

# Drive-Thru @ Chevron Travel Station

1460 N Lovers Lane, Ukiah - Delivery Q2/Q3 2017



1460 N Lovers Lane | Ukiah, CA 95482

## LOCKEHOUSE

2099 Mt. Diablo Blvd, Suite 206  
Walnut Creek, CA 94596  
License #01784084



**Jim Shepherd**

SENIOR VICE PRESIDENT  
925.627.7902  
Jim@Lockehouse.com  
License #01260555

**Adria Giacomelli**

SENIOR VICE PRESIDENT  
925.997.2307  
Adria@Lockehouse.com  
License #01498795



# Drive-Thru @ Chevron Travel Station

## Property Highlights



### SUMMARY

#### 1460 North Lovers Lane in Ukiah, CA

This is a rare opportunity with a drive-thru, located on the northern side of Ukiah. The pad will sit next to a new Chevron Travel Station with a convenience store. The 4,800 SF Drive-Thru building can be demised and is adjacent to the 6,000 SF C-Mart.

<b>Address:</b>	1460 N Lovers Lane, Ukiah, CA 95482
<b>County:</b>	Mendocino County
<b>Cross Streets:</b>	North Lovers Lane and Kuki Road
<b>Type:</b>	Redevelopment Mixed-Use Project
<b>Available:</b>	4,800 SF Retail Pad with Drive-Thru (can be demised) 6 Acre Lot
<b>Zoning:</b>	L1: Limited Industrial
<b>Delivery:</b>	June 2017

### HIGHLIGHTS

- Located at the Gateway to Ukiah
- Restaurant/Retail Opportunity with a Drive-Thru
- Excellent Visibility and Accessibility off Highway 101
- Signalized Intersection at North State Street and Kuki Road
- Tremendous Exposure
- 70 ft. Pylon Sign Visible from Highway 101

**1460 N Lovers Lane | Ukiah, CA 95482**

## LOCKEHOUSE

2099 Mt. Diablo Blvd, Suite 206  
Walnut Creek, CA 94596  
License #01784084



**Jim Shepherd**

SENIOR VICE PRESIDENT  
925.627.7902  
Jim@Lockehouse.com  
License #01260555

**Adria Giacomelli**

SENIOR VICE PRESIDENT  
925.997.2307  
Adria@Lockehouse.com  
License #01498795



# Drive-Thru @ Chevron Travel Station Market Aerial



1460 N Lovers Lane | Ukiah, CA 95482

## LOCKEHOUSE

2099 Mt. Diablo Blvd, Suite 206  
Walnut Creek, CA 94596  
License #01784084



**Jim Shepherd**

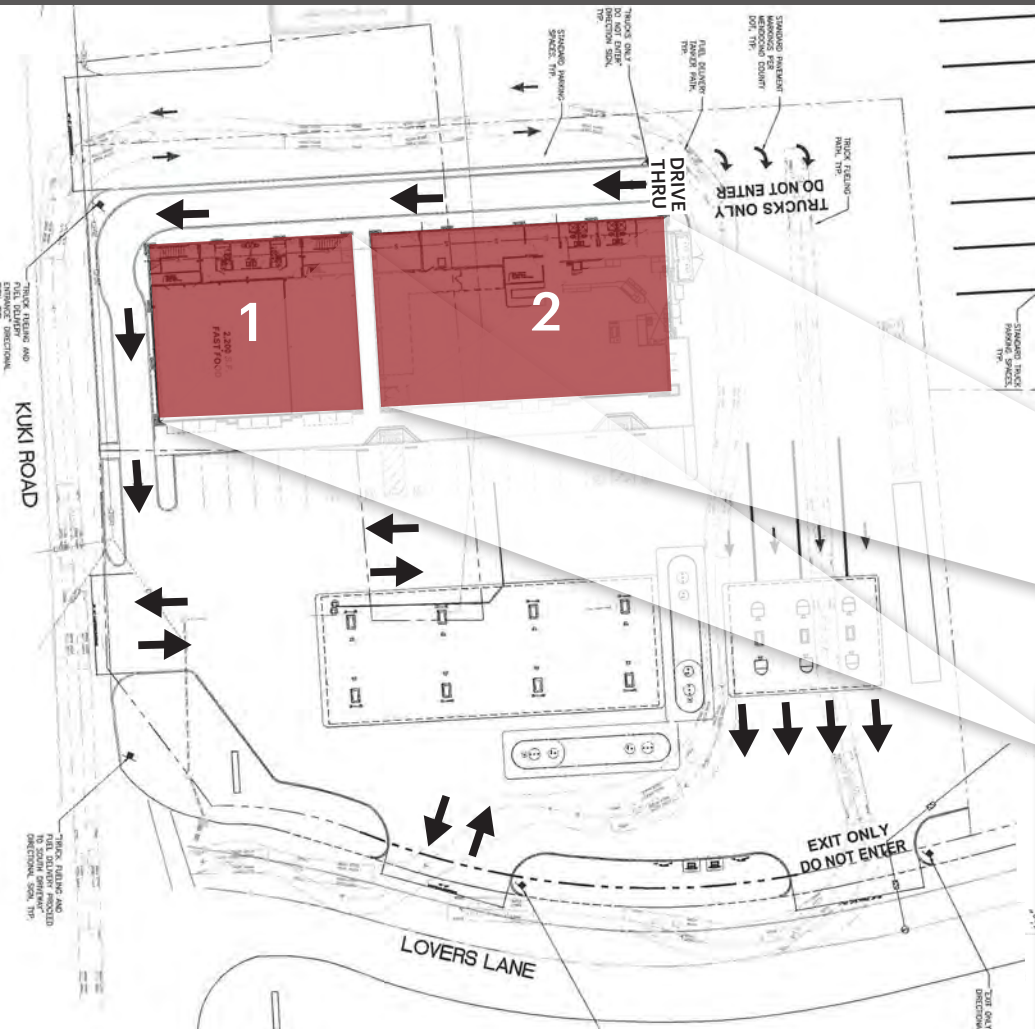
SENIOR VICE PRESIDENT  
925.627.7902  
Jim@Lockehouse.com  
License #01260555

**Adria Giacomelli**

SENIOR VICE PRESIDENT  
925.997.2307  
Adria@Lockehouse.com  
License #01498795

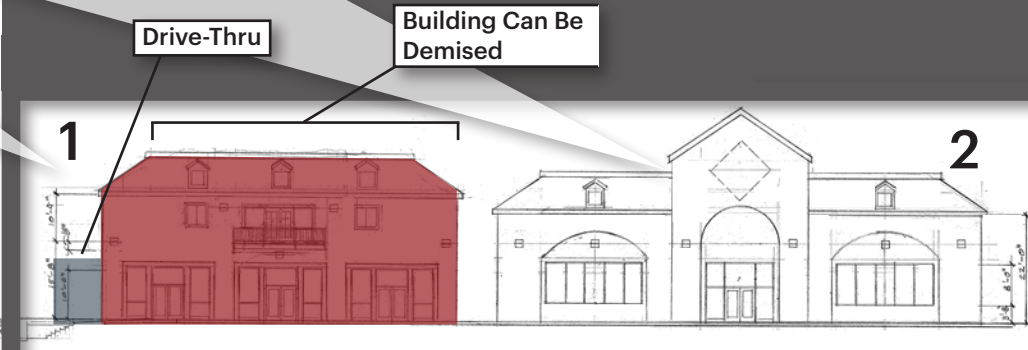


**LOCKHOUSE**



- ◆ 4,800 SF Drive-Thru (Ground Floor)
- ◆ Can be Demised
- ◆ Two-Story Building (2nd Floor Leased)
- ◆ Will Include Restaurant Infrastructure
- ◆ Seeking Major Brands & Proven Operators

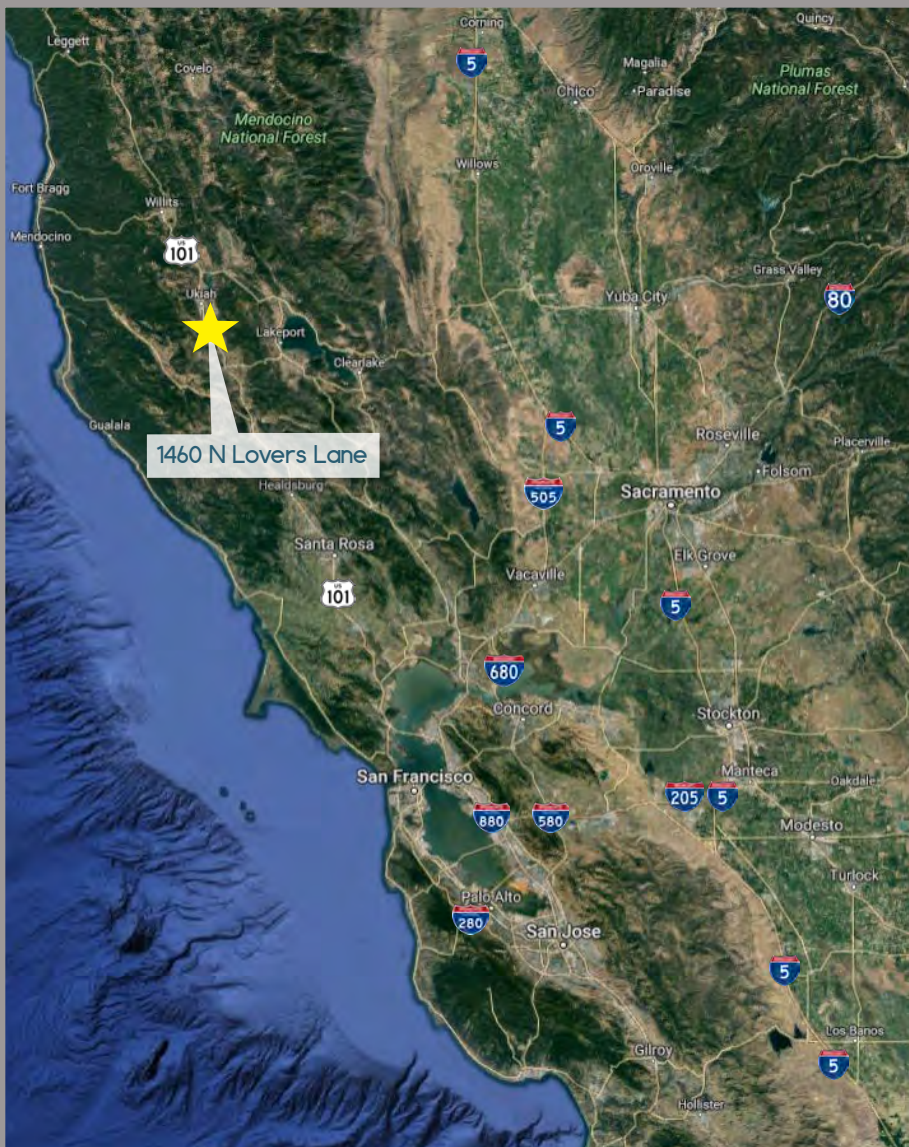
- ◆ 6,000 SF C-Mart Leased
- ◆ Property to be Raised & Rebuilt
- ◆ Jensens Restaurant will Remain
- ◆ Delivery Estimated Q2/Q3 2017
- ◆ Anchored by Chevron Travel Station



**Adria Giacomelli**  
SENIOR VICE PRESIDENT  
925.997.2307  
Adria@Lockehouse.com  
License #01498795

# Drive-Thru @ Chevron Travel Station

## Town of Ukiah



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION	5,541	23,928	30,051
AHHI	\$72,252	\$64,755	\$64,602
AVERAGE HH NET WORTH	\$569,613	\$539,398	\$554,741
DAYTIME POPULATION	3,555	14,629	17,744
POPULATION FAMILY	82.5%	78.2%	78.9%
AVERAGE FAMILY HH SIZE	3.5	3.3	3.3
ANNUAL RETAIL EXPENDITURE	\$51.8 M	\$218 B	\$267 B
AVERAGE COMMUTE TIME	10 min.	11.2 min.	11.6 min.

THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE. SUBMITTED SUBJECT TO ERROR, CHANGE OR WITHDRAWAL. AN INTERESTED PARTY SHOULD VERIFY THE STATUS OF THE PROPERTY AND THE INFORMATION HEREIN.



Ukiah is the go-to place for people who are seeking an escape from the usual. The town has a sense of spiritual rejuvenation, creative expression, and closeness with nature. Ukiah is made up of beautiful scenery, world-class cultural venues, and a beautifully restored historic downtown. Although the town may appear quaint, it is full of unique, rich character with its arts, vineyards, and natural surroundings. Ukiah has been named California's best small town, and the sixth best in the entire country.

**1460 N Lovers Lane | Ukiah, CA 95482**

**LOCKEHOUSE**

2099 Mt. Diablo Blvd, Suite 206  
Walnut Creek, CA 94596  
License #01784084



**Jim Shepherd**

SENIOR VICE PRESIDENT  
925.627.7902  
Jim@Lockehouse.com  
License #01260555

**Adria Giacomelli**

SENIOR VICE PRESIDENT  
925.997.2307  
Adria@Lockehouse.com  
License #01498795