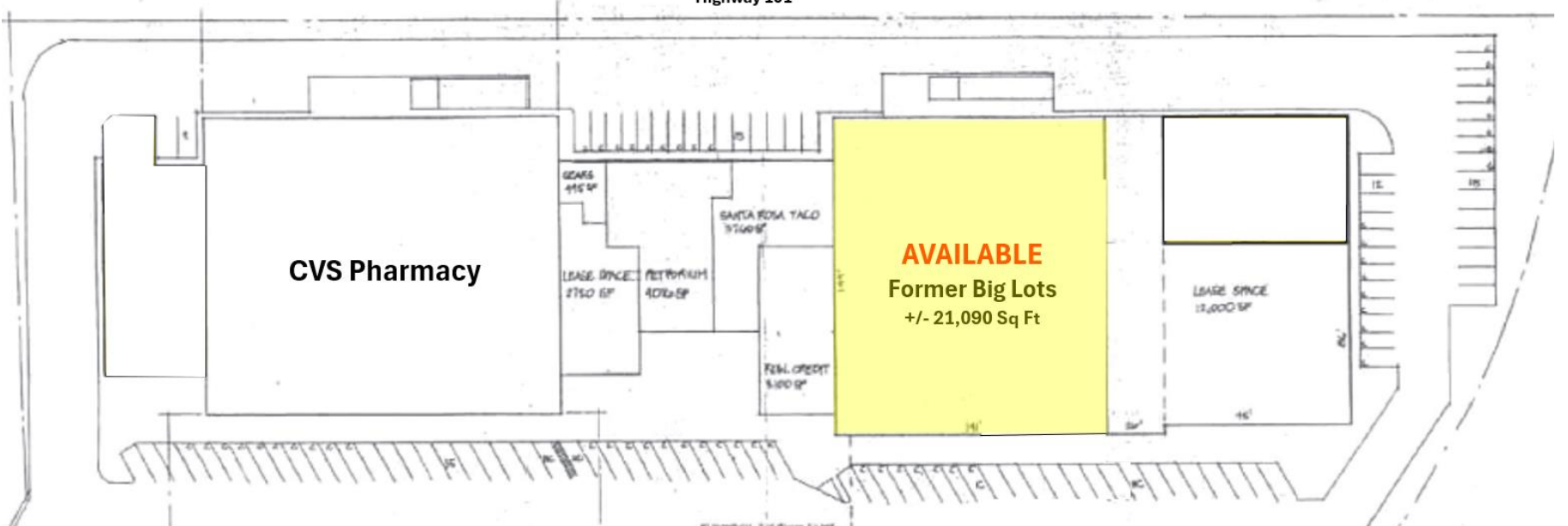


# Former Big Lots | 21,090 Sq. Ft.

225 S. Orchard Ave, Ukiah, CA 95482



Highway 101



### Orchard Plaza Center Highlights:

**Year Built:** 1976  
**Center Size:** +/- 93,000 Sq. Ft. (12.3 acres)  
**Available Space:** +/- 21,090 Sq. Ft.  
**Zoning:** C-1  
**Lease Rate:** \$0.99 psf NNN  
**Parking:** 5.2 spaces per 1,000 sq. ft.  
**Existing Tenants:** CVS Pharmacy, Anytime Fitness, Redwood Credit Union, El Taco Loco, Asia Grand Buffet, DCI Dialysis Clinic, Stars Restaurant, Brown Bear Toys, Smoke Shop

### Location Highlights:

- S. Orchard Ave @ Perkins: Busiest intersection in Ukiah  
- Visibility along Hwy 101  
- Ukiah population 16,658  
- Trade area pop. 100,000+  
- Nearby retailers: Home Depot, Ross, Walgreens, Kohl's, Lucky, Big 5, Adventist Health Ukiah Valley, West America Bank



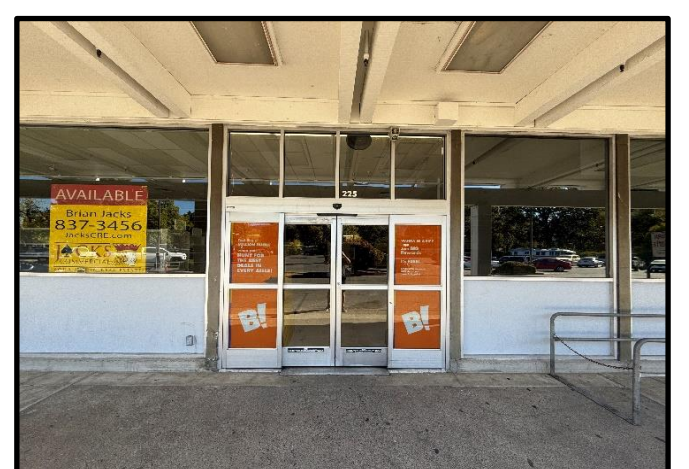
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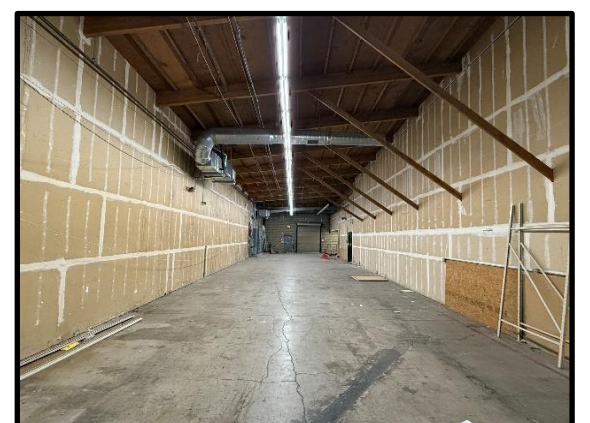
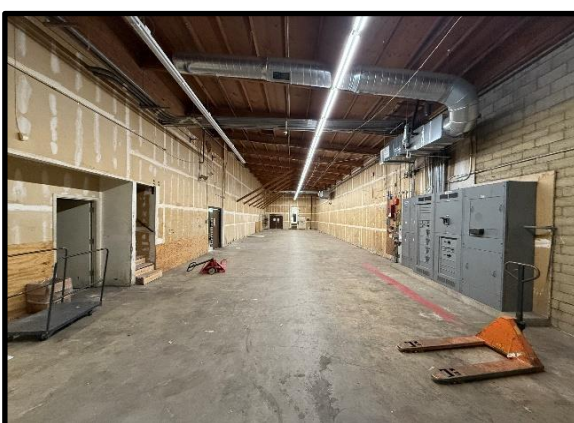
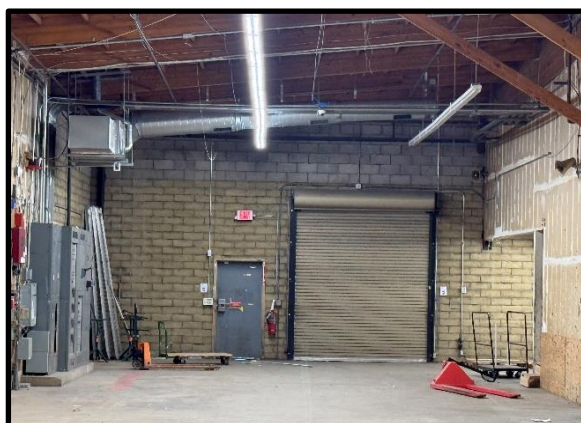
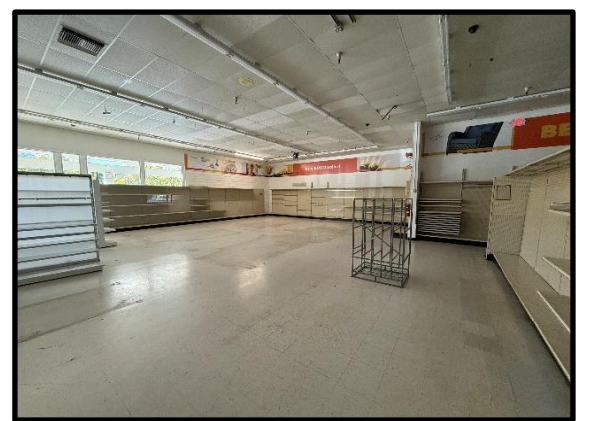
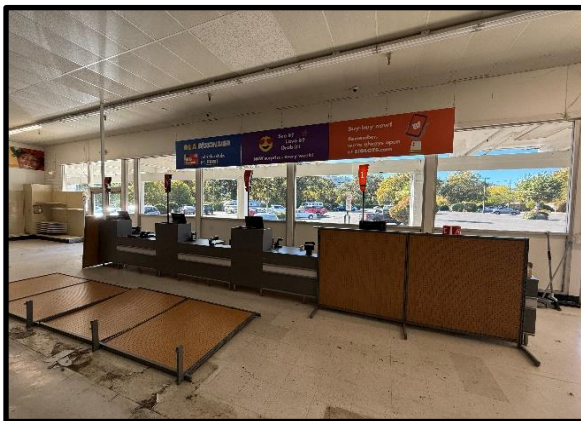
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