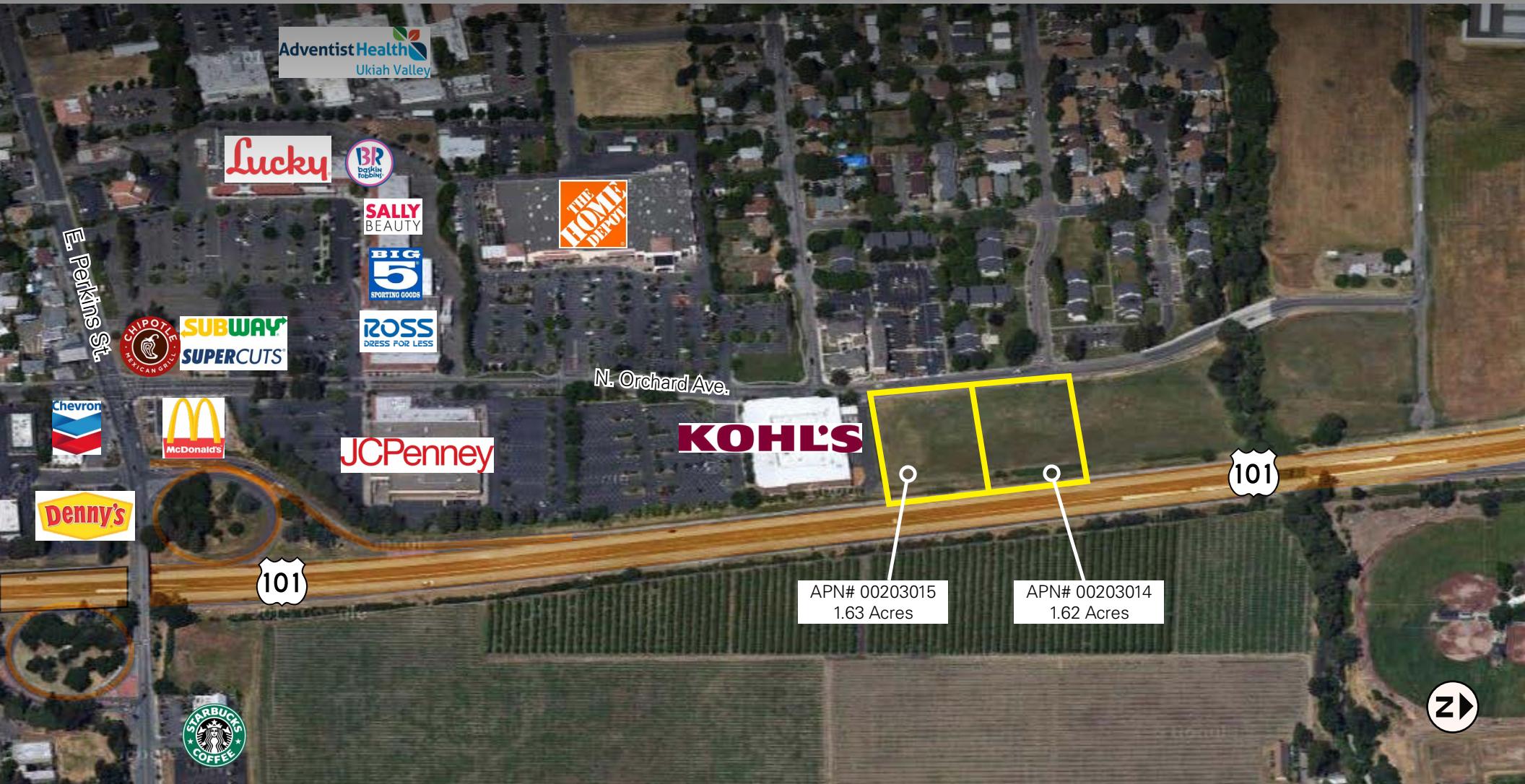


NORTH ORCHARD AVENUE, UKIAH, CALIFORNIA

FOR SALE
2 Parcels ~ 3.25 Acres Total



NEWMARK

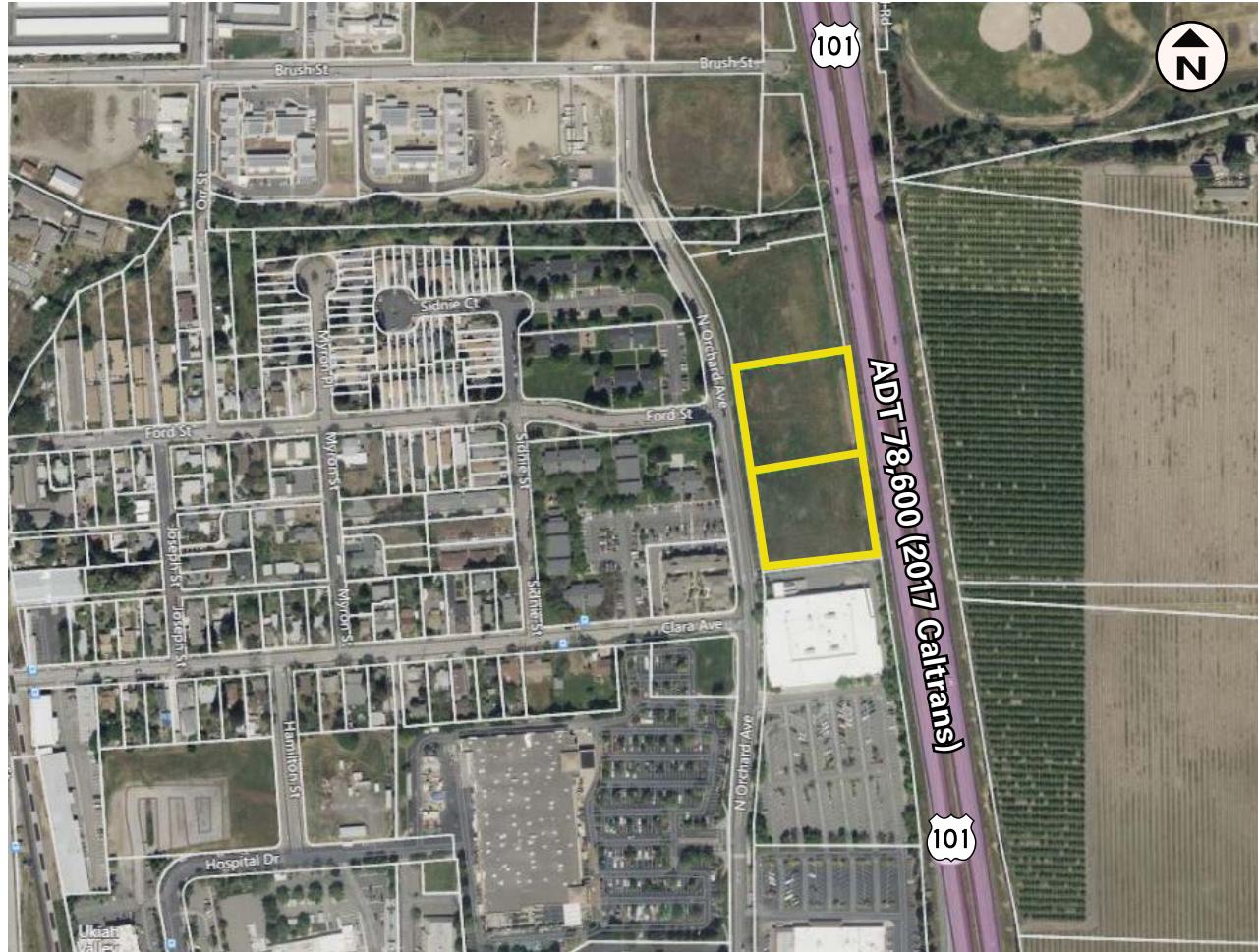
KEN NOACK, JR. Senior Managing Director
t 916-747-6442 / ken.noack@nmark.com
CA RE LICENSE #00777705

PROPERTY HIGHLIGHTS

FOR SALE

N. ORCHARD AVE.
2 PARCELS
3.25 ACRES

2



- MENDOCINO COUNTY
- ZONED C-1 (COMMUNITY COMMERCIAL)
- [CLICK HERE FOR A VARIETY OF PERMITTED USES](#)
- ±3.25 TOTAL ACRES
- ±409' HIGHWAY 101 FRONTAGE
- LOCATED IN AN OPPORTUNITY ZONE
- LOCATED ON A MAIN BUSINESS AND RETAIL CORRIDOR
- GREAT HOSPITALITY LOCATION FRONTING HIGHWAY 101
- APN# 00203015 ~ 1.63 ACRES
APN# 00203014 ~ 1.62 ACRES

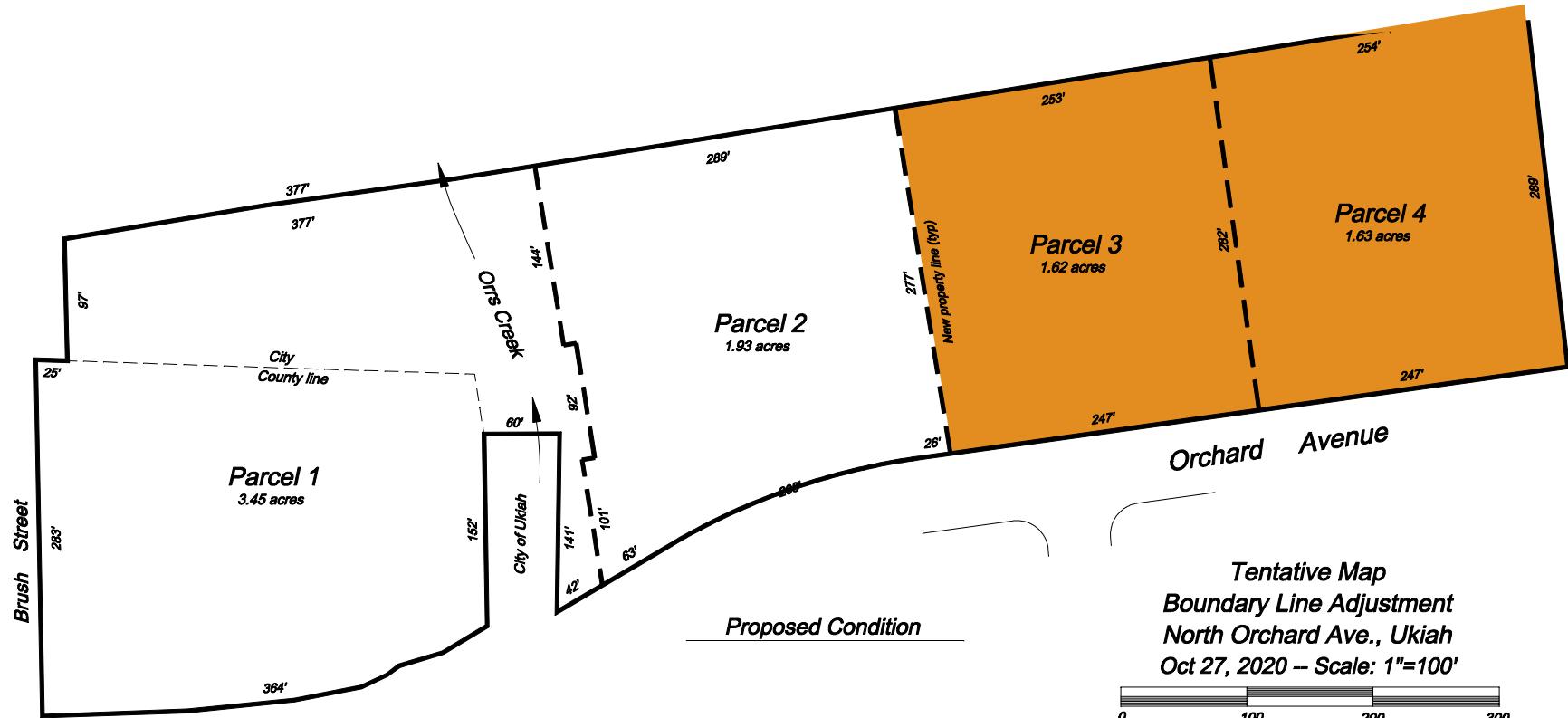
PARCEL MAP



FOR SALE

N. ORCHARD AVE.
2 PARCELS
3.25 ACRES

3



DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
Population	30,231	36,045	42,882
Median Age	41	41	43
Average HH Income	\$79,785	\$80,993	\$82,153
Total Households	11,323	13,462	16,323

FOR SALE

N. ORCHARD AVE.
2 PARCELS
3.25 ACRES

4

UKIAH QUICK FACTS

- Ukiah is located along busy Highway 101 corridor and just 2 hours north of San Francisco
- Ukiah is near the east/west intersection of Highway 20 providing access to the Central Valley and Coast
- On average, Ukiah's development fees are 50-60% lower than other cities in the area
- No school impact fees
- Electricity rates in Ukiah are on average 20% lower than PG&E and it's power is comprised of 70% green renewable energy
- Ukiah is centrally located to over 30 wineries
- Since 2010, visitor spending in Ukiah has increased nearly 50%
- Ukiah is the healthcare hub of Mendocino County with over 1,000 medical professionals working in the immediate area



NEWMARK

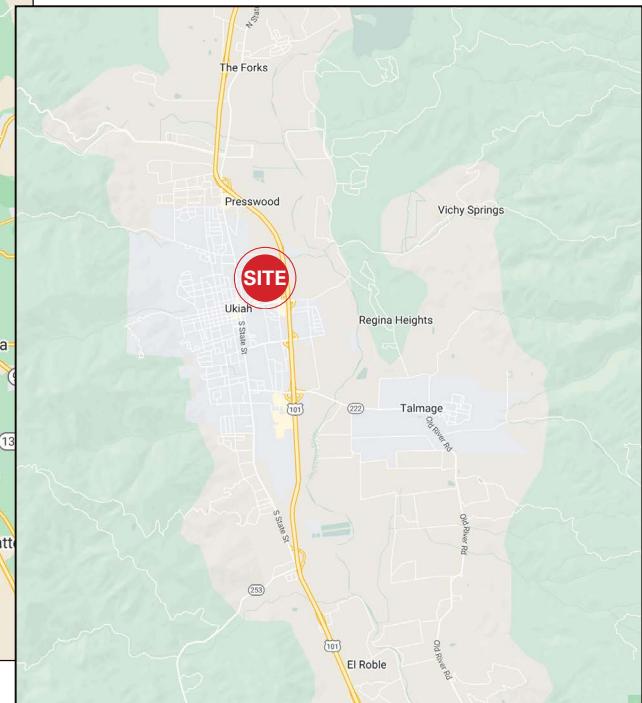
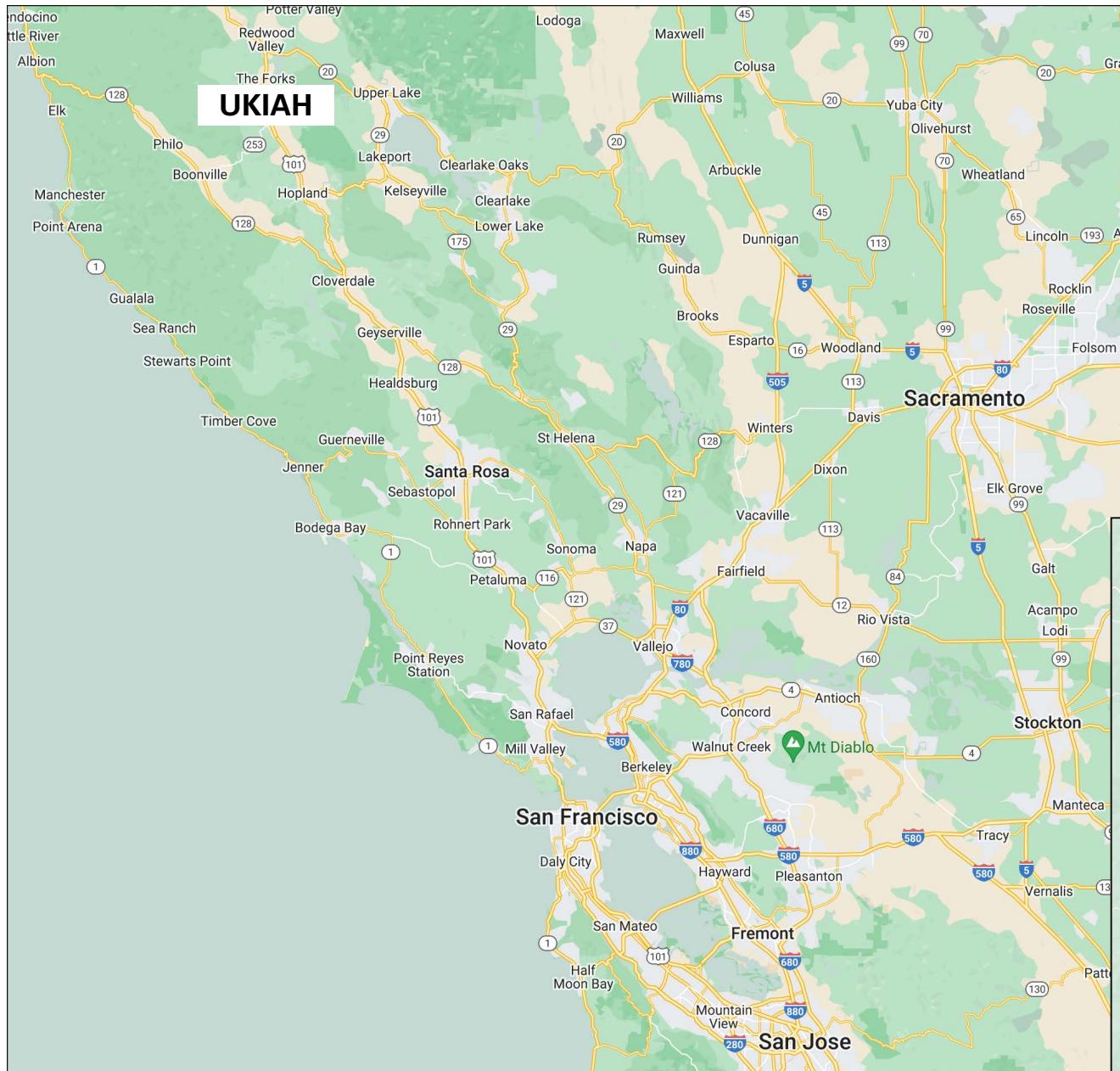
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LOCATION MAP

FOR SALE

**N. ORCHARD AVE.
2 PARCELS
3.25 ACRES**

5



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NEWMARK



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YEARS OF EXPERIENCE

44

AREAS OF SPECIALTY

Land

Retail

Tenant Representation

Landlord Representation

Ken Noack is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Three-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78
- President/Board of Directors – Headwaters Basin Project

Partial List of Sale Transactions

<u>Location</u>	<u>Value</u>
3,300 Acres, Amador County, CA	WND
16,100 acres, Amador County, CA	\$90,000,000
1,200 acres, Rancho Murieta, CA	WND
250 acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco – Bachelor of Science Degree in Human Relations
Organizational Behavior

Personal Information

In his spare time, he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 39 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has also completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world