

FOR LEASE SHORELINE CENTER

1285-1337 S. Main Street
Lakeport, California 95453

ANCHOR TENANTS: Grocery Outlet/Dollar Tree

SPACE AVAILABLE: 8,125SF – Sp.#2 on site plan attached & space plan.
2,428 SF-Sp#10 on site plan, former Lincare
2,218 SF Sp#16, currently Kingdom Games, available soon
320 SF-SP #7, former Wholly Bows Restaurant
1,901 SF-SP #12, former Hair & Nails (available 8/4)

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.

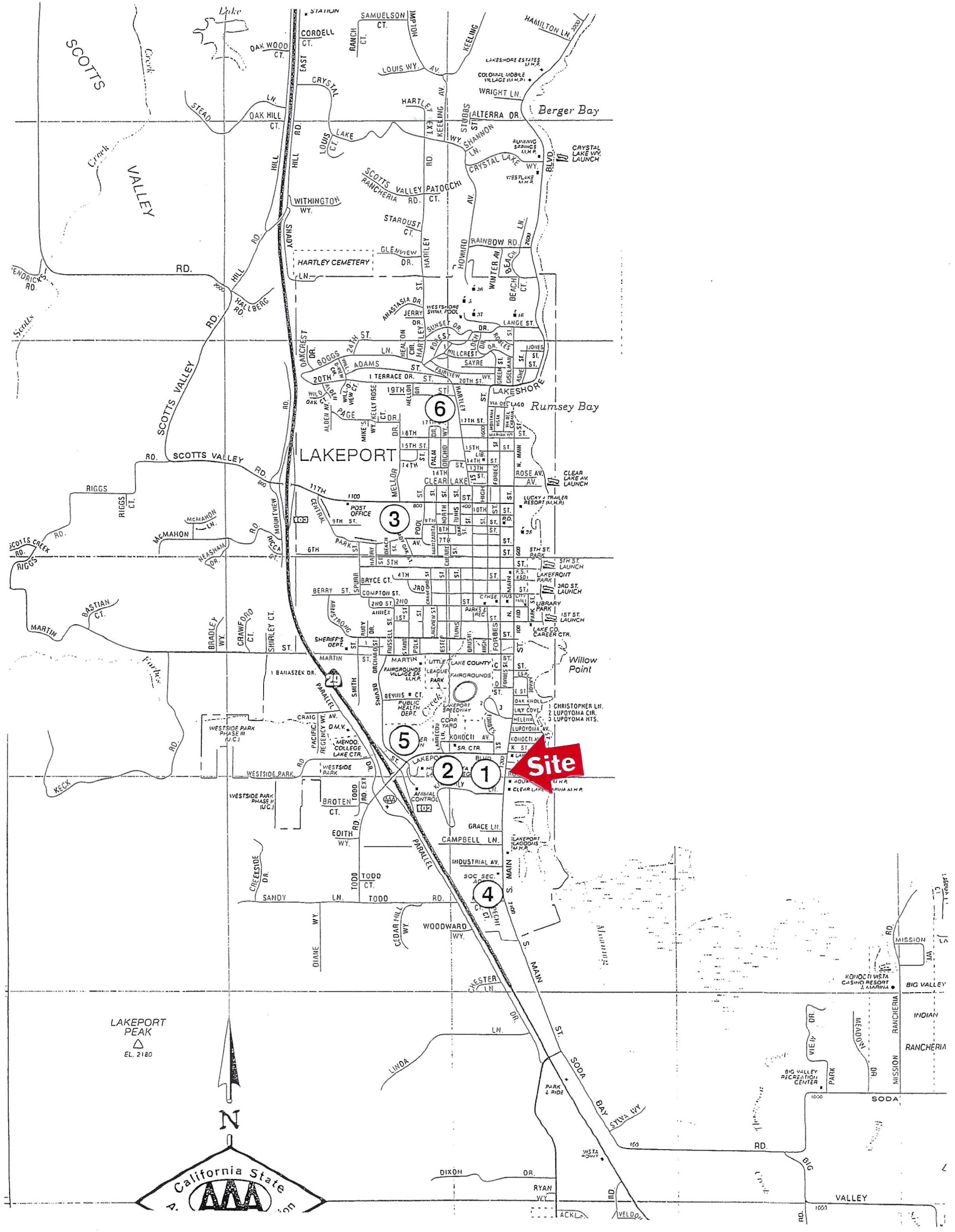
Lic. #00875924

(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.



SCOTTS VALLEY

VALLEY

LAKEPORT

Site

LAKEPORT PEAK
EL. 2180



N



Berger Bay

Rumsey Bay

Willow Point

MISSION RANCHERIA

INDIAN RANCHERIA

SODA VALLEY

VALLEY

Lakeport, California

1. Shoreline Center - Grocery Outlet/Dollar Tree/Shops
2. Bruno's Market (owned by Ray's Market)/Blockbuster/Shops
3. Safeway/Longs Drug/Shops
4. K-Mart/Kragen Auto
5. Vista Point Center - Vacant Mendocino Market/Vacant Rite-Aid/Shops
6. High Street Village - Vacant Market - 18,600 sf/Shops



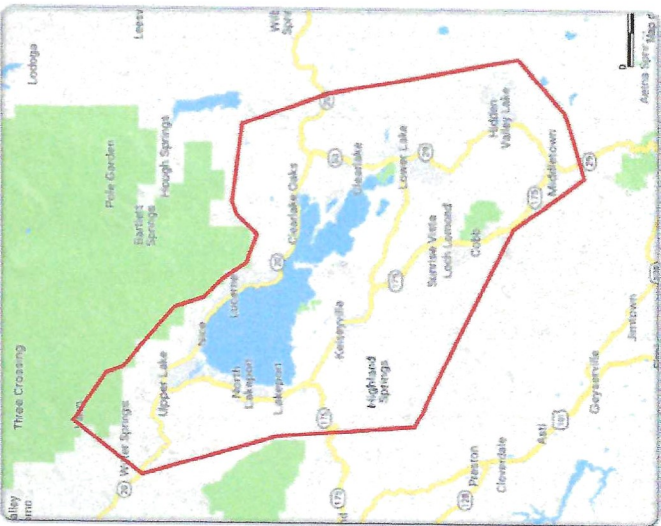
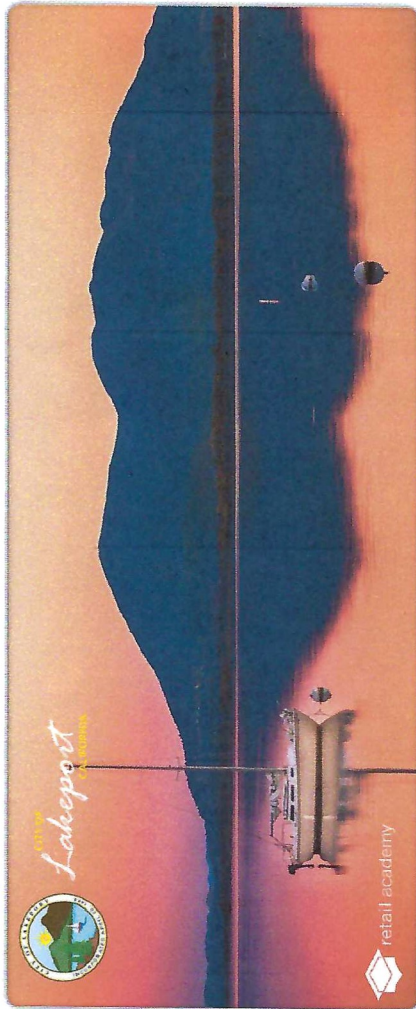
© 2019 StreetView USA, Inc. Generated: AZ 08/01/2019 11:12 AM. Photo: Reservoir. Photo Credit: Photo by /s/101

© 2019 Google. All rights reserved. This is a digital floor plan. For more information, visit Google.com/maps

LAKEPORT, CALIFORNIA

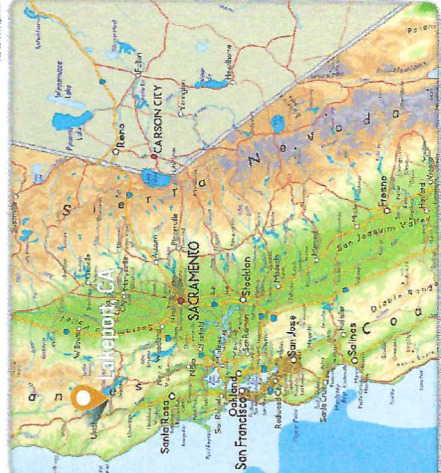
Market Guide

cityoflakeport.com



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2018 Estimated Population	7,796	10,874	26,671
Daytime Population	10,771	12,909	25,221
Median HH Income	\$47,643	\$47,526	\$41,304
Number of Households	3,205	4,403	10,973

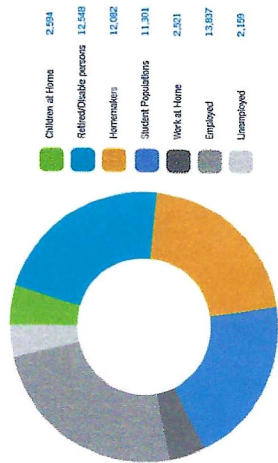
	5 Minute DT	10 Minute DT	15 Minute DT
2018 Estimated Population	4,316	12,348	19,686
Daytime Population	13,960	20,392	27,094
Median HH Income	\$53,997	\$54,576	\$37,866
Number of Households	7,236	13,774	19,397



Demographics



Daytime Population 57,042



Focus Categories

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



City Contact Information

Kevin Ingram
Community Development Director
kingra@cityoflakeport.com
(707) 233-5615 x201

Margaret Silveira
City Manager
msilveira@cityoflakeport.com
(707) 233-5615 x104



Peer Analysis

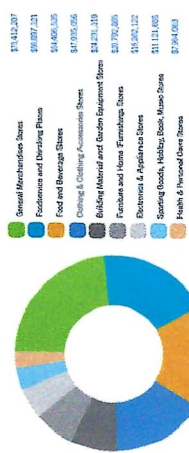
The Peer Analysis, built by Retail Strategist along with our analytics partner (iForm), measures actual consumer expenditures within the City's trade area and compares it to the potential retail revenue generated by retailers in the same area. The difference between the two numbers reflects leakage, or the degree to which consumers travel outside the community for certain retail goods and services. The Gap Analysis is a useful tool to gauge retail supply and demand within the community.

Peer Trade Areas

- Susanville, CA 2450 Main Street
- Live Oak, CA 10246 Live Oak Blvd
- Sonoma, CA 20670 Soudisville Road
- Jamestown, CA 18300 State Highway 108
- Bluff, CA 1101 E Hobsonway

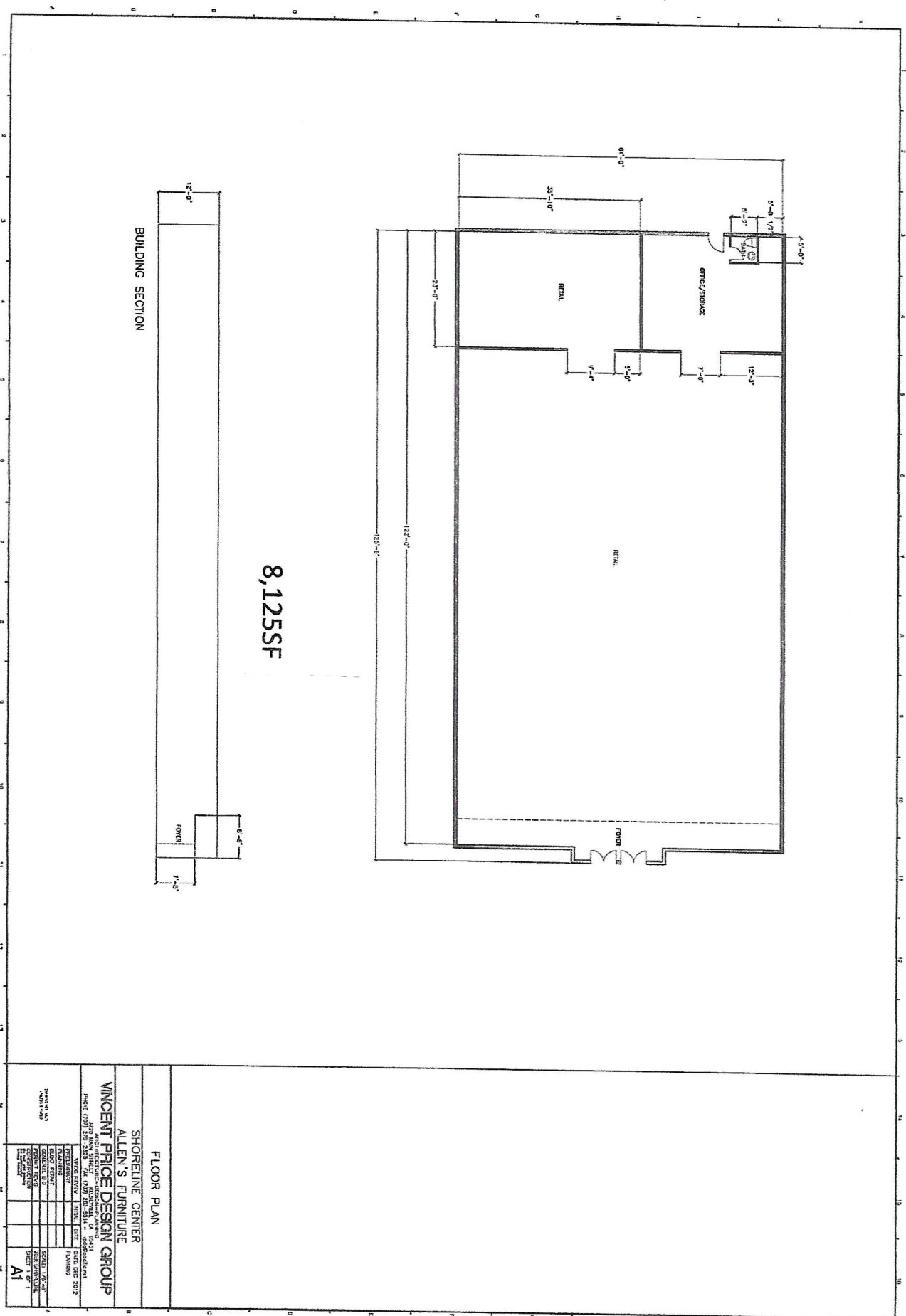
GAP Analysis \$313,023,143

The Gap Analysis is a summary of the primary spending gaps, segmented by retail category. It measures actual 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 numbers reflects leakage, or the degree to which consumers travel outside the community for certain retail goods and services. The Gap Analysis is a useful tool to gauge retail supply and demand within the community.



Follow us!





8,125SF

BUILDING SECTION

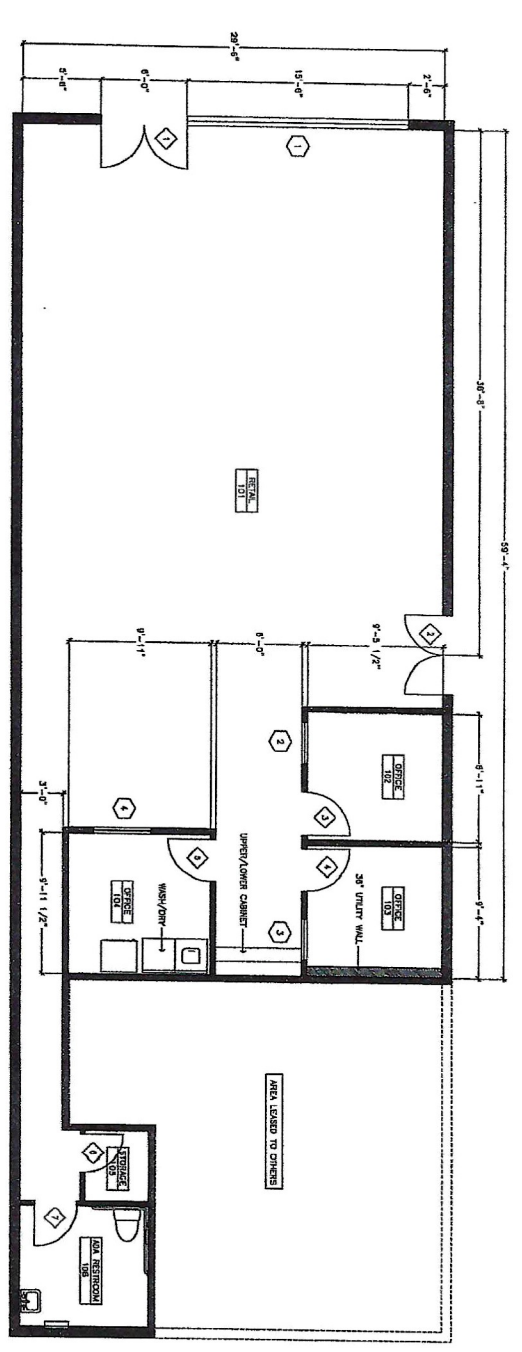
FLOOR PLAN
SHORELINE CENTER
ALLEN'S FURNITURE

VINCENT PRICE DESIGN GROUP
 VINCENT PRICE DESIGN GROUP
 1000 N. CENTRAL AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE (303) 733-2222 FAX (303) 733-2211 WWW.VINCENTPRICE.COM

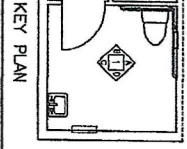
DATE	12/11/12	BY	VP
REVISION			
DATE		BY	
REVISION			
DATE		BY	
REVISION			

PROJECT NO. 12-11-12
 SHEET 1 OF 1
A1

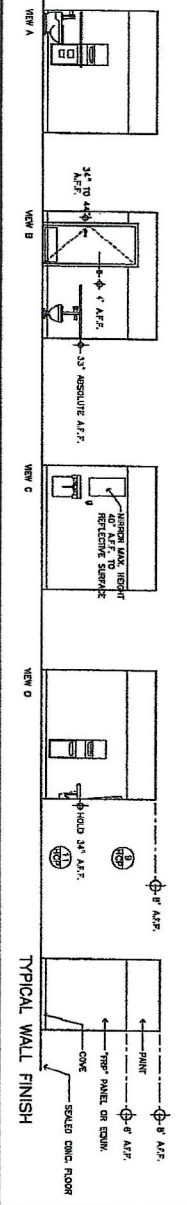
Space #12, Former Hair and Nail Salon 1,901SF



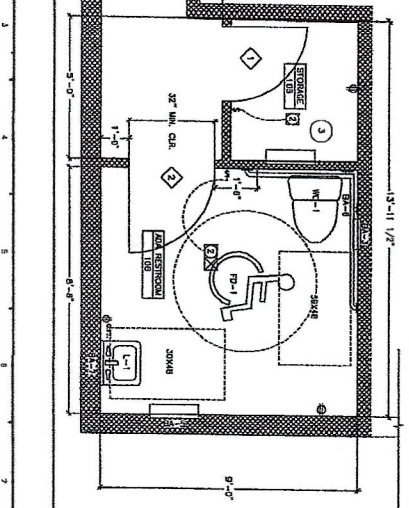
1 EXISTING FLOOR PLAN
SCALE 1/8"=1'



2 INTERIOR ELEVATIONS
VIEW A, VIEW B, VIEW C, VIEW D



3 RESTROOM FLOOR PLAN
SCALE 1/8"=1'



- DOORS/SYMBOLS**
- 1 2000 - VENT TOP & BOTTOM
 - 2 32\"/>

FIXTURE SCHEDULE

NO.	DESCRIPTION	MANUFACTURER / MODEL
BL-1	SOAP DISPENSER	ROBSON/ B-2111
BL-2	TIN DISPENSER	ROBSON/ B-212
BL-3	TOWEL DISPENSER	ROBSON/ B-214
BL-4	SHAM DISP	ROBSON/ B-216
BL-5	WASHER	ROBSON/ B-218
BL-6	FLOOR DRAIN	ROBSON/ B-220
BL-7	WATER CLOSET	ROBSON/ B-222
LC-1	LAUNDRY	AMERICAN STANDARD MODEL

DOOR SCHEDULE

NO.	SIZE	DESCRIPTION
1	36\"/>	

WINDOW SCHEDULE

NO.	SIZE	DESCRIPTION
1	36\"/>	

SYMBOLS

- 1 DOORS
- 2 ORIGINAL NOTES
- 3 FROM NAME
- 4 FROM ID

SHORELINE CENTER

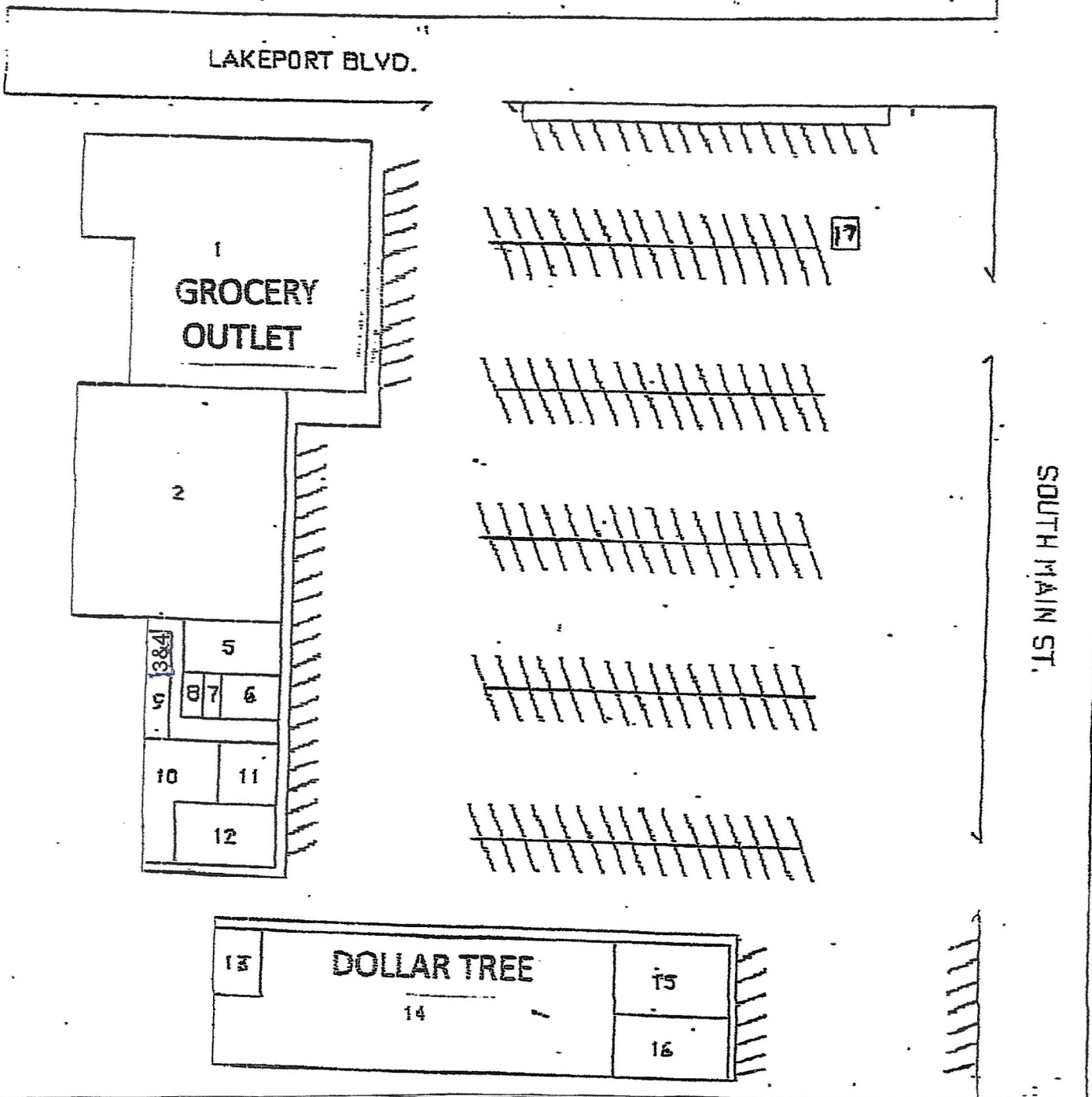
VINCENT PRICE DESIGN GROUP

2010 VINCENT PRICE DESIGN GROUP
 2010 VINCENT PRICE DESIGN GROUP
 2010 VINCENT PRICE DESIGN GROUP
 2010 VINCENT PRICE DESIGN GROUP
 2010 VINCENT PRICE DESIGN GROUP

PT FACILITY

SCALE 1/8"=1'

1 of 1



SHORELINE CENTER TENANTS

- | | | |
|--------------------------|--|--|
| 1. Grocery Outlet | 7. Barber Shop | 13. La Mexicana |
| 2. AVAILABLE-8,125 SF | 8. AVAILABLE 320 SF | 14. Dollar Tree Store |
| 3. Women's Restroom | 9. Armed Forces Recruiter | 15. Papa Murphy Pizza |
| 4. Men's Restroom | 10. AVAILABLE-2,428 SF | 16. 2,218 SF available soon
Currently Kingdom Games |
| 5. Laundromat | 11. AT&T WIRELESS | 17. WELLS FARGO ATM |
| 6. Shoreline Coffee Shop | 12. 1,901 SF former
HAIR & NAILS
(AVAILABLE 8/4) | |