

FOR LEASE SHORELINE CENTER

1285-1337 S. Main Street
Lakeport, California 95453

ANCHOR TENANTS: Grocery Outlet/Dollar Tree

SPACE AVAILABLE: 8,125 SF –available, (space plan attached)
1,166 SF-available, (space plan attached)
985 SF available, (space plan attached)
1,900 SF-available, former Hair & Nails (space plan attached)

Center will be remodeled in 2026 including parking lot (see attached)

LOCATION: SWC Lakeport Blvd. at South Main Street.

SIZE & PARKING: Approximately ± 57,000 square feet. Busiest intersection in Lakeport.
4.5 cars/1000 sf parking.

SURROUNDING AREA: Because of this property's proximity to Highway 29, the trade area is expanded to include Upper Lake, Nice and Lucerne to the northeast and Kelseyville, Lower Lake, Middletown and Clearlake to the south and southeast.

TRAFFIC COUNTS: 14,000 on Lakeport Blvd; 16,500 on S. Main Street both as of 2020.

DEMOGRAPHICS AND TRADE AREA: 30,000 people within 10 miles radius. \$63,100 HH income.
Approximately 45% of jobs in the County are located in Lakeport area.

ANCHOR TENANT PROFILE: Grocery Outlet store is in top 10% of all store locations of 400 store chain.

For additional information, please contact:

EXCLUSIVE LEASING AGENT

JIM FLETCHER

Jim Fletcher Company, Inc.

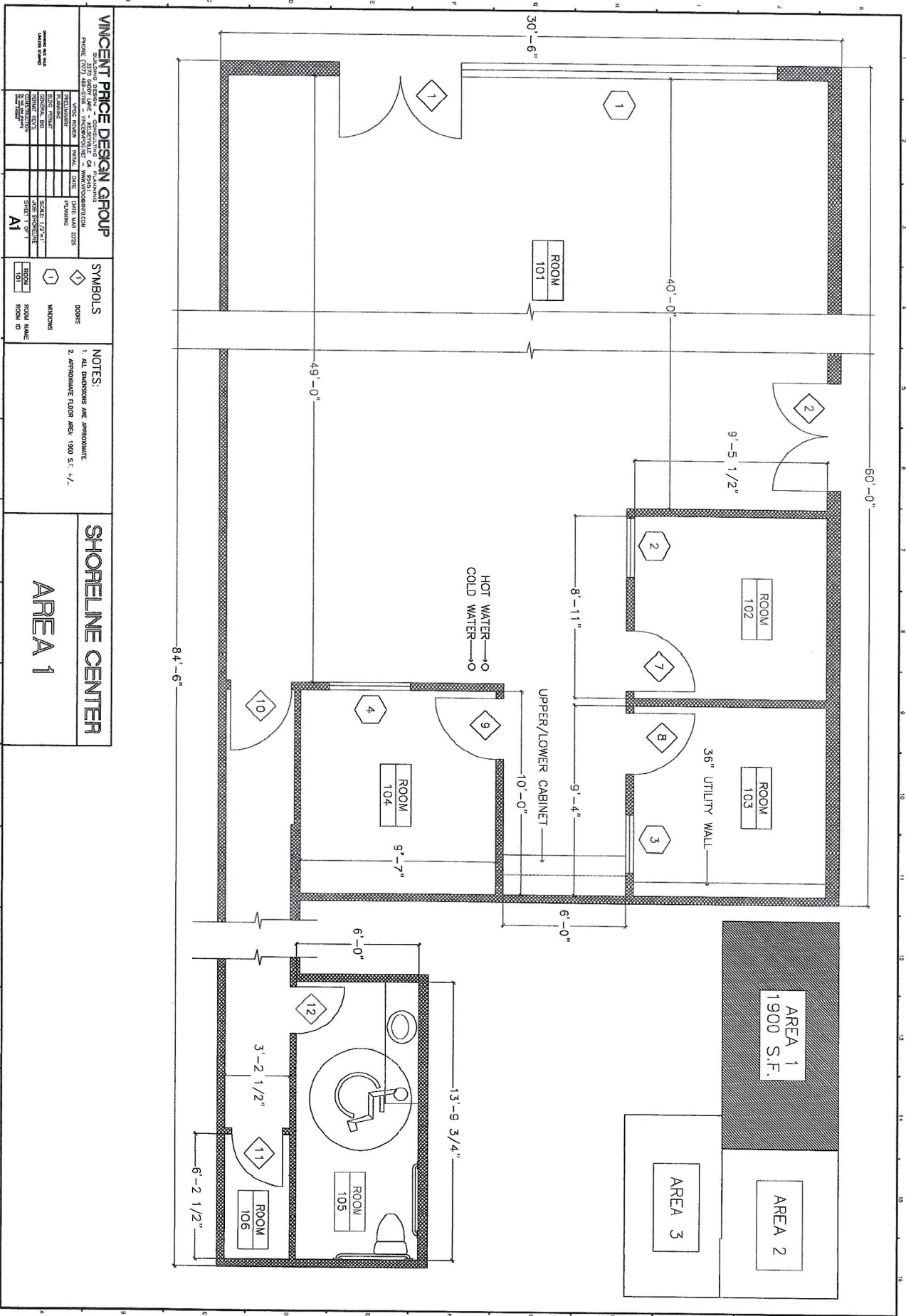
Lic. #00875924

(415) 389-7900

Email: fletchj@pacbell.net

PLEASE READ CAREFULLY

This statement with the information it contains, while not guaranteed, has been secured from sources we believe to be reliable. This offering is subject to change, errors, omissions, prior or pending sale, lease, exchange or withdrawal without notice.



VINCENT PRICE DESIGN GROUP

3170 NORTH LAKE AVENUE, SUITE 200
 DENVER, COLORADO 80202
 PHONE (303) 733-1100
 PROJECT: SHORELINE CENTER
 DRAWING NO: 100-100-100-100
 DATE: 10/10/00
 SCALE: 1/2" = 1'-0"
 SHEET: A1

SYMBOLS

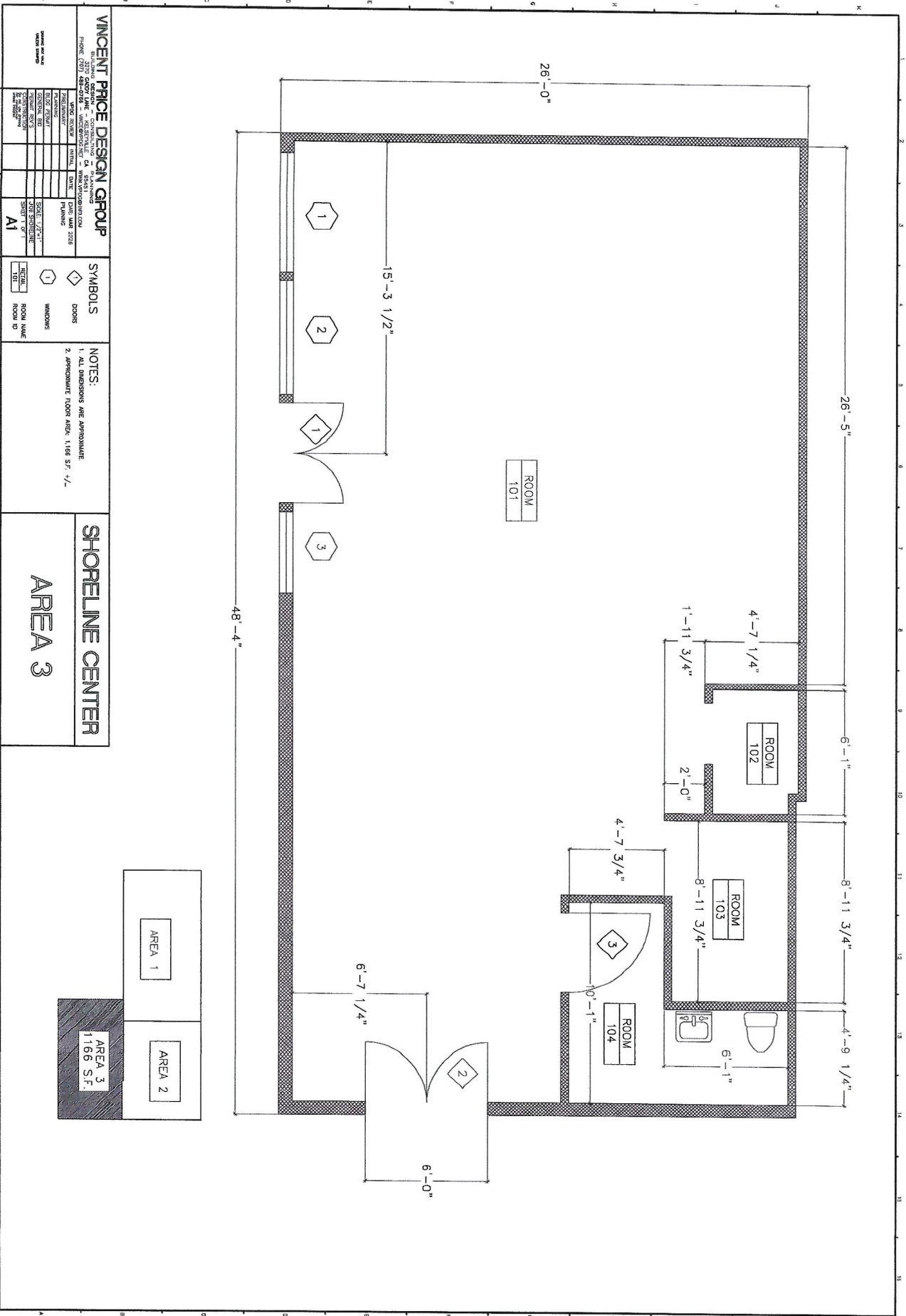
1	DOORS
2	WINDOWS
3	TRIAL NAME
4	ROOM ID

NOTES:

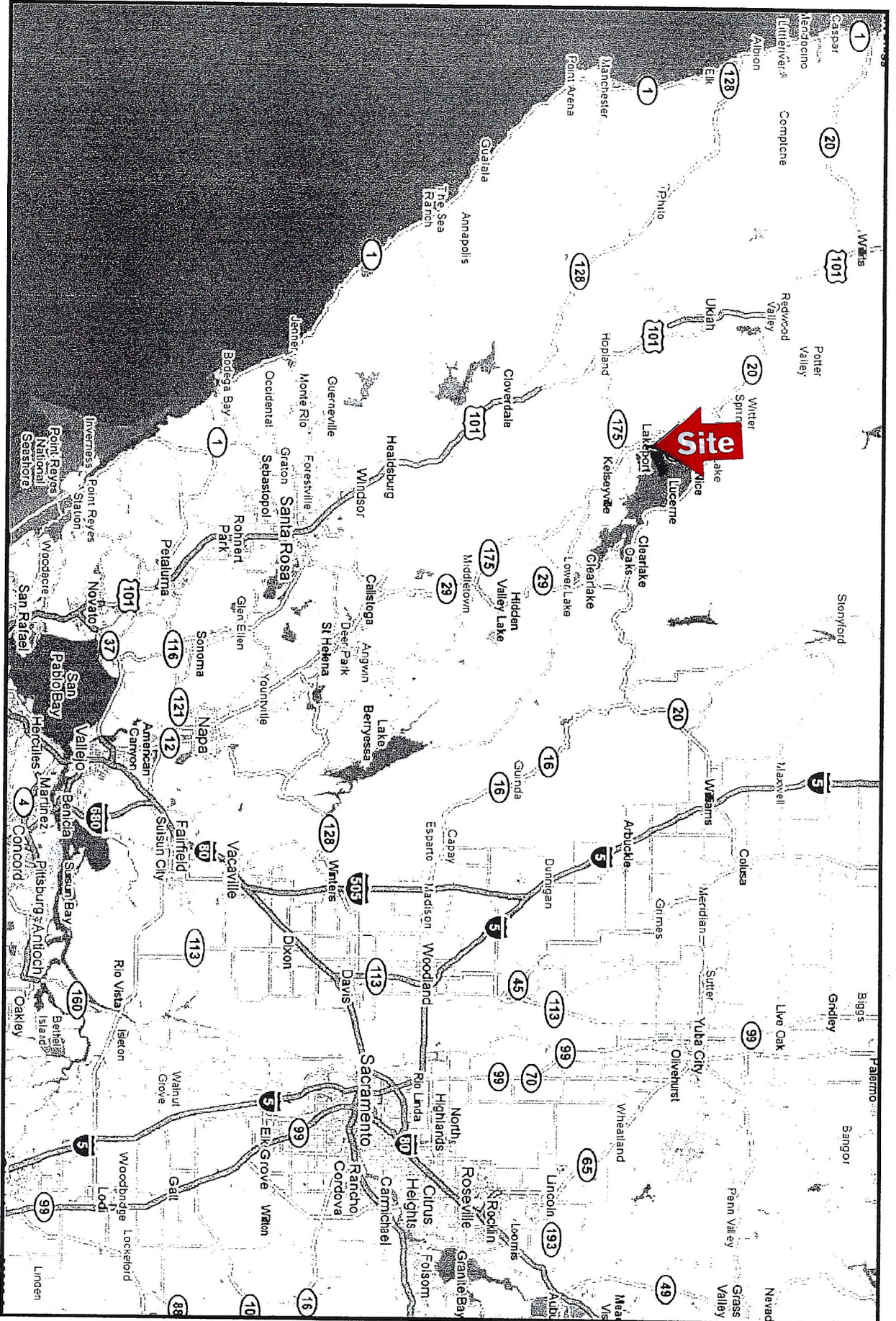
- ALL DIMENSIONS ARE APPROXIMATE.
- APPROXIMATE FLOOR AREA: 1900 S.F. +/-

SHORELINE CENTER

AREA 1

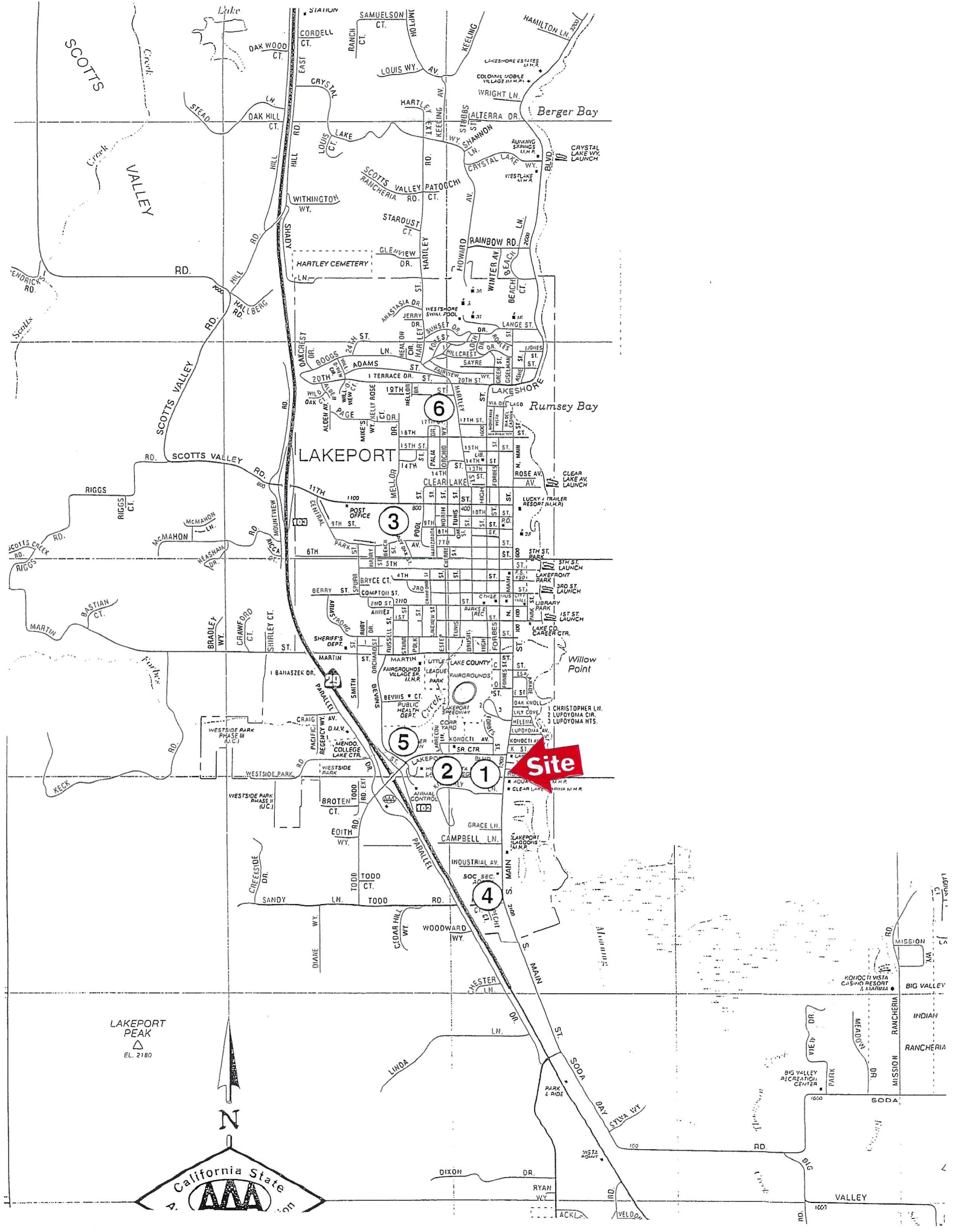


Lakeport CA



Lakeport, California

1. Shoreline Center-Grocery Outlet/Dollar Tree/Shops
2. Bruno's Market/Shops
3. Safeway/Shops
4. Tractor Supply/Marshalls/Kragen Auto
5. Vista Point Center-Tribal Health Lake County
6. High Street Village-Fitness



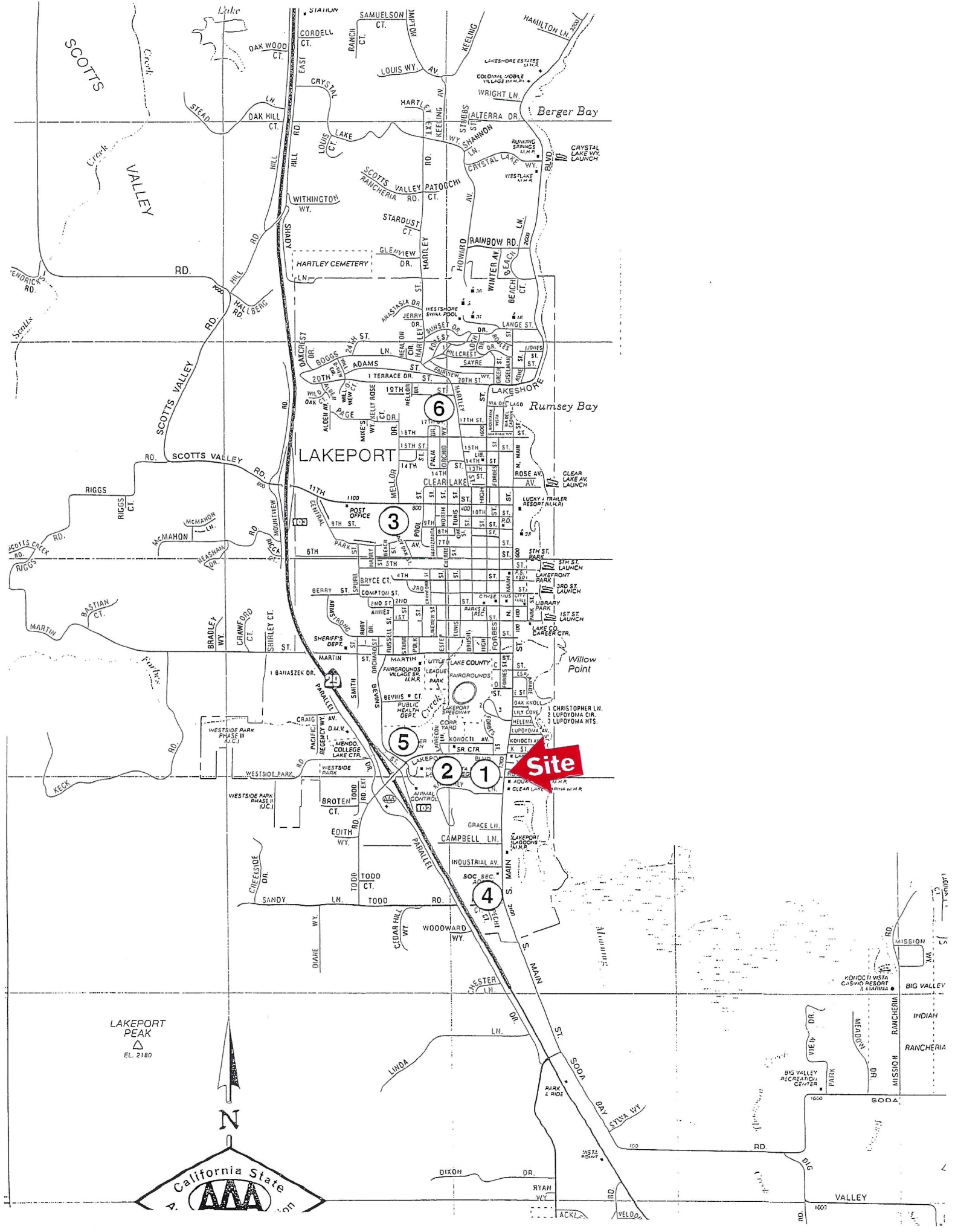
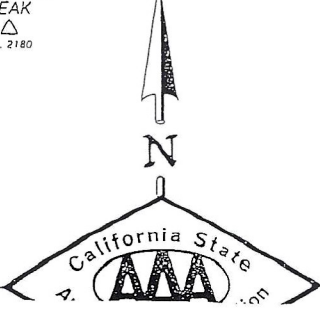
SCOTTS VALLEY

VALLEY

LAKEPORT

Site

LAKEPORT PEAK
EL. 2180





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LAKEPORT, CALIFORNIA

Major Retail & Restaurants



LAKEPORT, CALIFORNIA

Market Guide

City Contact Information

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City Manager
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(707) 263-5615 x104



Demographics



(Current Year Base Area)

Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Urban), identifies analogous retail nodes within a similar demographic and retail mix. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

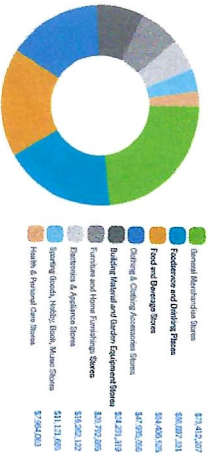
Peer Trade Areas

Susansville, CA 2450 Main Street
Live Oak, CA 10246 Live Oak Blvd
Sonoma, CA 20670 Southysville Road
Jamestown, CA 18300 State Highway 108
Bylie, CA 1101 E Hobsonway

GAP Analysis \$313,023,143

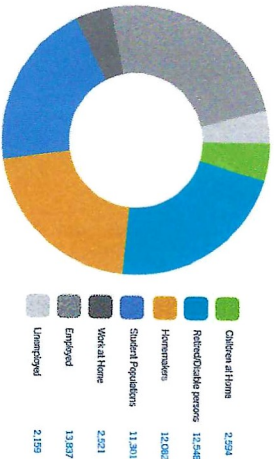
(Current Year Base Area)

The Gap Analysis is a summary of the primary spending gaps segmented by retail category. It measures total consumer expenditures within the City's trade area and compares it to the potential retail revenue generated by retailers in the same area. The difference between the two categories is the gap. The categories are defined as follows: Retailers that are outside the community for certain retail segments and services. The Gap analysis is a useful tool to gauge retail supply and demand within the community.



Daytime Population 57,042

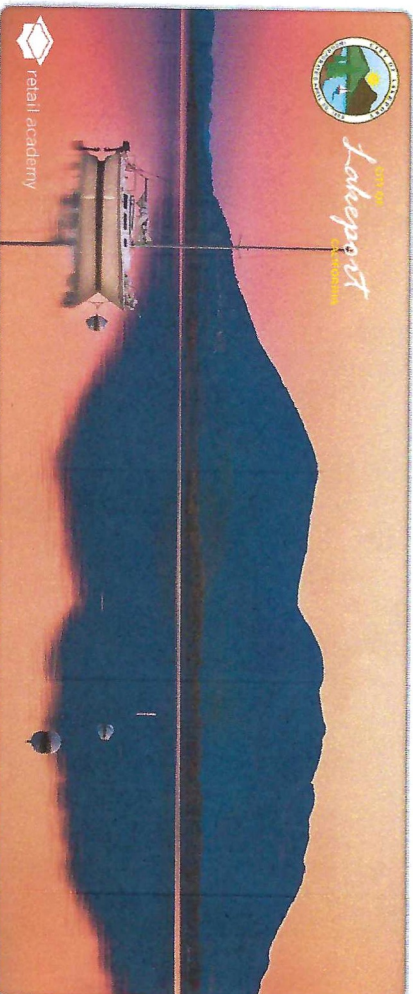
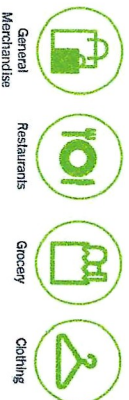
(Current Year Base Area)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail forecasts and real estate market. Although these are the top categories, our efforts are inclusive beyond the defined list.

Let us know how we can help you find a site!



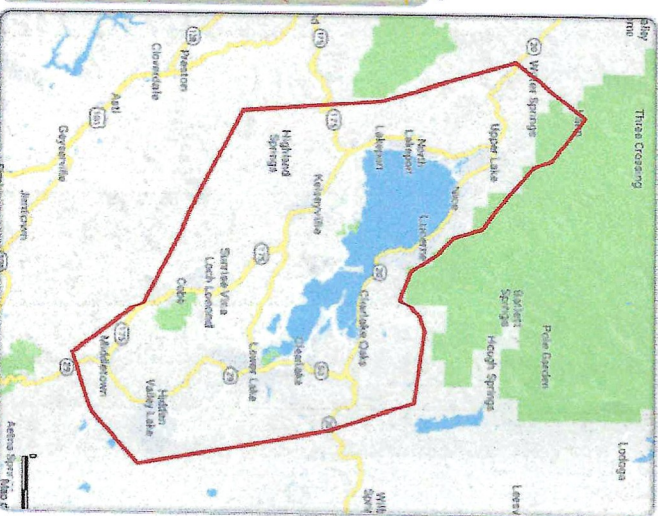
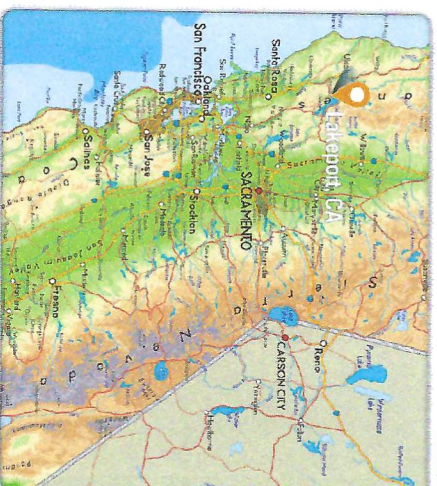
Lakeport

retail academy

DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2019 Estimated Population	7,796	10,874	26,671
Daytime Population	10,771	12,809	23,221
Median HH Income	\$47,643	\$47,826	\$41,304
Number of Households	3,206	4,403	10,973

	5 Minute DT	10 Minute DT	15 Minute DT
2018 Estimated Population	4,316	12,948	19,698
Daytime Population	15,140	28,982	27,094
Median HH Income	\$29,997	\$29,174	\$29,386
Number of Households	7,280	13,774	15,957

Source: DTI Analytics



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