

FOR LEASE



3000 N State St
Ukiah, CA 95482

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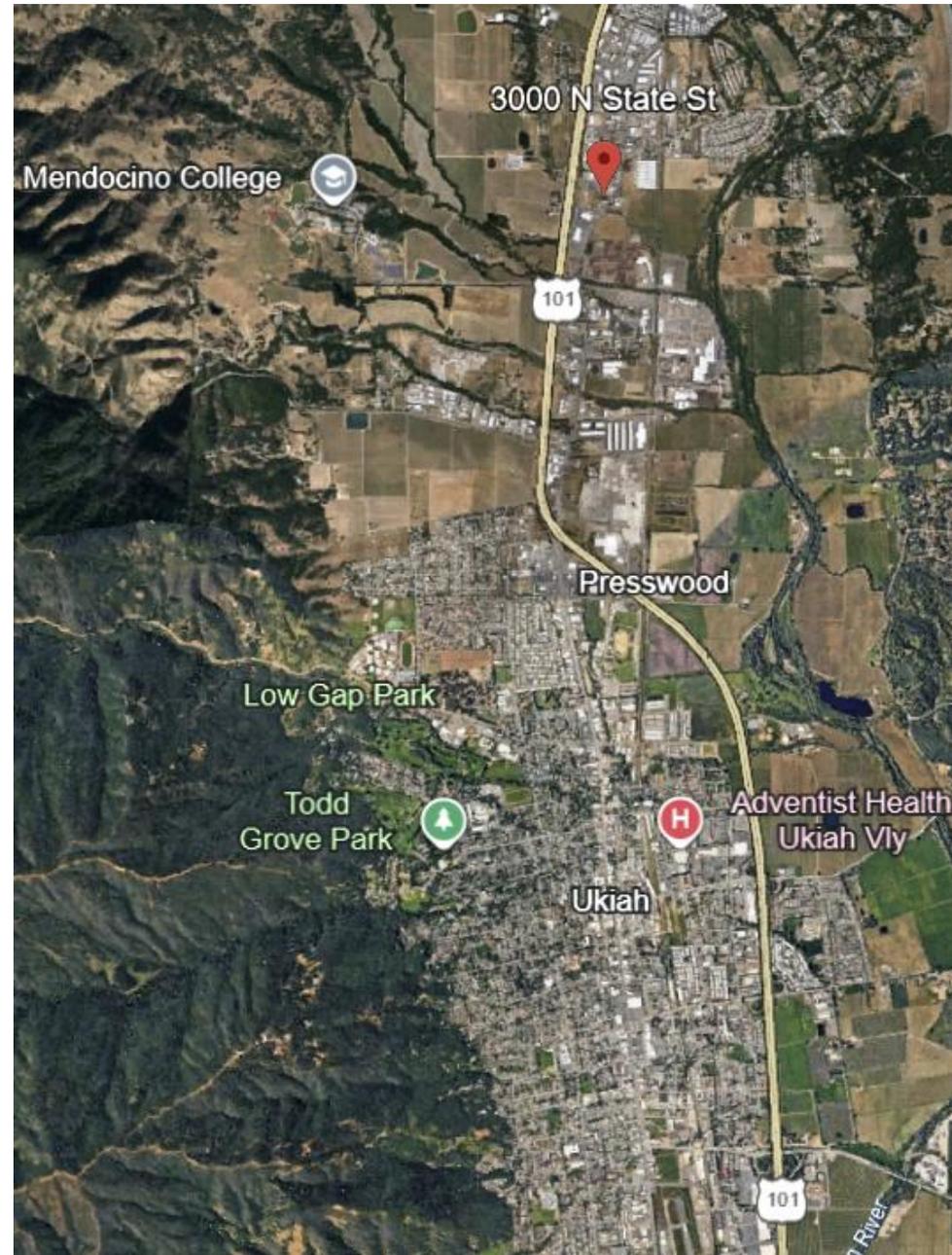
The above information, while not guaranteed, has been secured from sources we believe to be reliable. An interested party should verify the information herein.

ABOUT

3000 NORTH STATE ST | UKIAH | CA | 95482

3000 N State Street, a 0.58-acre, 3,100 sq ft commercial site located in the heart of Ukiah's busiest retail and automotive corridor. Boasting expansive frontage on North State Street the city's main street, this lot great visibility to thousands of passing vehicles daily.

Located directly adjacent to Thurston's Auto Group, the largest dealership in Mendocino county, this property can significantly benefit from synergy for automotive related businesses. With immediate proximity to the Highway 101 entry and exit ramps, logistics and customer access are effortless. The flexible C2 (General Commercial) zoning allows for a wide range of high-impact uses, including retail, automotive, wholesale, or professional services. Don't miss this opportunity to secure a flexible building with a great location in a thriving trade area.



PROPERTY DETAILS

- About **3,100 Sq Ft**
- **.58 AC** (25,333 sq ft) Lot Size
- APN # 169-113-24-00
- **Zoned General Commercial (CG)*** →
- 174 ft+ frontage of N State St
- Next to Largest Auto Dealer in Ukiah (Thurstons)
- City water | Sewer
- Next to entry/exit for Highway 101

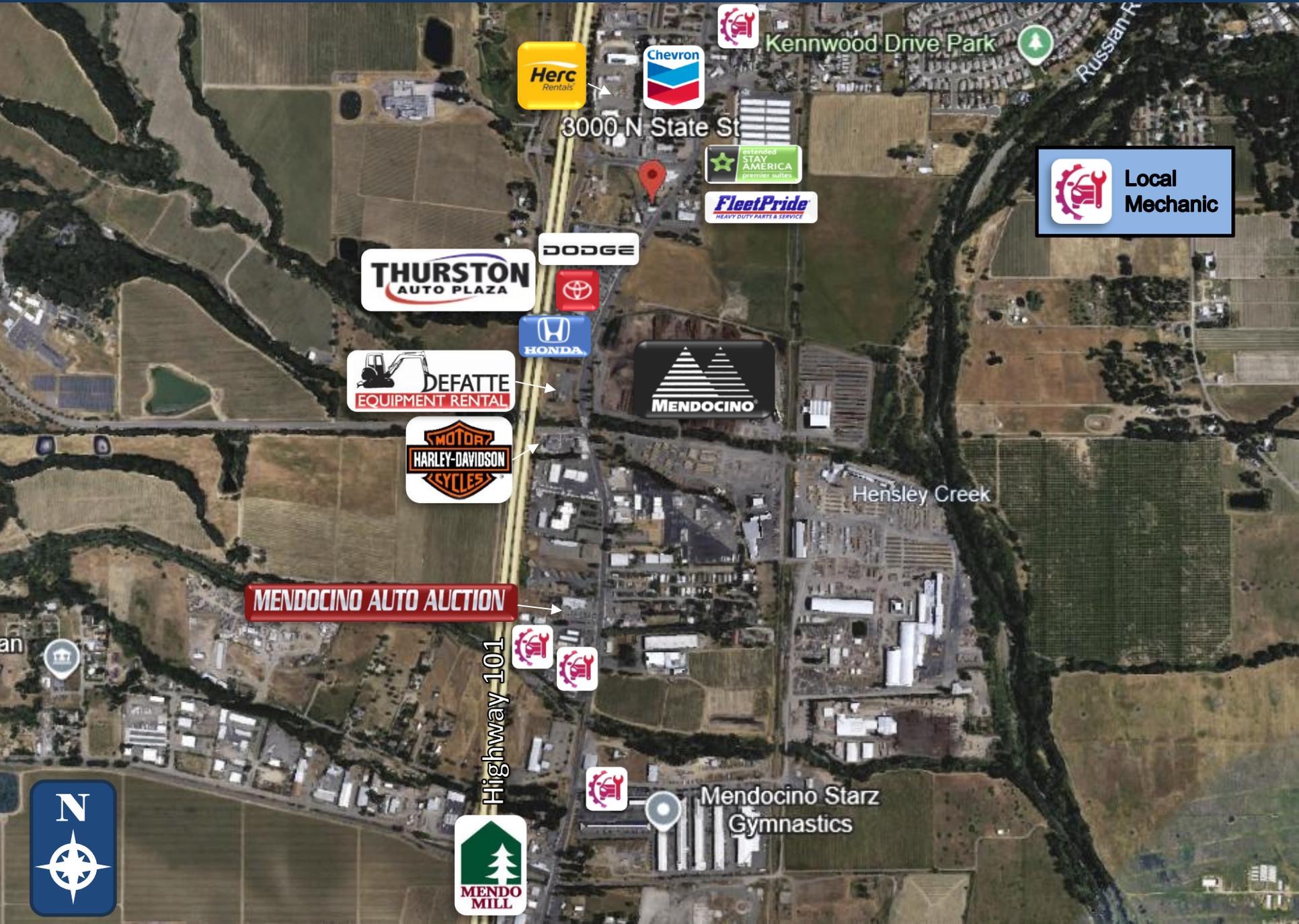
** CG (General Commercial) district. The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve residents and businesses throughout the City, including shops, personal and business services, and restaurants. The CG zoning district is consistent with the Retail and Business Services land use classification of the General Plan.*

FOR LEASE
\$4500/M
\$2.5 per sq ft

Street view: Santa Rosa Ave



AERIAL: What's Nearby



Kenwood Drive Park

3000 N State St



**Local Mechanic**

DODGE



Hensley Creek

MENDOCINO AUTO AUCTION

Highway 101



Mendocino Starz
Gymnastics



3000 N State St : Main Room



3000 N State St : Side Room

