



## Large Retail Space In Downtown Ukiah

728 S. STATE STREET, UKIAH, CA 95482

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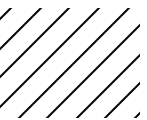


## Property Description

Large retail space in the heart of Ukiah! The property is approximately 5,520 square feet with a spacious, open floor plan, storefront windows, and a back office. Space can be demised into two approximately 2,500 square foot spaces. Formerly a fabric store. Approximately 20 parking spaces on site and easy access from South State Street offer customer convenience. Located next to Domino's and Ellie's and close to Wells Fargo, Ukiah Natural Food Co-Op, Safeway, Rite Aid, and Chase. Don't miss this amazing opportunity!

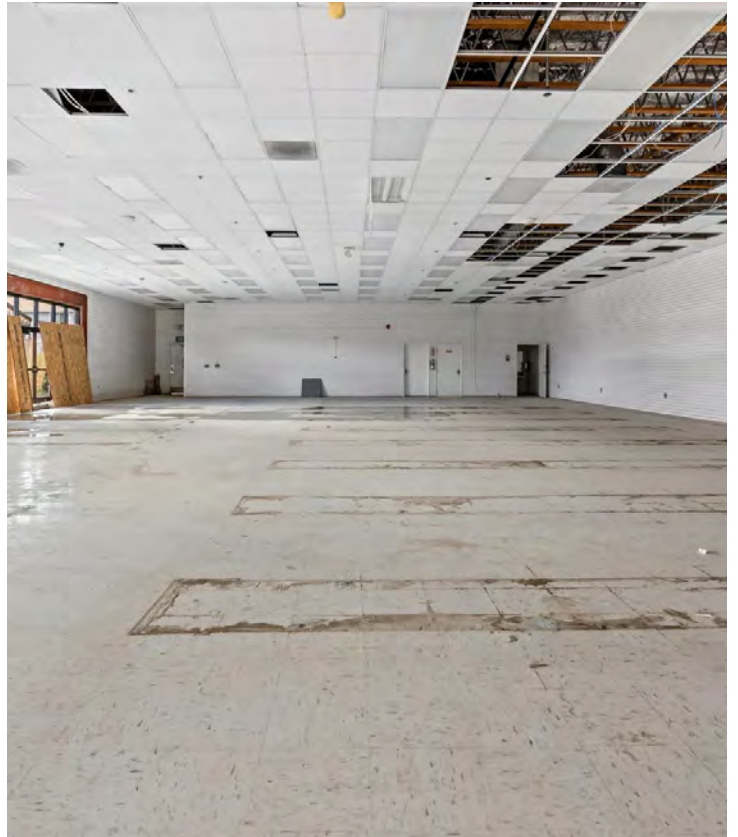
## OFFERING SUMMARY

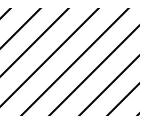
|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$1.00 / SF / Month |
| Lease Type:    | Modified Gross      |
| Available SF:  | 2,500 - 5,520 SF    |
| Building Size: | 7,452 SF            |
| Lot Size:      | 0.4 Acres           |
| Year Built:    | 1999                |
| Zoning:        | CL                  |
| Parking Ratio: | 3.38                |



# Photos

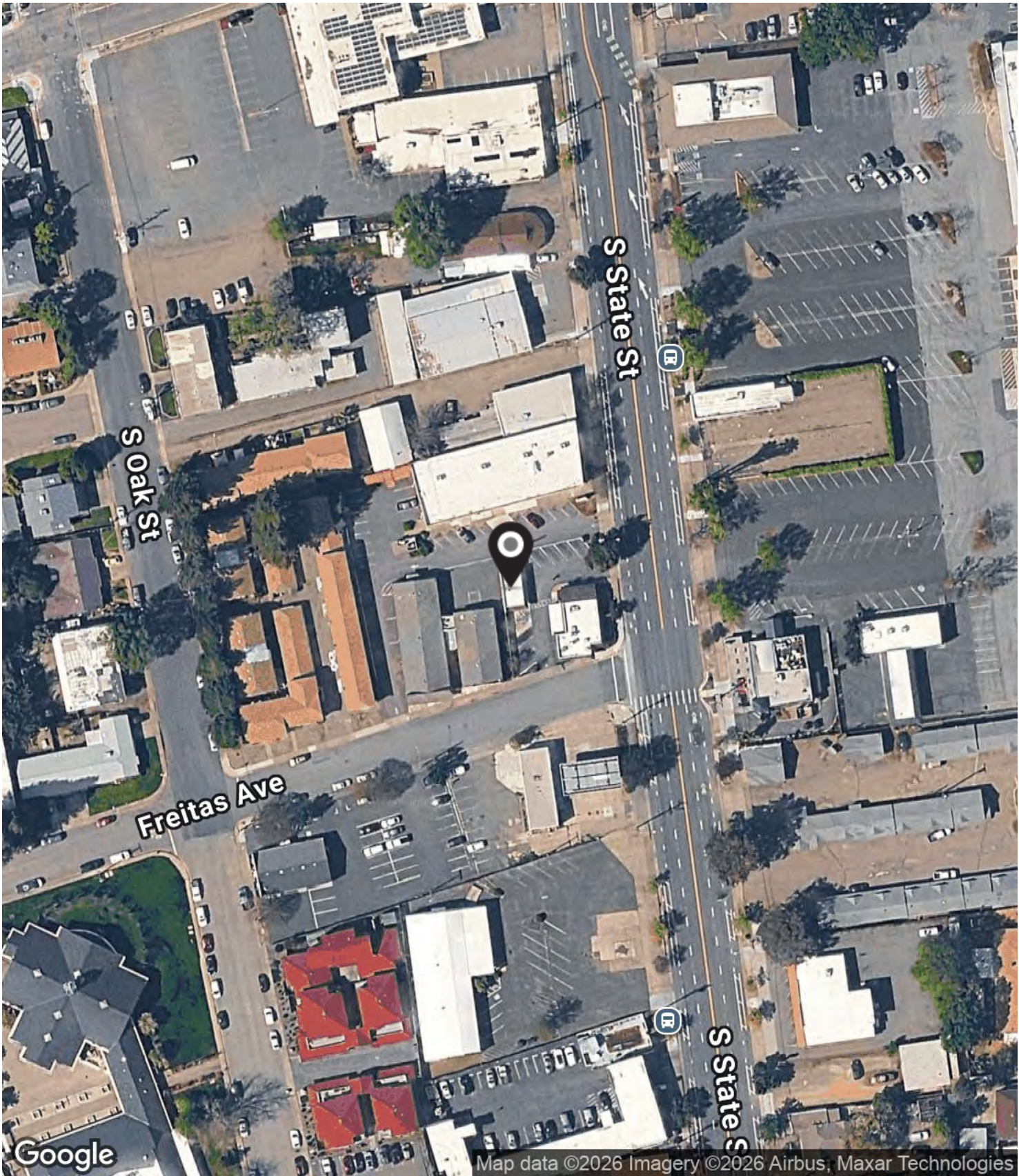
LARGE RETAIL SPACE IN DOWNTOWN UKIAH | UKIAH





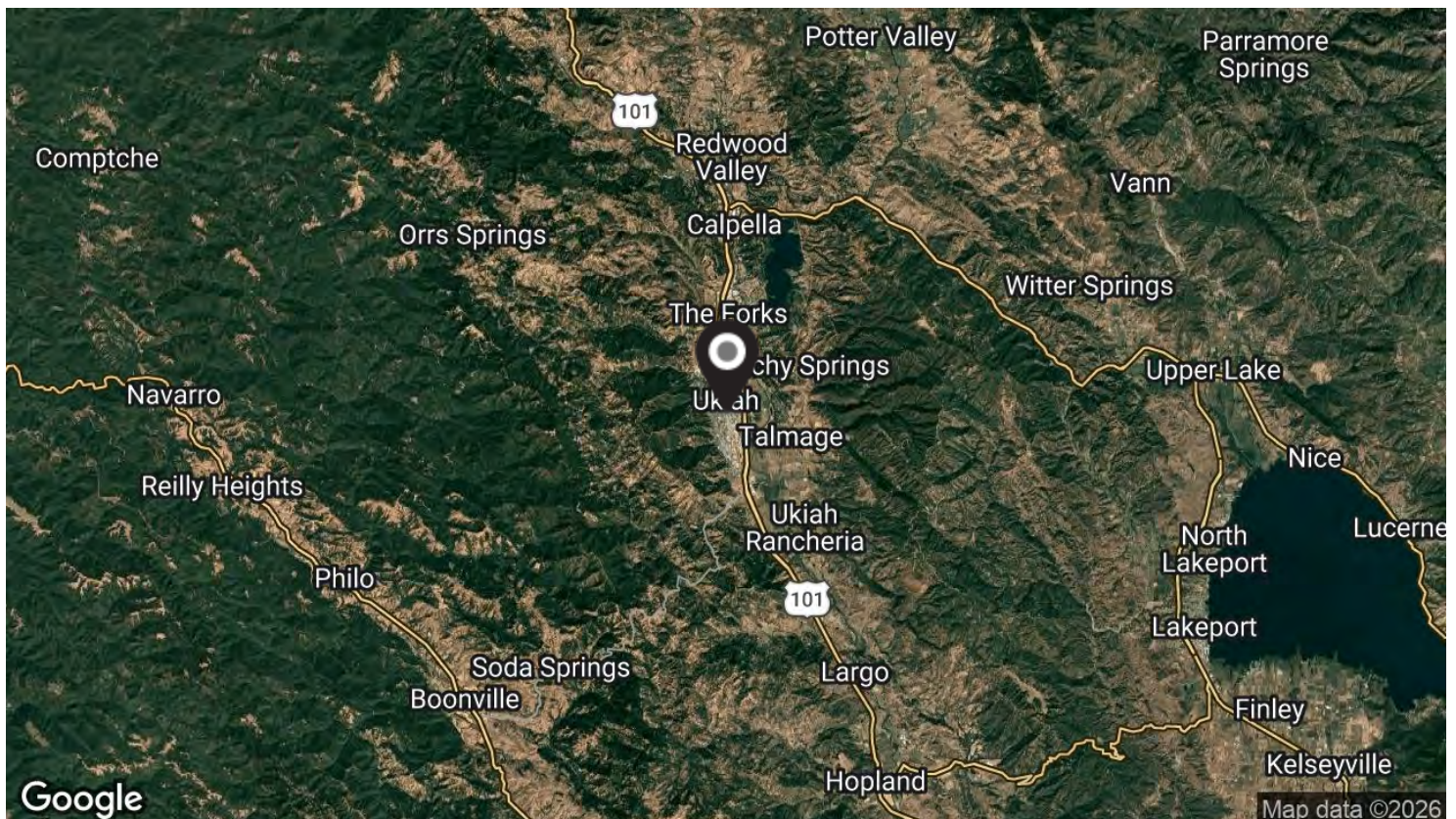
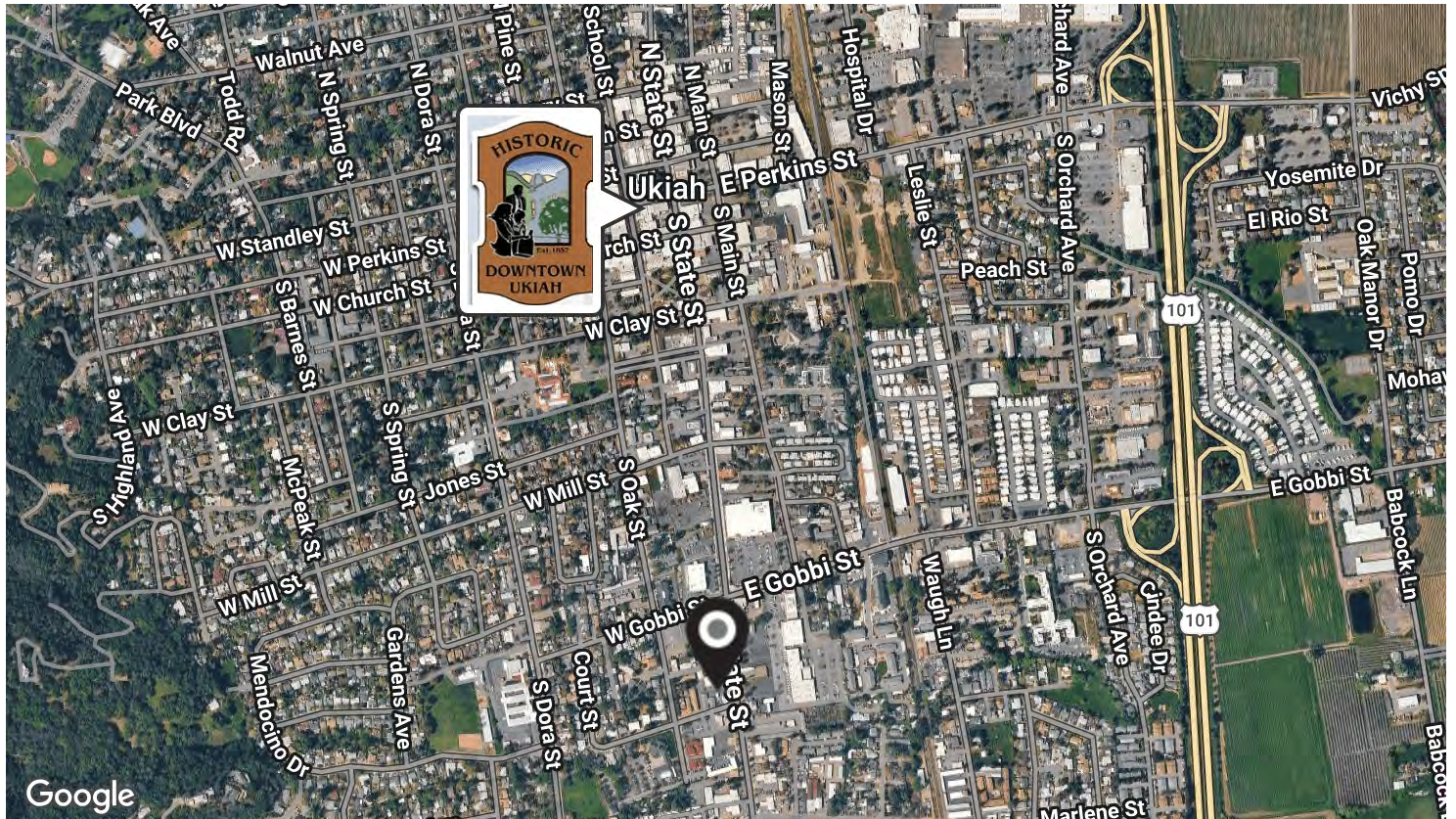
# Aerial Map

LARGE RETAIL SPACE IN DOWNTOWN UKIAH | UKIAH



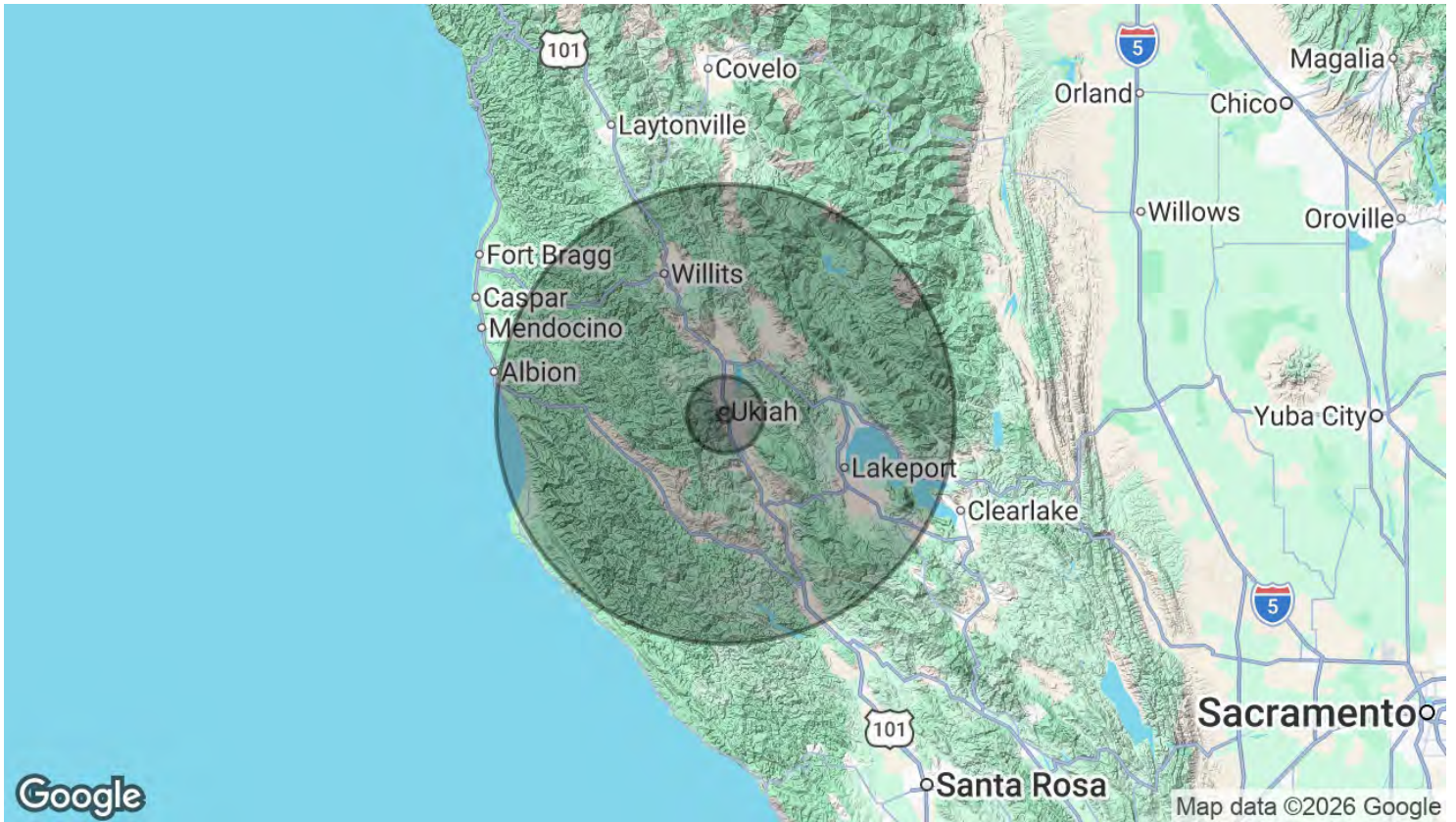
# Location Map

LARGE RETAIL SPACE IN DOWNTOWN UKIAH | UKIAH



# Demographics Map & Report

LARGE RETAIL SPACE IN DOWNTOWN UKIAH | UKIAH



## POPULATION

|                      | 1 MILE | 5 MILES | 30 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 11,723 | 29,257  | 109,550  |
| Average Age          | 41     | 40      | 44       |
| Average Age (Male)   | 39     | 39      | 43       |
| Average Age (Female) | 43     | 42      | 45       |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 30 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,774     | 11,027    | 43,437    |
| # of Persons per HH | 2.5       | 2.7       | 2.5       |
| Average HH Income   | \$85,549  | \$90,005  | \$97,844  |
| Average House Value | \$525,036 | \$536,558 | \$558,539 |

2020 American Community Survey (ACS)