

Property Summary

13400 U.S. 101 | HOPLAND

Property Description

Located at **13400 Highway 101** in **Hopland**, this fully renovated, freestanding retail property presents a rare turnkey opportunity in a highly visible, high-traffic corridor. A fully fixtured grocery store, the property is ideally positioned to serve both the local community and steady flow of travelers along Highway 101.

The market has undergone recent renovations and is offered with all furniture, fixtures, and equipment included, allowing for immediate operation as a full-service grocery store or convenience market. Its strategic frontage along Highway 101 ensures excellent exposure and accessibility, supported by on-site parking.

Adding to the investment appeal, the adjacent building is leased to the **United States Postal Service**, providing a stable neighboring tenancy and consistent daily traffic to the site.

Situated in southern Mendocino County, Hopland serves as a gateway to Northern California's premier destinations, including renowned wineries, the scenic Russian River, the Pacific coastline, and the iconic redwood forests. This location benefits from both local demand and strong pass-through traffic from visitors traveling to and from the North Coast.

This is a unique opportunity to acquire a fully operational, recently upgraded retail asset in a growing corridor, offering immediate usability in a highly desirable Northern California location.



OFFERING SUMMARY

Sale Price:	\$2,250,000
APN:	048-300-02-00
Parcel Size:	0.35 ± Acres
Grocery Store SF:	6,000 ± SF
Post Office SF:	797 ± SF
Traffic Count:	18,000 ADT



Equipment & Business Property Highlights

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Deli & Kitchen

- Full-service deli counter with meat, seafood & prep stations
- Commercial oven, hood system, sandwich/pizza prep station
- Worktables, sinks, shelving, and complete kitchen accessories
- Café seating area with tables and chairs

Refrigeration & Store Cases

- Extensive Zero Zone refrigeration system including: Produce, meat, dairy, beverage, freezer & beer/wine cases
- Multiple walk-in units: Deli cooler, produce cooler, and large walk-in freezer
- Exterior condenser/refrigeration system

Produce & Prep Area

- Dedicated rear prep station with 3-compartment sink
- Steel prep tables and adjacent produce walk-in

Shelving, Storage & Displays

- Grocery aisles with heavy-duty Metro shelving
- Beverage/wine wall displays and endcaps
- Produce display tables and secure liquor cage

Point Of Sale & Front End

- 3 NCR checkout registers with scales & pin pads
- Dual and single checkstands
- ATM, office setup, safe, and phone system

Additional Equipment

- Shopping carts, baskets, pallet jack, and utility carts
- Lighting, alarm, and security systems
- Restroom fixtures included

Interior Photos

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About Hopland

Hopland, California is a small, rural community located in southern Mendocino County, positioned along the Russian River in the scenic Sanel Valley. It sits approximately 13 miles south of Ukiah and about 100 miles north of San Francisco along U.S. Highway 101, making it a natural gateway between the Bay Area and Northern California's Redwood Coast. Hopland is characterized by its oak-covered rolling hills, vineyard landscapes, and agricultural roots, offering a quiet, small-town environment with strong ties to wine production and farming.

Boutique lodging, wine tasting rooms, and small local businesses contributing to tourism appeal. Often described as a "gateway to Mendocino County," Hopland offers a transition from the more urbanized North Bay into a quieter, more rural wine country setting—making it both a destination and a pass-through for travelers heading further north.

POPULATION	3 MILES	5 MILES	10 MILES	HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Population	1,205	1,470	5,311	Total Households	425	513	1,705
Average Age	35.9	36.2	40.8	# of Persons per HH	2.8	2.9	3.1
Average Age (Male)	35.9	36.0	39.1	Average HH Income	\$89,318	\$89,801	\$102,170
Average Age (Female)	34.1	34.8	40.4	Average House Value	\$623,582	\$665,895	\$594,144

DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.



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