



PRIME EUREKA DRIVE-THRU ASSET ON HIGH-VISIBILITY US-101

1906 4TH ST. EUREKA, CA 95501

FOR LEASE



ALPHA
REAL ESTATE ADVISORS



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EXECUTIVE SUMMARY

1906 4th St.
Eureka, CA 95501



GLA

1,000 SF



LOT SIZE

0.36 AC



INVESTMENT HIGHLIGHTS

- **Freestanding Drive-Thru Opportunity**
±1,000 SF freestanding retail building situated on a ±0.36-acre parcel, purpose-built for high-velocity, convenience-oriented users seeking dominant presence in a supply-constrained market.
- **Brand-New 2024 Construction**
Recently delivered construction offering modern design, efficient layout, and minimal deferred maintenance—perfect for tenants looking to open fast and avoid retrofit headaches.
- **Double-Stack Drive-Thru Configuration**
Rare double-stack drive-thru design allows for enhanced throughput and peak-hour efficiency—ideal for QSR, coffee, or other high-volume users.
- **Turnkey, QSR-Ready Infrastructure**
Delivered with core back-of-house infrastructure already in place—including three-compartment sink, dedicated hand sink, mop sink, and water heater—reducing upfront capital costs and accelerating tenant buildout timelines for food and beverage users.
- **High-Exposure Location on US-101**
Prominently positioned along US-101 with excellent ingress/egress, capturing strong daily traffic counts and providing unmatched visibility to both local and regional drivers.
- **One of the Only Drive-Thru Options in Eureka**
Extremely limited drive-thru inventory in the Eureka market—especially newly constructed product—creating a compelling competitive advantage for tenants.
- **Proximity to Major Demand Drivers**
Located ±1.5 miles from Eureka High School (1,226 students) and ±2 miles from Providence St. Joseph Hospital (138 beds), ensuring consistent daytime traffic from students, staff, and visitors.



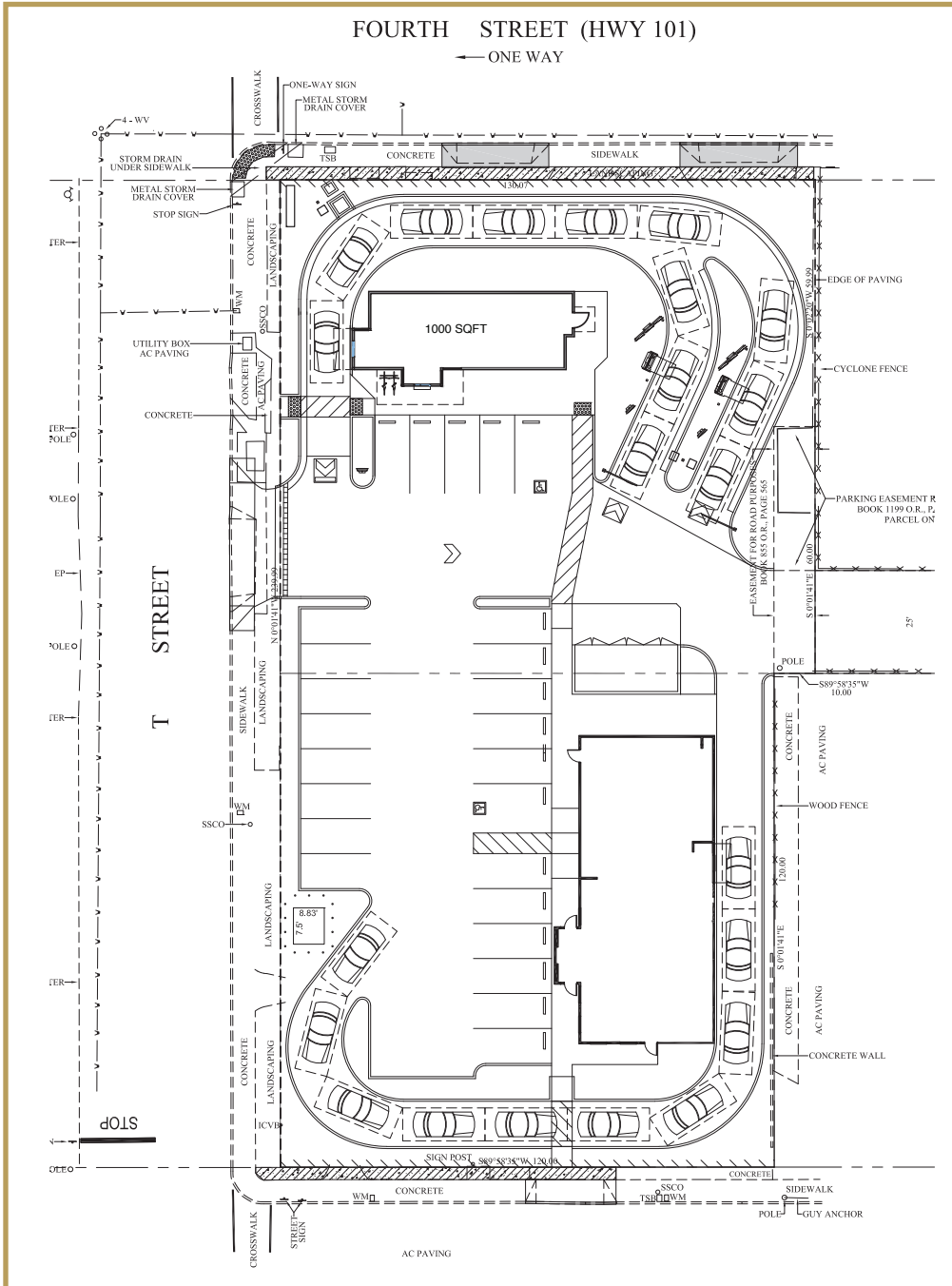
PROPERTY PHOTOS



AERIAL



SITE PLAN AND TRAIL EXPANSION



EUREKA WATERFRONT TRAIL EXPANSION

Source: Source: City of Eureka, Eureka Waterfront Trail

The City of Eureka is advancing a major public amenity. The Waterfront Trail, a new pedestrian and multi-use path system designed to connect the downtown core with the city's scenic waterfront and neighboring districts. The planned trail alignment extends approximately 1.5 miles and will pass within ~2,000 feet of the subject property, enhancing non-vehicular connectivity between commercial, residential, and recreational nodes.

This investment is expected to increase localized pedestrian and bicycle activity, support spillover visitation from waterfront events and attractions, and strengthen demand drivers for adjacent businesses and retail uses. By tying the historic core, waterfront parks, and adjacent commercial corridors together, the Waterfront Trail supports a broader shift toward mixed-use mobility and community placemaking in Eureka.



HOUSING DEVELOPMENTS



1310 MYRTLE AVENUE: MIXED-INCOME APARTMENT COMMUNITY

Source: LINC Housing breaks ground on three new affordable apartment communities in Eureka

LINC Housing has broken ground on a new 31-unit affordable apartment community at the southeast corner of Sunny & Myrtle avenues, strengthening residential density near downtown Eureka. The development includes a thoughtfully balanced mix of unit types — 16 one-bedroom, eight two-bedroom, and seven three-bedroom apartments — designed to serve workforce, family, and mixed household needs within easy walking distance of retail, services, and transit.

The project incorporates meaningful resident amenities, including a 1,566 square-foot courtyard on the ground floor and a 606 square-foot community room, fostering community engagement and enhancing quality of life. As part of a broader strategy to expand housing supply and support local population growth, this project contributes to the incremental expansion of Eureka's residential base — directly enhancing the underlying consumer demand fundamentals for adjacent commercial and convenience retail uses.



THIRD & G STREET (OLD TOWN): MIXED-USE HOUSING DEVELOPMENT

Source: Lost Coast Outpost – Eureka Planning Commission Approves Third & G Street Development

The Eureka Planning Commission has approved plans for a four-story mixed-use residential development at Third & G Street in Old Town, marking a significant new addition to downtown's housing stock and walkable urban fabric. The project will introduce a range of residential units, including three fully ADA-accessible homes, reinforcing the city's commitment to inclusive, infill residential growth within proximity to core commercial and entertainment corridors.

Located within a short walk of the subject property, this development supports increased demand for neighborhood services, convenience retail, and food-oriented uses as the downtown population expands. The addition of new households in Old Town enhances the daytime and evening consumer base, improving long-term foot traffic fundamentals for adjacent retail nodes.

AREA OVERVIEW

Eureka, CA

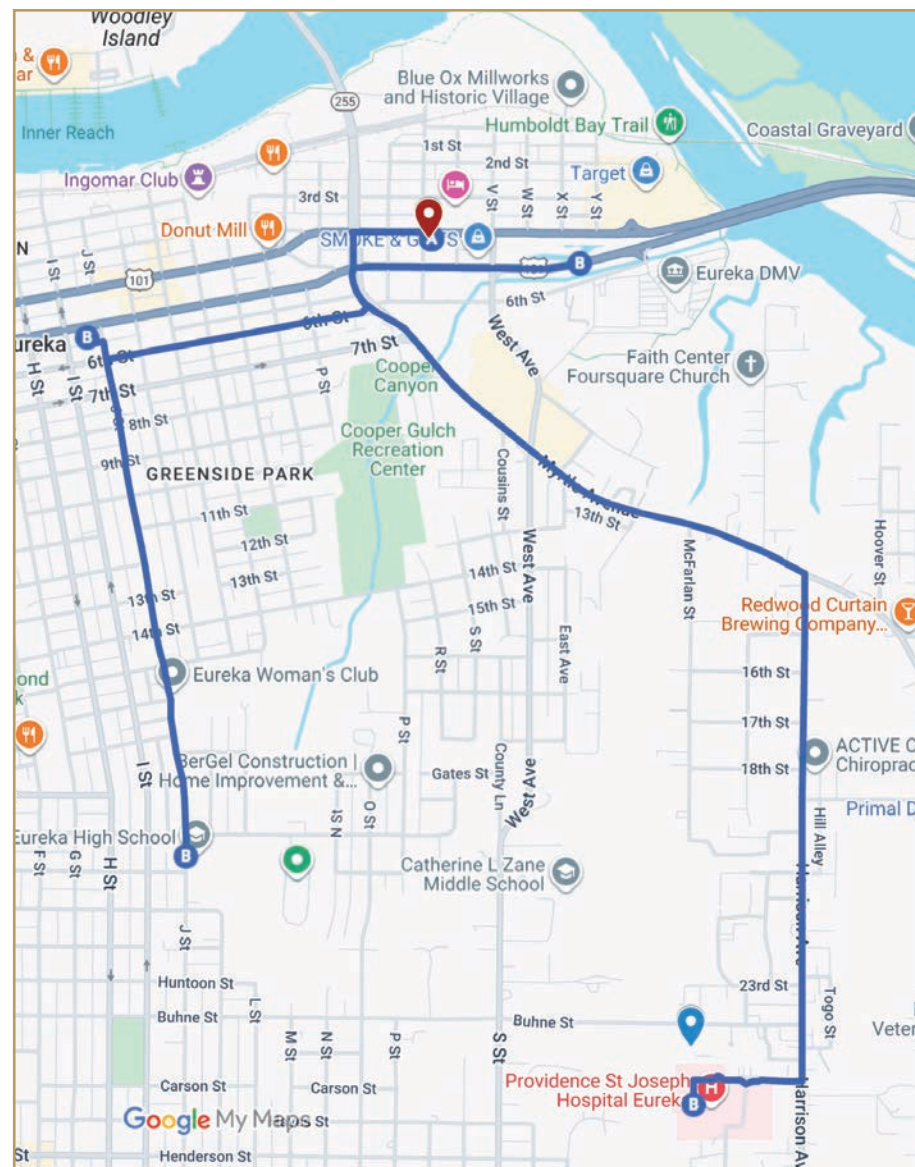
Eureka serves as the primary commercial and service hub for Humboldt County and the greater North Coast region, drawing daily traffic from Arcata, McKinleyville, Fortuna, and surrounding rural communities. As the county's largest city, Eureka captures an outsized share of retail, dining, and service demand relative to its population, making it a proven location for convenience-driven and necessity-based users.

The local economy is anchored by healthcare, education, government, and tourism, providing a stable employment base and consistent daytime population. Providence St. Joseph Hospital, the region's primary medical center, along with nearby schools and public institutions generate reliable weekday traffic patterns that strongly support QSR and drive-thru formats.

Eureka's retail market is highly supply-constrained, with limited new construction and significant barriers to entry. New, purpose-built drive-thru product is exceptionally rare, creating a competitive moat for operators that secure modern sites with strong visibility and access. This scarcity has helped existing QSR locations maintain durable sales volumes with limited cannibalization risk.

The Eureka trade area supports a population of approximately 135,000+ residents countywide, with strong concentration along the US-101 corridor. The area benefits from steady employment, limited retail leakage, and a consumer base that relies heavily on convenient, accessible dining options due to geographic isolation and regional travel patterns. Tourism provides incremental demand, supported by regional travel along US-101 and consistent visitation to nearby coastal and redwood destinations, benefiting high-visibility drive-thru QSR sites.

For national QSR operators, Eureka offers a defensible, under-served market with strong barriers to entry, minimal new competition, and consistent demand drivers. Well-located, modern drive-thru sites along US-101 provide the opportunity to establish long-term market dominance in a region where convenience, visibility, and throughput directly translate to sales performance.



0.1 MILES

U.S. 101

1 MILES

DOWNTOWN EUREKA

1.5 MILES

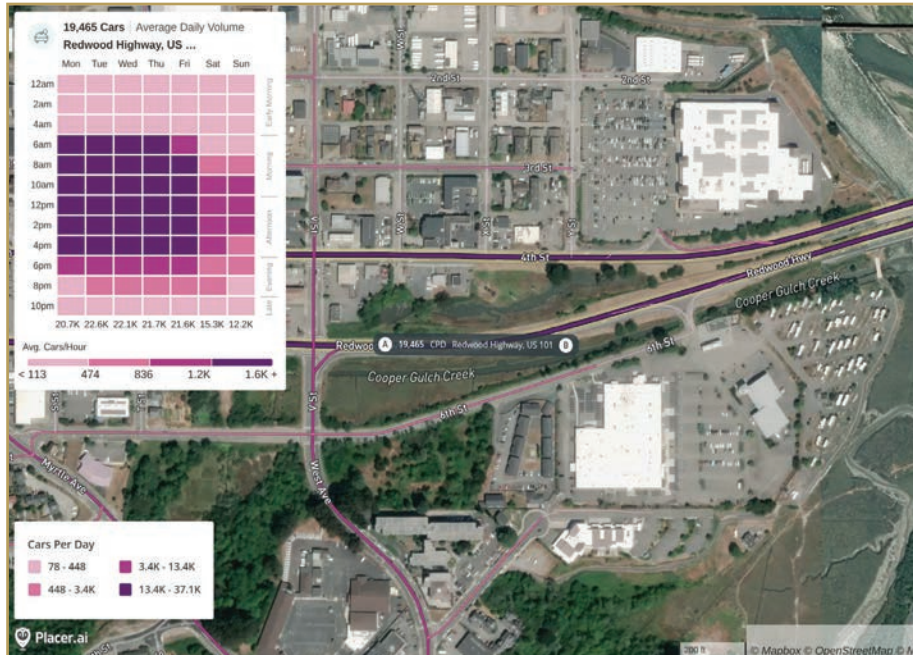
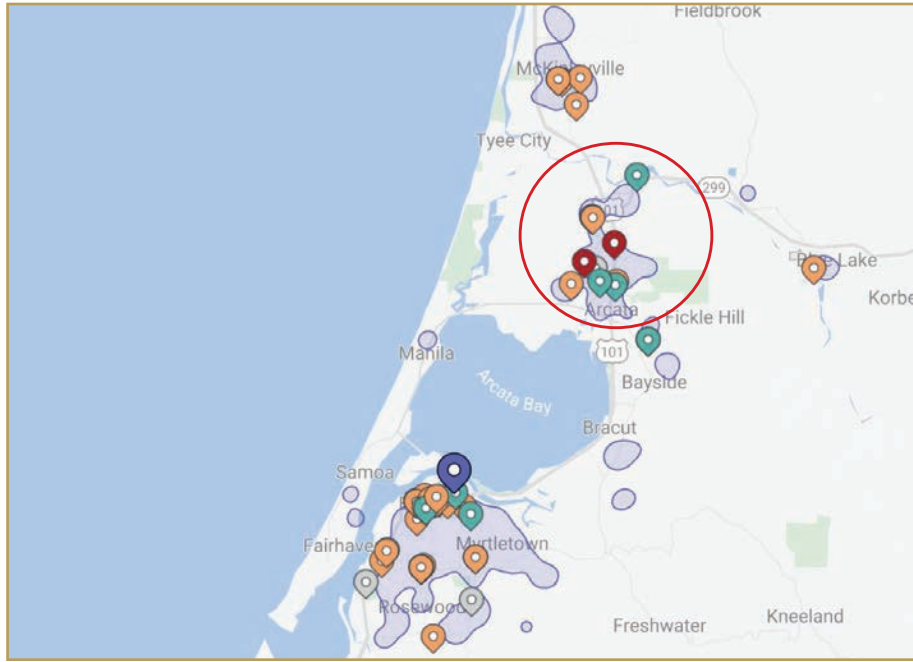
EUREKA HIGH SCHOOL

98 MILES

PROVIDENCE ST. JOSEPH HOSPITAL



AREA OVERVIEW



REGIONAL GROWTH & ACTIVE DEVELOPMENT

Eureka continues to experience steady public and private investment concentrated along the US-101 corridor and surrounding downtown districts. Recent and planned developments reflect a focus on mixed-use infill, residential density, and infrastructure improvements that support long-term economic stability and sustained consumer activity.

The subject property benefits from proximity to multiple active development nodes, reinforcing the corridor's role as the region's primary commercial and commuter spine.

ESTABLISHED HIGH-VOLUME TRAFFIC CORRIDOR

Redwood Highway (US-101) serves as the dominant north-south arterial through Eureka, connecting residential neighborhoods, employment centers, and regional destinations. Average daily traffic counts of approximately 19,000-20,000 vehicles provide consistent exposure to both local and regional drivers.

Traffic patterns show elevated volumes during morning and midday hours, aligning well with convenience-oriented, drive-thru, and quick-service retail demand.

DEMAND DRIVERS & RETAIL FUNDAMENTALS

Surrounding land uses include established retail, service, medical, and employment centers that generate reliable daily activity. The combination of regional through-traffic and localized consumer movement supports a resilient operating environment for high-visibility, convenience-driven users.

Together, these fundamentals position the site as one of the most compelling drive-thru opportunities along the Eureka US-101 corridor.

Source: *Placer.ai* | Third-Party Consumer Activity & Traffic Analysis



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Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized.

Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



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