

McKinleyville Shopping Center

City Center Road
McKinleyville, CA 95519
(707) 268-1800

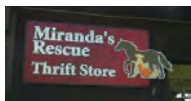


1200 W. Harris Street, Eureka, CA 95503
(707) 268-1800
(707) 268-1801 Fax

greg.p@piersoncompany.com
www.piersoncompany.com/Available Space
www.mckinleyvilleshoppingcenter.com

- Home of the Humboldt County Airport and the World's Largest Totem Pole
- Home of the #1 volume Safeway store of the area
- \$320 million dollar tourist industry in Humboldt County
- Education level is higher than the U.S. average
- McKinleyville is growing over 8 times faster than the county average
- Humboldt State University and College of the Redwoods have a student population of over 17,000
- Major Employers: Humboldt State University, Sierra Pacific Industries, St. Joseph Health Services, Humboldt County Office of Education

McKinleyville Shopping Center



NOAH'S ARK



The Shopping Center's vacant land is designated the "Town Center"



Business US 101 Pylon Sign



McKinleyville, CA

World's Largest Totem Pole



The MCKINLEYVILLE SHOPPING CENTER



Space #1 – 8,576 Sq. Ft. Open Floor Plan - Available Now



Space #2 – 7,304 Sq. Ft. Former School Great for Office - Available Now

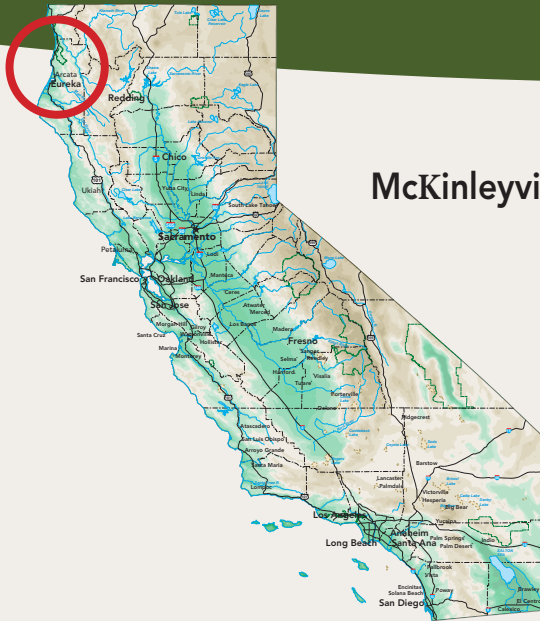


Space #25 – 4,624 Sq. Ft. Stand Alone Building. Former Bank - Available 6 months from offer date.

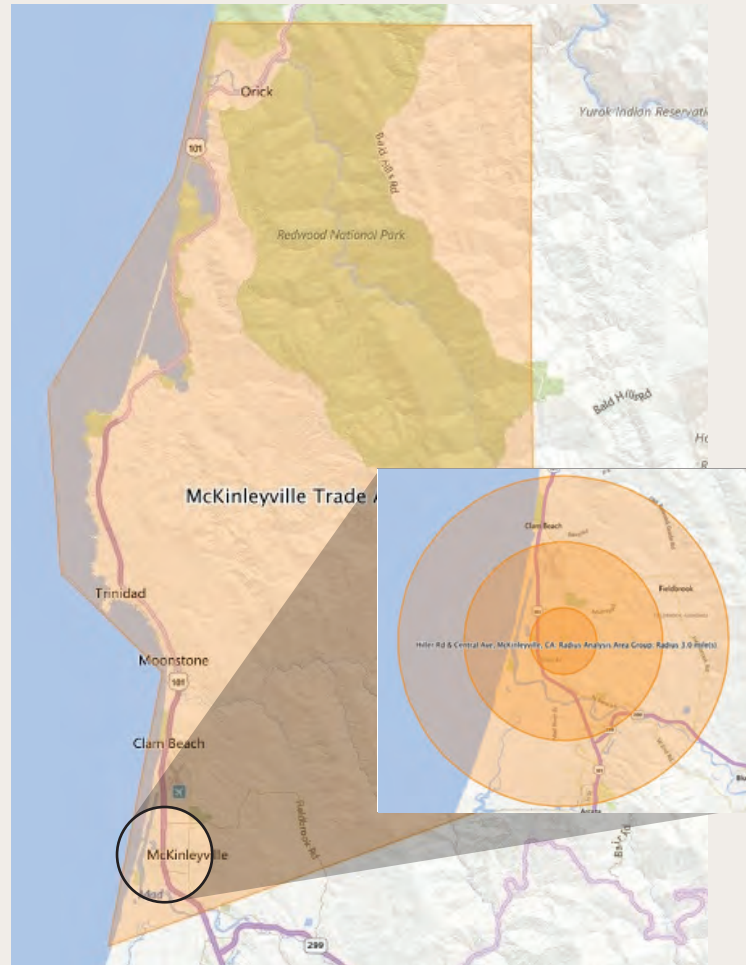


Space #14 – 2,038 Sq. Ft. Great Visibility - Available Now

For leasing information call: (707) 268-1800 Ext. 316
www.piercompany.com/AvailableSpace
www.mckinleyvilleshoppingcenter.com



McKinleyville Shopping Center Trade Area



McKinleyville Market Area Profile

Trade Area Profile:

Current Population	19,611
Current Median Age.....	42
Average Household Income	\$67,050

	1 mi.	3 mi.	5 mi.
Population	8,509	16,806	30,405
Population Growth	4.78%	3.08%	2.25%
Average HH Income	\$70,439	\$72,605	\$65,209
College Educated	71.96%	64.69%	67.82%

Center of the Community Since 1962:

- 19,520 vehicles drive by daily
- Home of the #1 volume Safeway Store of the area
- Adjacent to 50 acres of developable property
- Population has grown 8 times faster than the county average



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