- Hopland's central corridor is ideal for boutique retail, cafés, restaurants, and coworking spaces catering to tourists and locals.
- Highway 101 Exposure: With steady traffic volumes, both towns offer excellent locations for service-based businesses and destination retail.
- Cannabis Industry Expansion: Hopland and Ukiah are within the Emerald Triangle—well-positioned for cannabis retail, cultivation, and supporting businesses (e.g., packaging, labs, tourism experiences)

## Real Estate & Housing

- Affordable Residential Development: As Sonoma and Napa grow more expensive, Hopland and Ukiah are seeing increased interest from buyers and renters—especially remote workers.
- Mixed-Use Projects: Combining retail, office, and residential units in walkable areas can meet the need for live-work communities.
- Senior and Workforce Housing: Underserved in both towns and a major opportunity for thoughtful development.



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# 13325 S Highway 101

## Photo Gallery





# Additional Photos



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# 13325 S Highway 101 - Aerial Map



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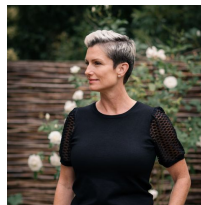






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