



## Downtown Retail/Office For Lease

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**W**  
COMMERCIAL



## PROPERTY DESCRIPTION

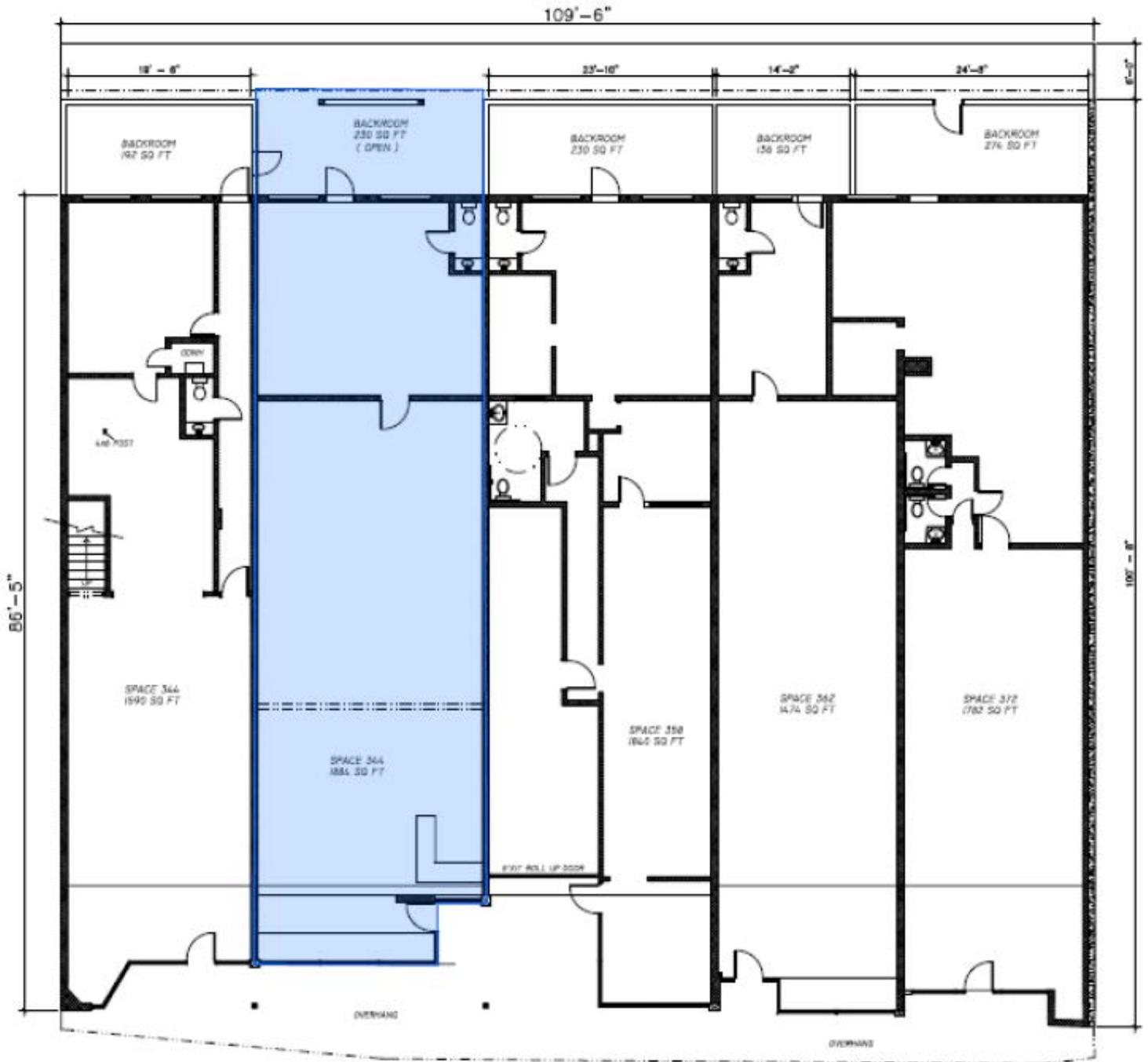
Retail or office for lease with glass storefront on popular State Street in downtown Ukiah! The approximately 2,114 square foot space is improved with a display window, brick façade, checkout counter, open floor plan, bathroom, and backroom for additional storage or office space. Historically used as retail, but can also be an office. Potential onsite parking spaces are also available for lease. High visibility, versatile spaces and a fantastic location in the heart of downtown!

## OFFERING SUMMARY

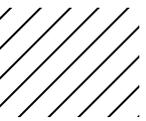
Lease Rate:	\$1,600 per month
Lease Type:	Modified Gross
Available SF:	2,114 SF
Building Size:	9,968 SF
Lot Size:	0.37 Acres
Year Built:	1938
Zoning:	C1
APN:	002-185-13

# Floor Plan

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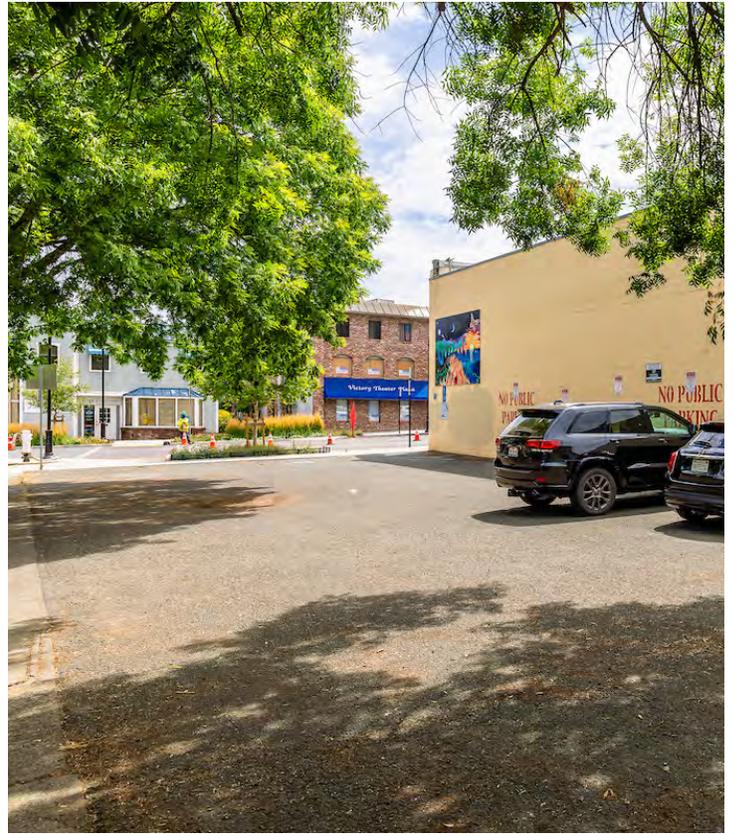


\* Measurements are not guaranteed and are not a representation by Broker or Landlord. Tenant bears sole responsibility for verifying actual size of Premises.



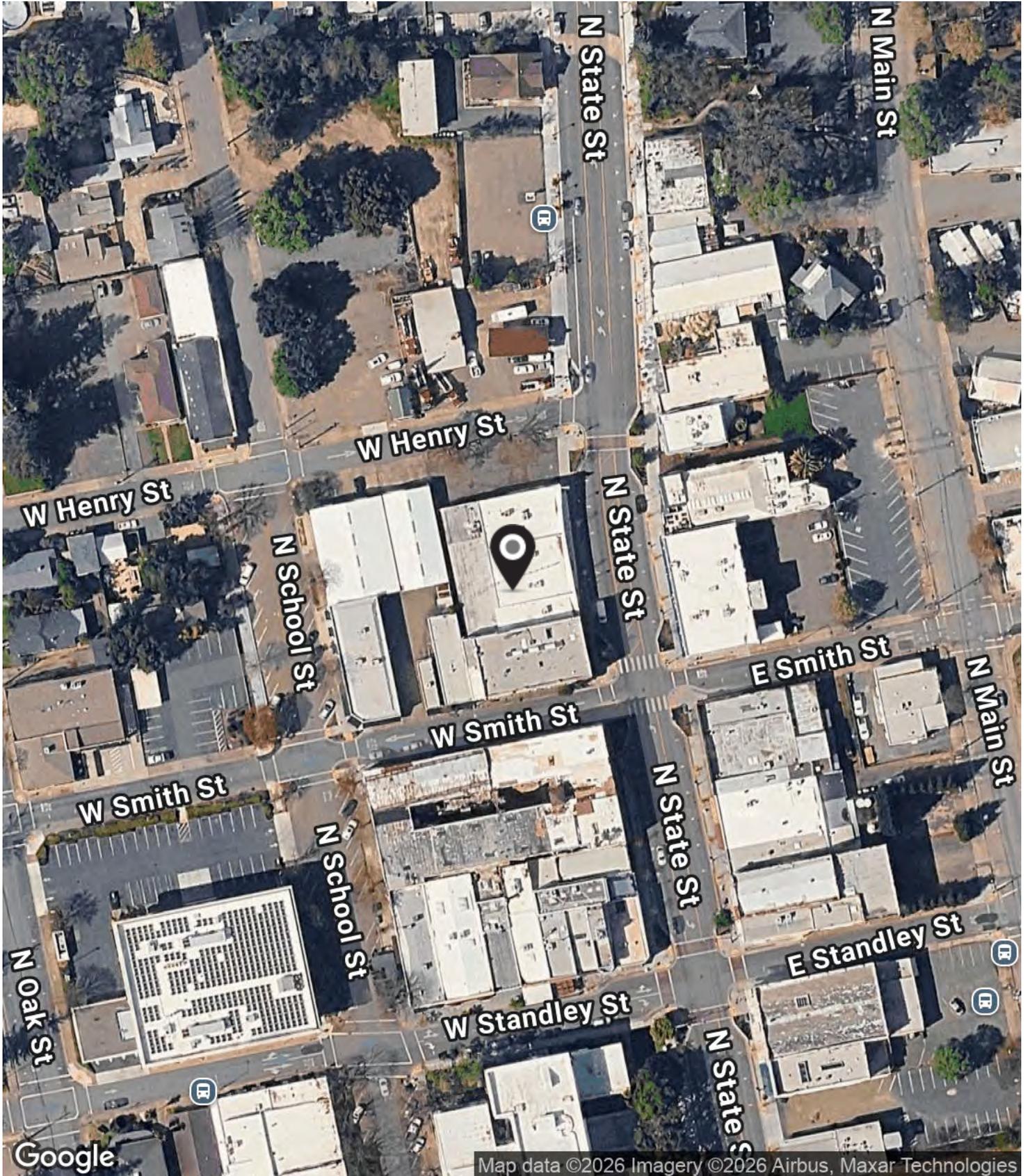
# Photos

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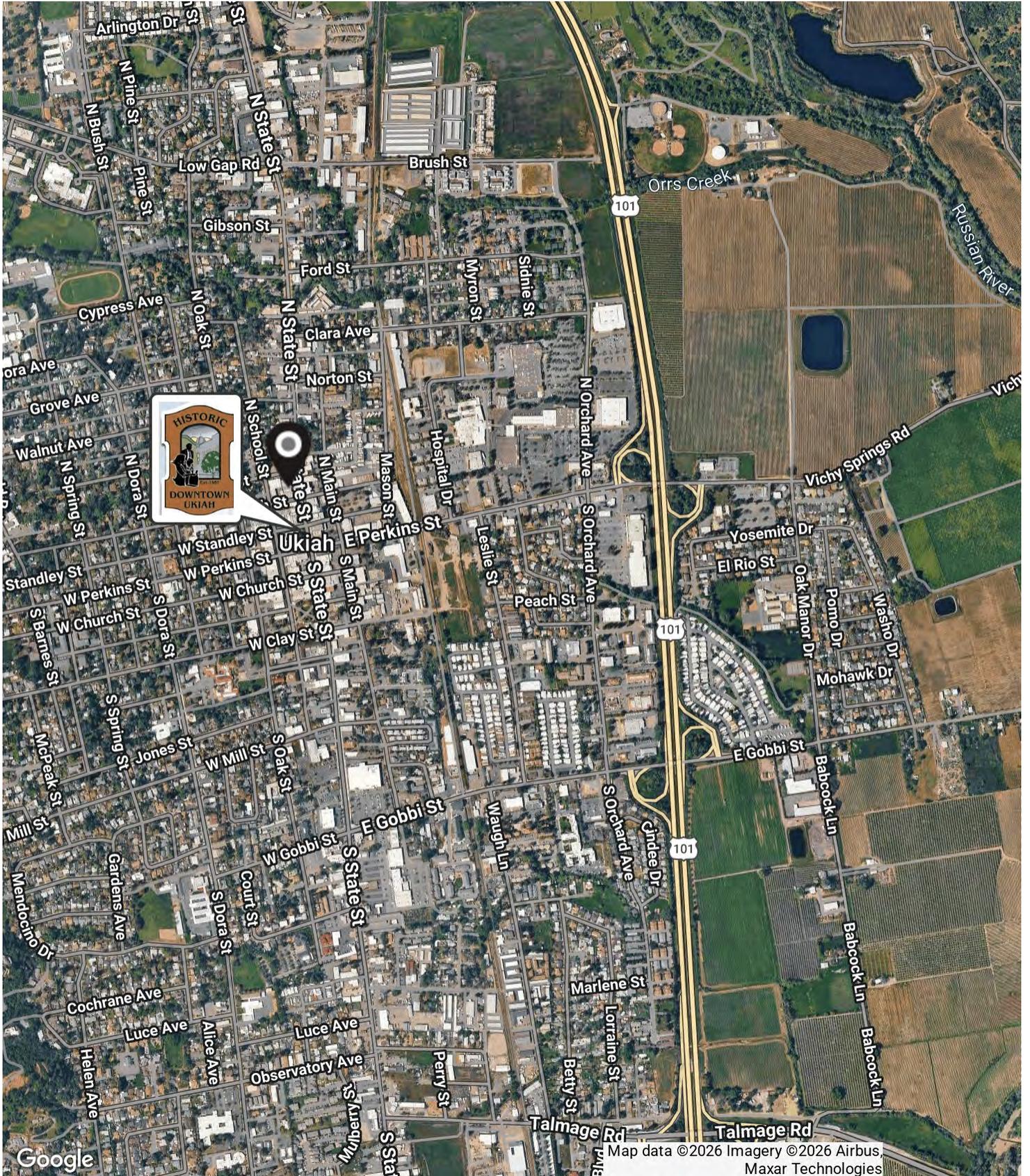
# Aerial Map

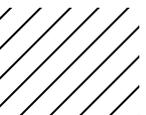
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# Location Map

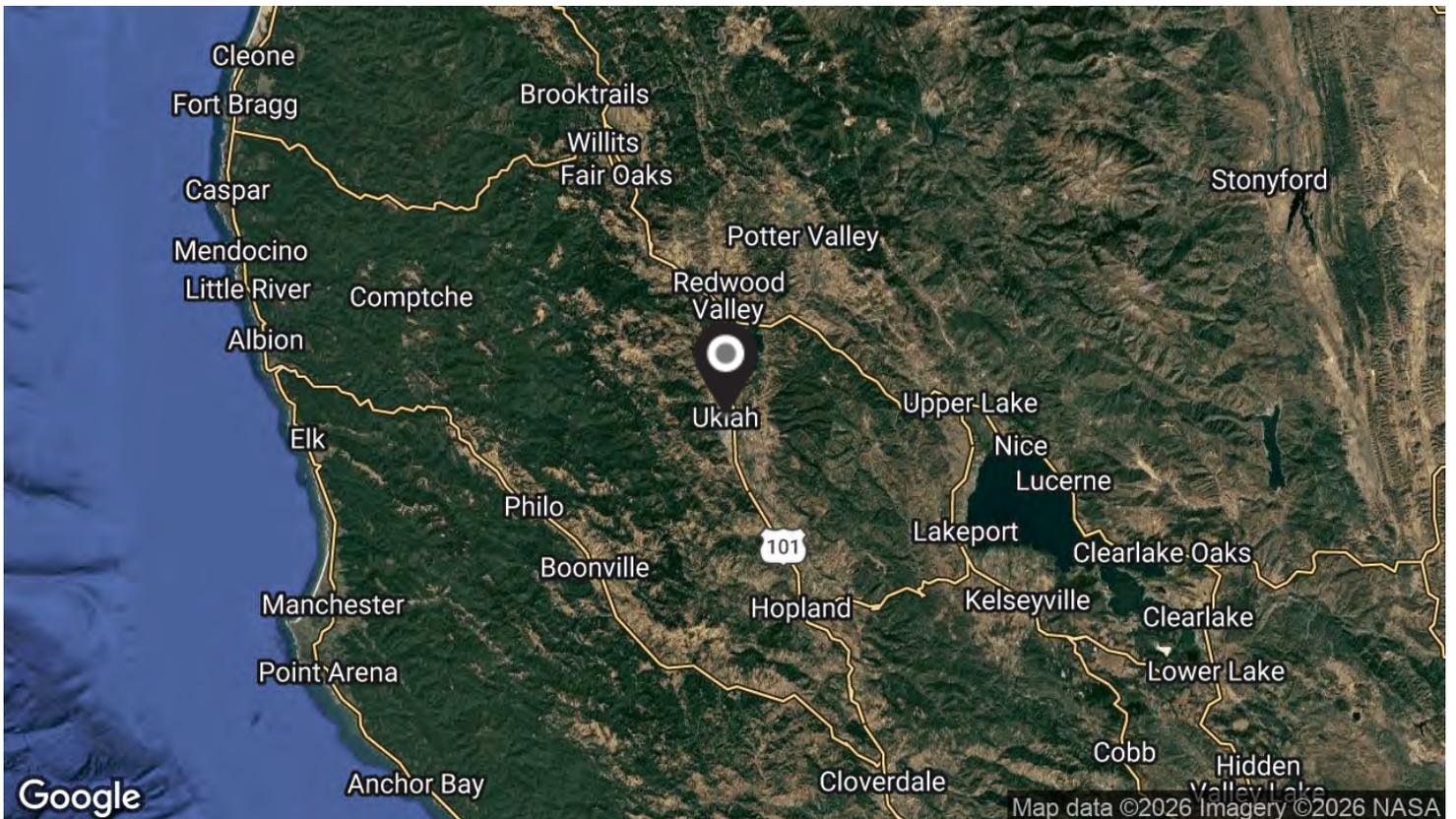
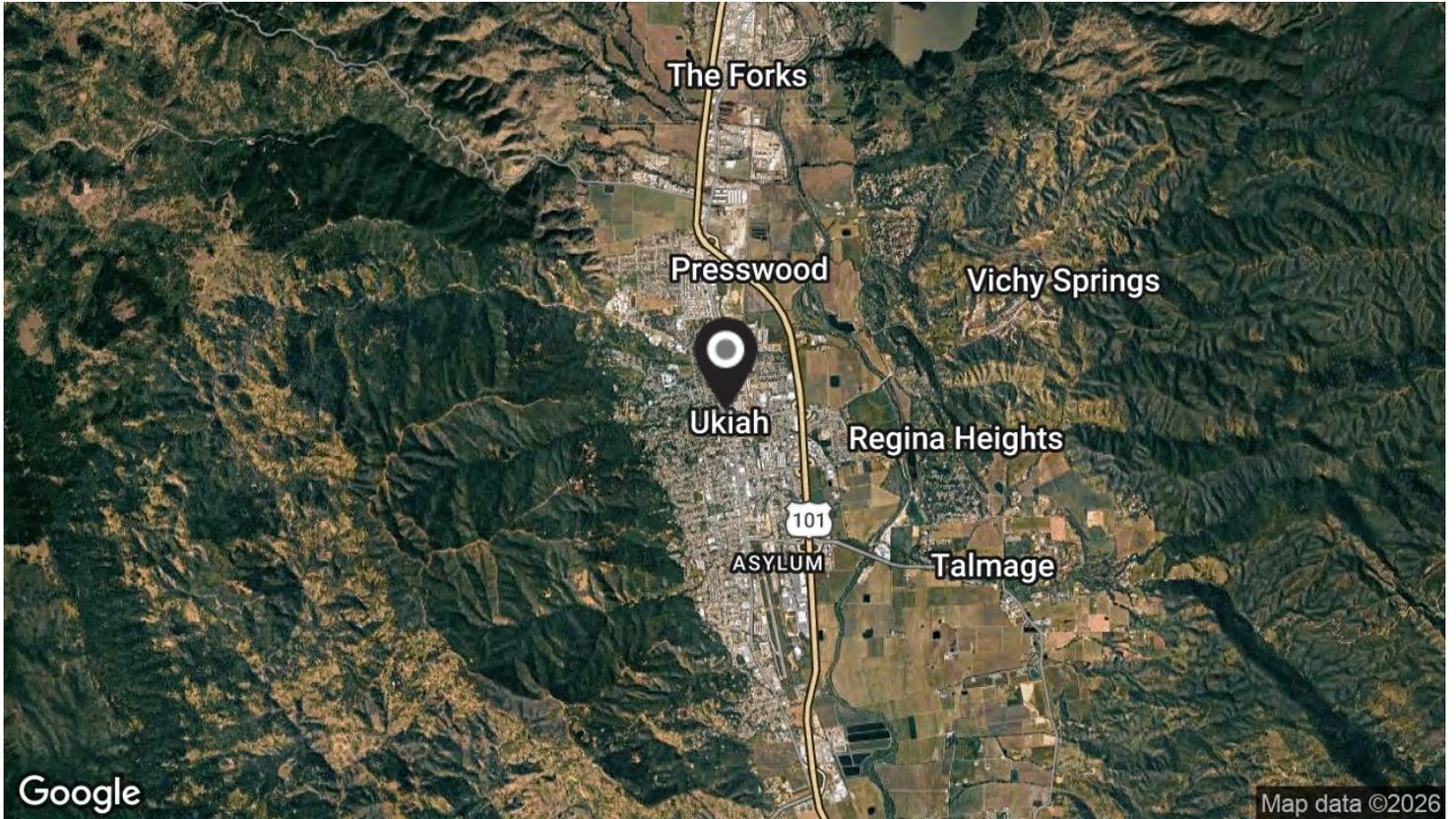
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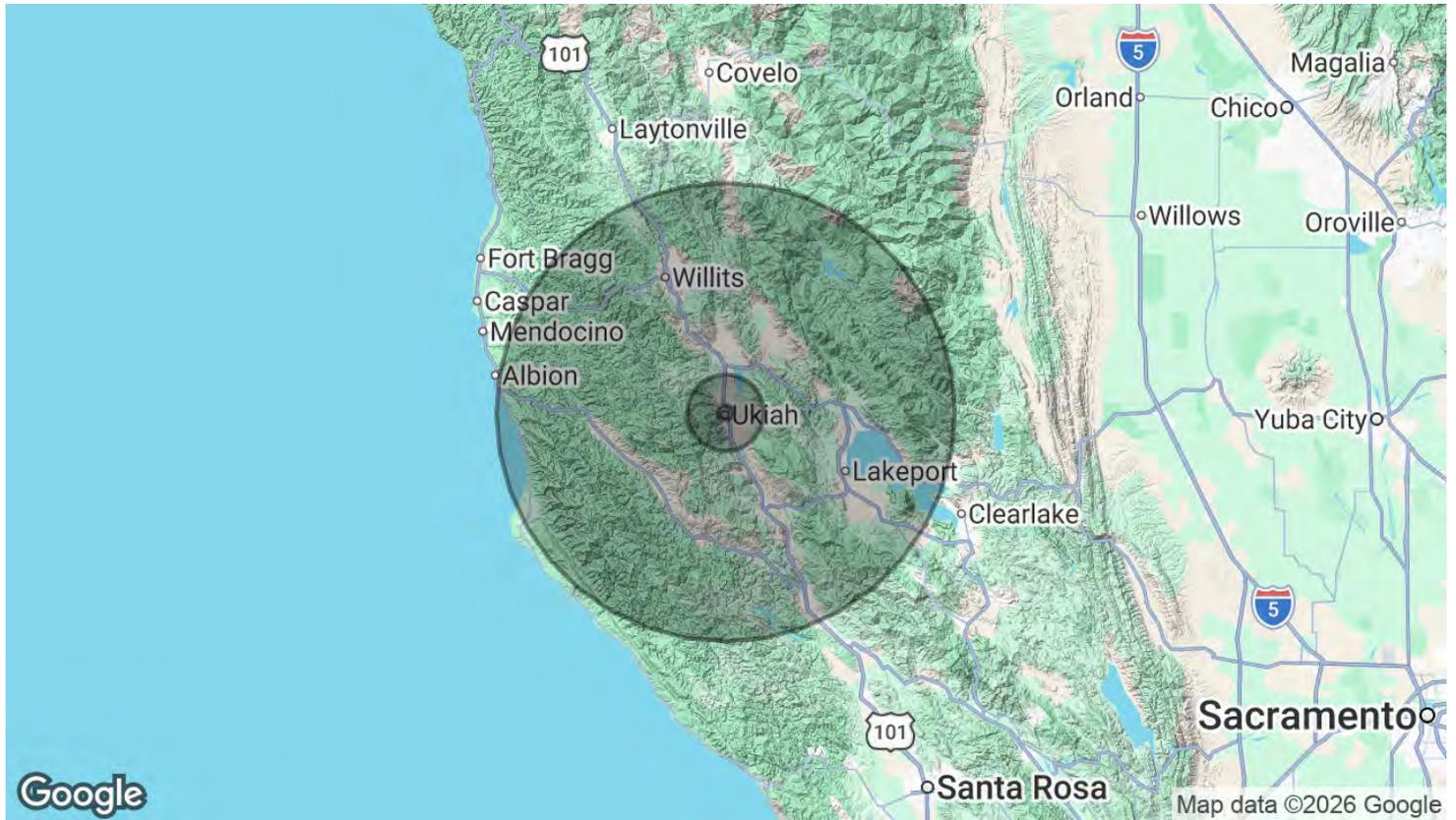
# Area Map

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# Demographics Map & Report

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## POPULATION

	1 MILE	5 MILES	30 MILES
Total Population	11,926	30,315	107,375
Average Age	40	40	44
Average Age (Male)	38	39	43
Average Age (Female)	42	42	45

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	30 MILES
Total Households	4,790	11,390	42,477
# of Persons per HH	2.5	2.7	2.5
Average HH Income	\$84,206	\$90,335	\$97,822
Average House Value	\$525,785	\$535,592	\$553,994

Demographics data derived from AlphaMap