



## Office Or Commercial For Lease

2399 N. STATE STREET, UKIAH, CA 95482

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**W**  
COMMERCIAL





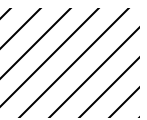
## Property Description

Unique leasing opportunity for an office or commercial space in an idyllic yet convenient setting. This approximately 1,500 square foot former tasting room offers a sophisticated setting with vaulted ceilings and exposed wood beams that lend a warm, rustic elegance. Generous natural light floods the space, enhancing its inviting ambiance and highlighting the architectural charm. The interior features open and private office spaces along with a conference room. Outdoors, guests can relax under a pergola-covered patio or enjoy the expansive lawn area, ideal for hosting events or a serene setting for breaks from the workday. The front parking lot provides convenient customer access and 13 paved parking stalls. Located just off popular North State Street and near Highway 101, this property benefits from strong visibility and accessibility for both local patrons and travelers exploring the Mendocino wine corridor.

## OFFERING SUMMARY

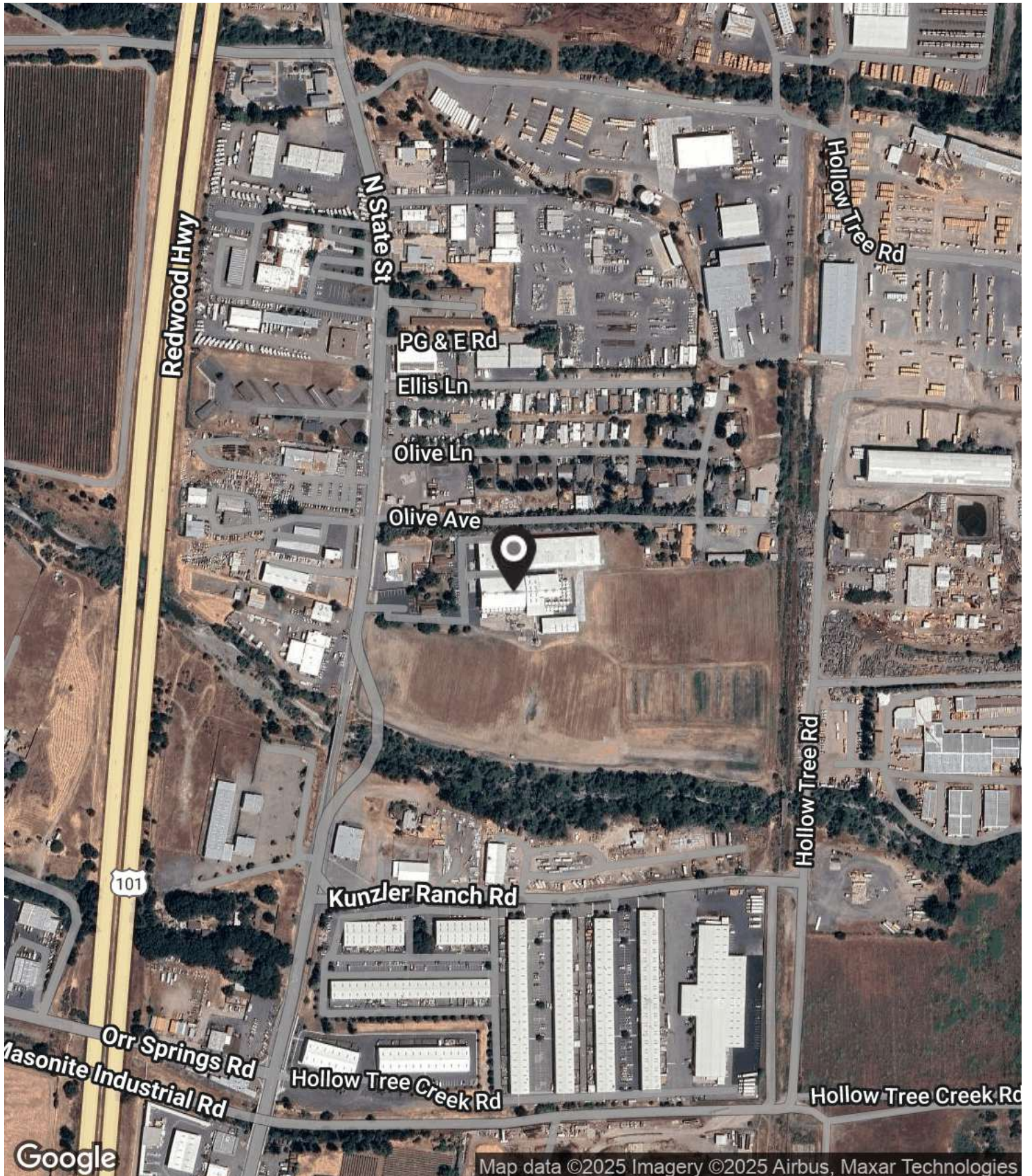
Lease Rate:	\$2,500 / Month
Available SF:	1,500 SF
Lot Size:	0.3 Acres
Building Size:	1,500 SF
APN:	169-242-13
Zoning:	Industrial





# Aerial Map

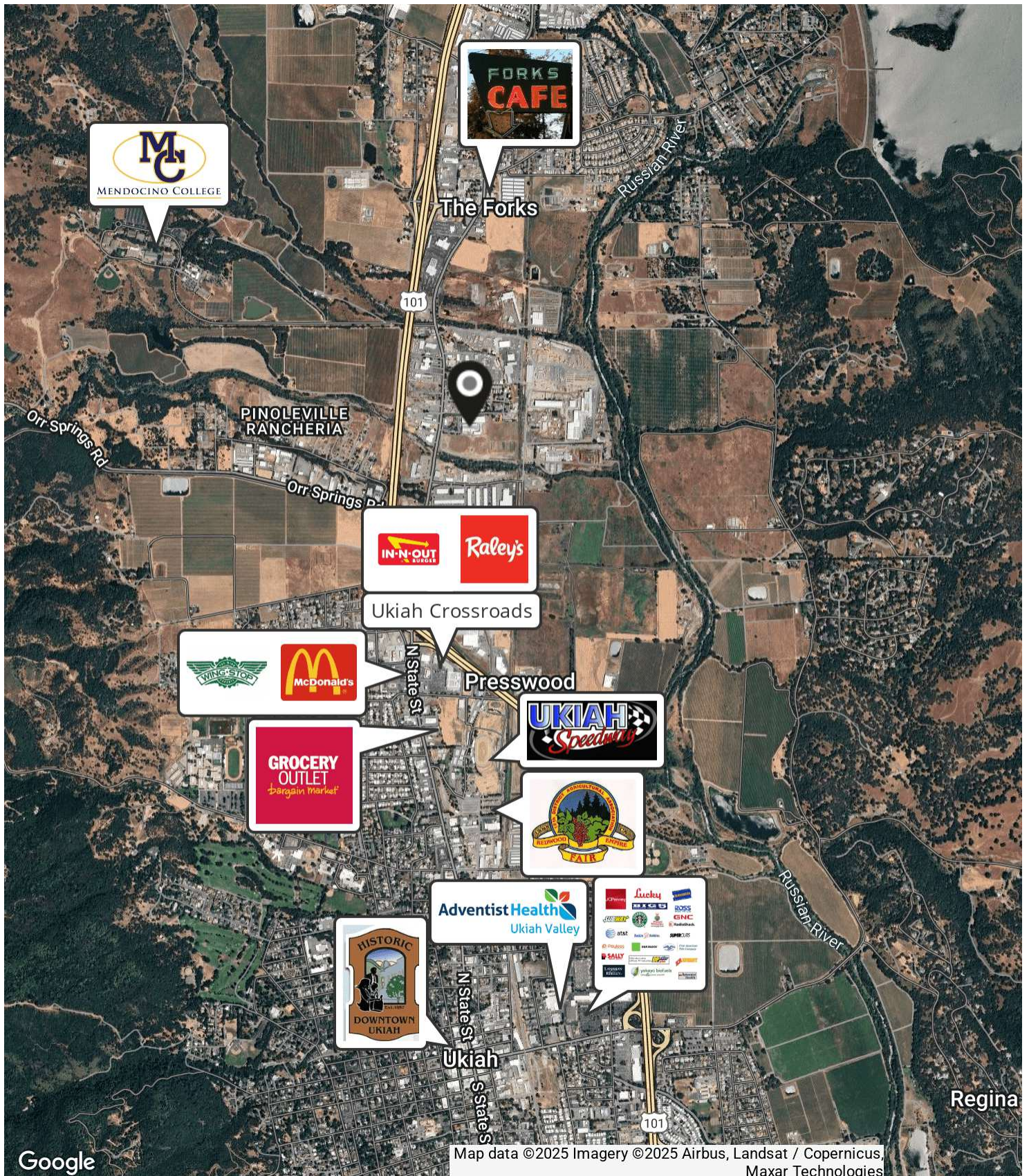
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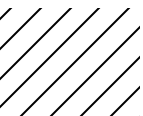


# Location Map

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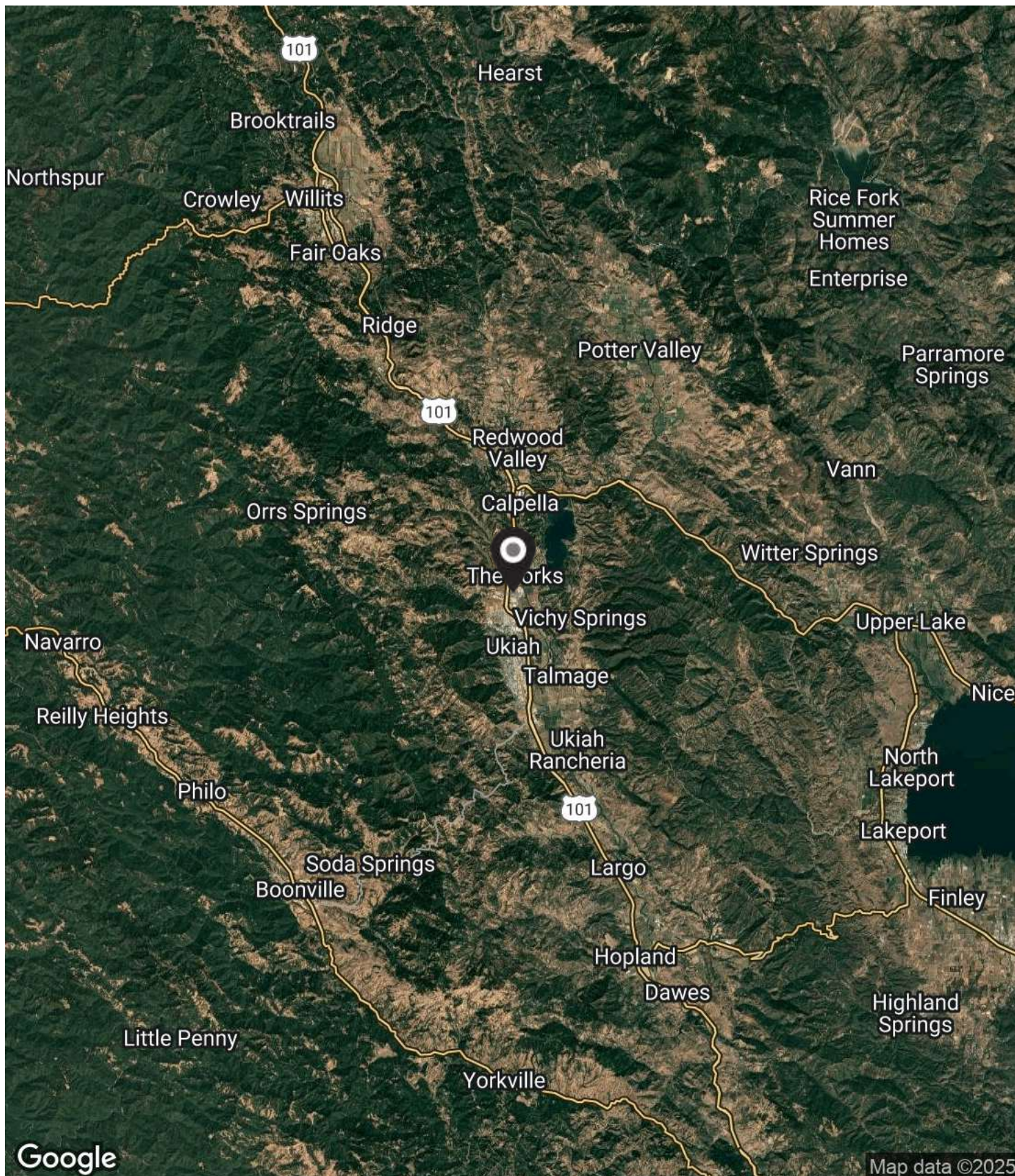




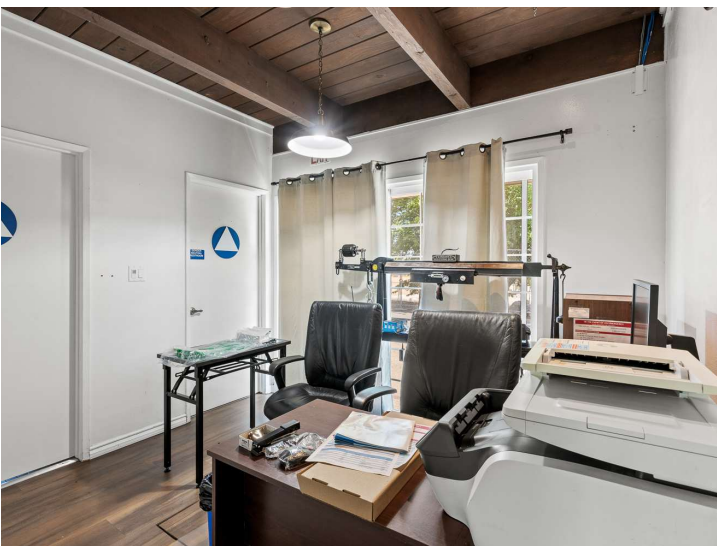


# Regional Map

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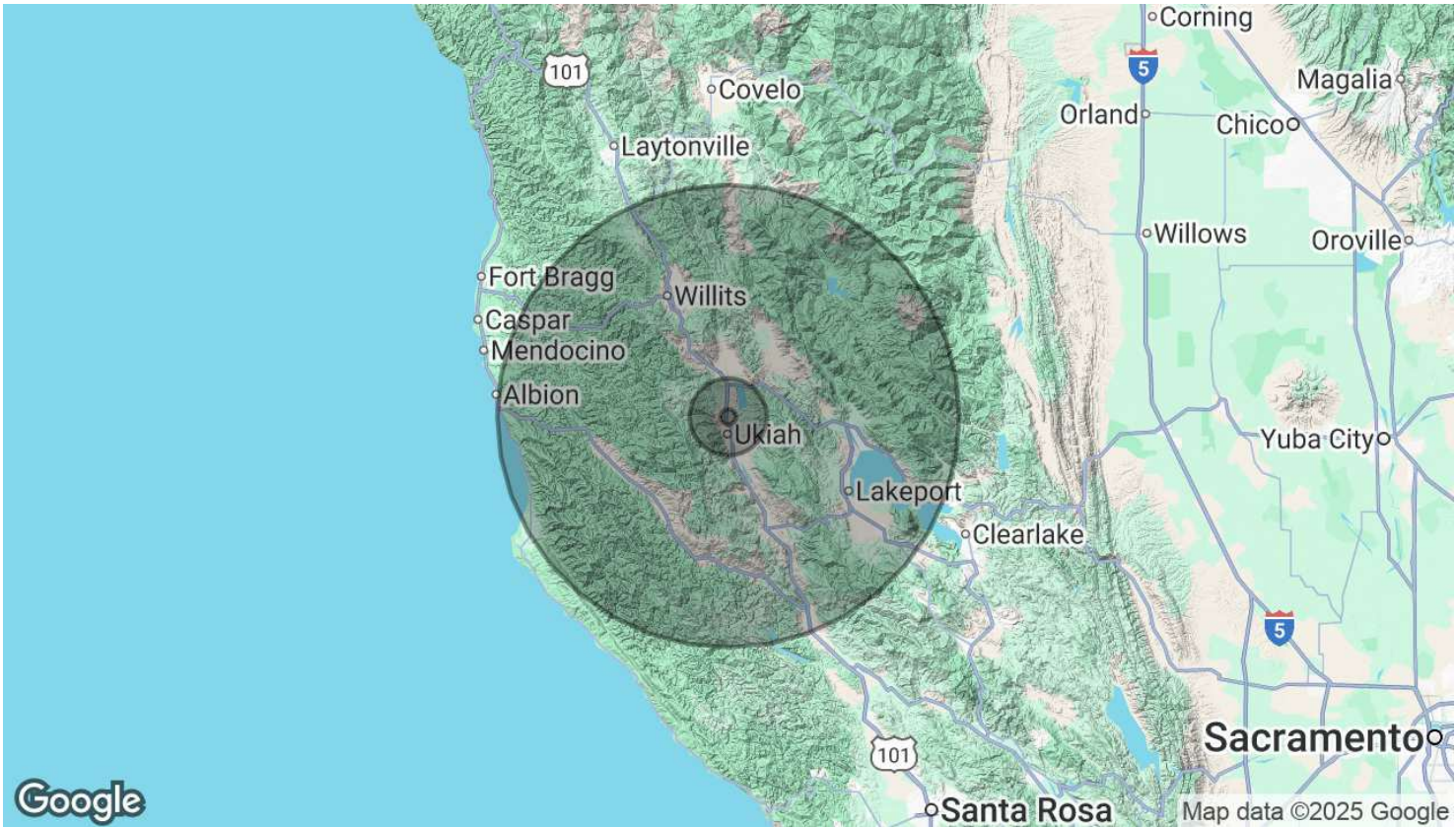






# Demographics Map & Report

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POPULATION	1 MILE	5 MILES	30 MILES
Total Population	1,969	30,222	107,165
Average Age	39	40	44
Average Age (Male)	38	39	43
Average Age (Female)	40	42	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	30 MILES
Total Households	700	11,373	42,399
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$87,235	\$90,564	\$97,821
Average House Value	\$517,925	\$534,412	\$553,631

Demographics data derived from AlphaMap