

FOR LEASE SHORELINE CENTER

1285-1337 S. Main Street
Lakeport, California 95453

ANCHOR TENANTS: Grocery Outlet/Dollar Tree

SPACE AVAILABLE: 8,125SF –available, space plan attached
2,458 SF-available
1,901 SF-available, former Hair & Nails (space plan attached)

Center will be remodeled in 2026 including parking lot

LOCATION: SWC Lakeport Blvd. at South Main Street.

SIZE & PARKING: Approximately $\pm$ 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.

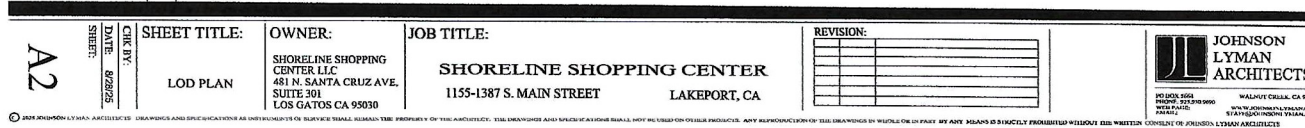
Lic. #00875924

(415) 389-7900

Email: fletchj@pacbell.net

PLEASE READ CAREFULLY

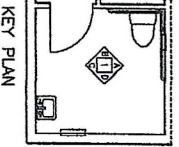
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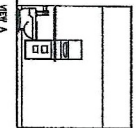


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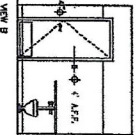
1 | EXISTING FLOOR PLAN



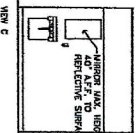
KEY PLAN



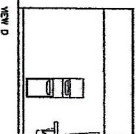
NEW A



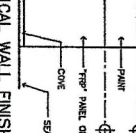
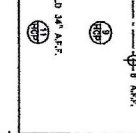
NEW B



NEW C



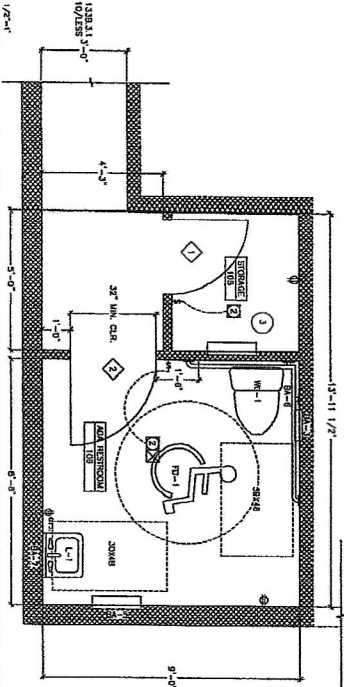
NEW D



ICAL

TYPICAL WALL FINISH

2 INTERIOR ELEVATIONS

 $1/2 \cdot 2/1$

DOORS/SYMBOLS

- | | |
|---|------------------------------|
| 1 | 2556 - VENT TOP & BOTTOM |
| 2 | 32" MIN. CLR - SEE SHFT. MCP |
| 3 | SINGLE POLE |
| 4 | EXHAUST FAN |
| 5 | SURFACE MOUNTED CEILING FAN |

[illegible]

3 RESTROOM FLOOR PLAN

FIXTURE SCHEDULE

DOOR SCHEDULE

NO.	SIZE
1	DOUBLE ACTING 6000 STOREMONT W/ TRAMSO
2	GLITSWING SQUID 5000 PAIR
3	5000
4	5000
5	5000
6	2000
7	3000

WINDOW SCHEDULE

NO	SIZE
1	STOREFRONT
2	3040 FIXED
3	3040 FIXED
4	4040 FIXED

SYMBOLS

- | DOORS | GENERAL NOTES | ROOM NAME | ROOM ID |
|---|---|-----------|---------|
|  |  | RETAIL | 101 |

PT FACILITY

SHORELINE CENTER

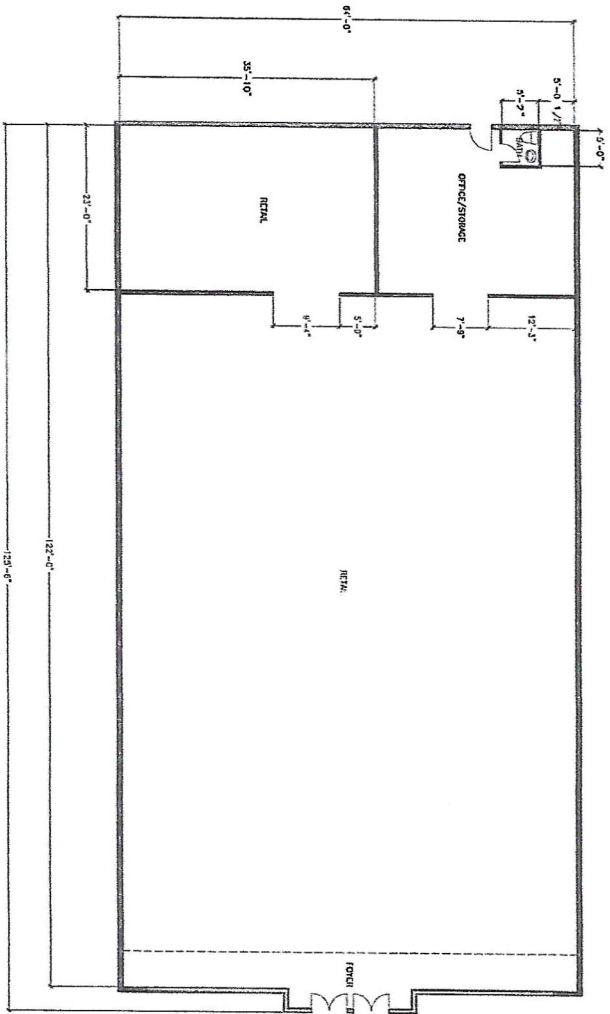
VINCENT PRICE DESIGN GROUP
ARCHITECTURE - DESIGN - PLANNING

PHONE (707) 279-2525 FAX (707) 253-5114 - wpd@pacifi.net
 WPDO REVIEW INITIAL DATE DATE: AUG 2019

FLASHING		
BLOG PERMIT		

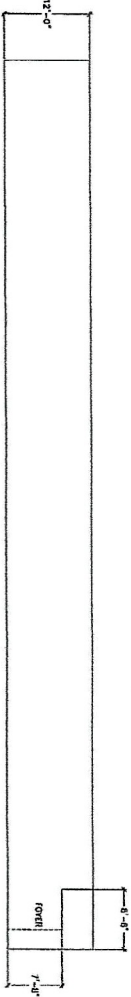
PERMIT FEES		ADD: SCHEDULING
CONSTRUCTION		SHEET 1 OF 1

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8,125SF

BUILDING SECTION



FLOOR PLAN

SHORELINE CENTER
ALLEN'S FURNITURE

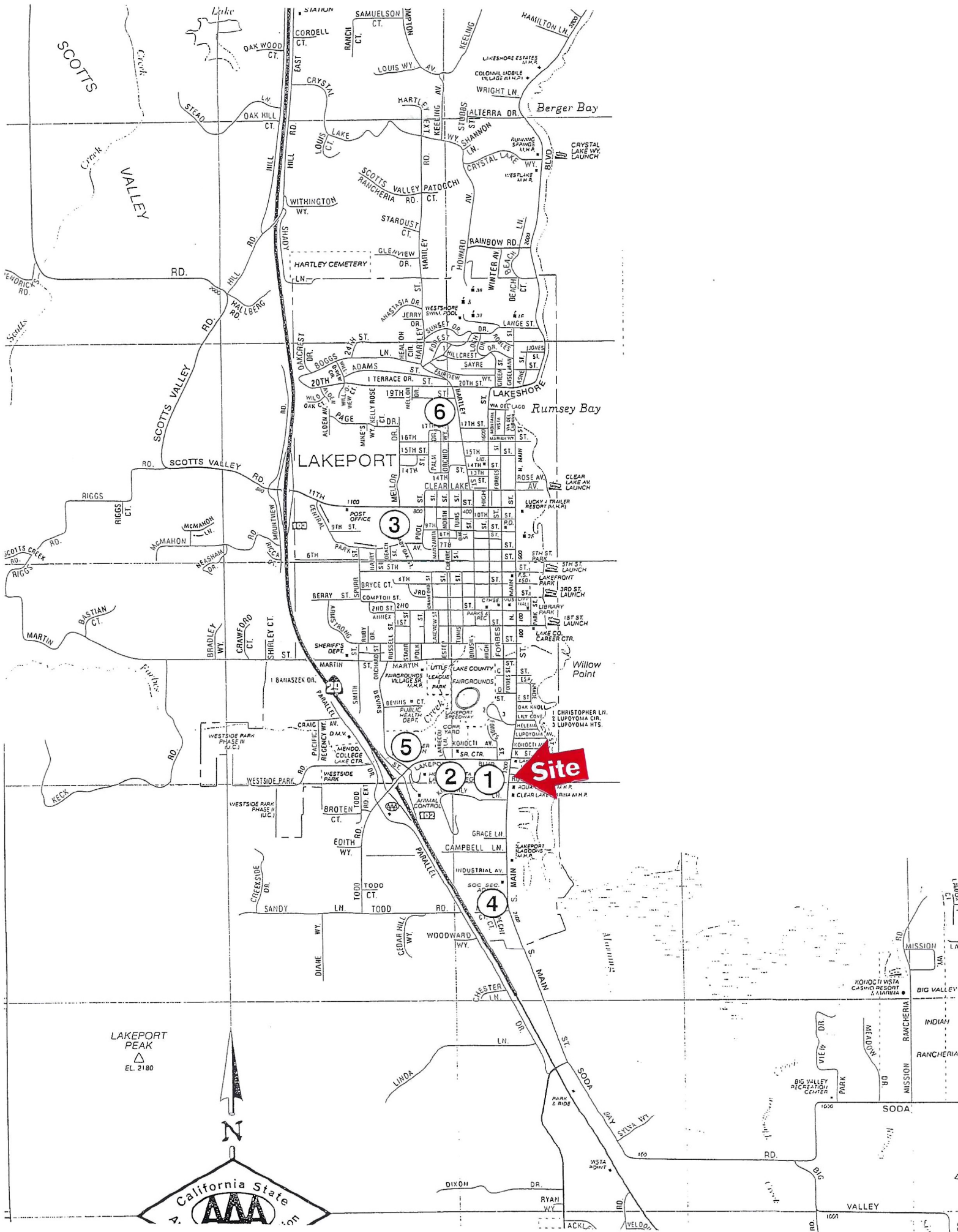
VINCENT PRICE DESIGN GROUP

PROJECT NO.	2012-001	DATE	DEC 2012
PROJECT NAME	SHORELINE CENTER	DESIGNER	VINCENT PRICE DESIGN GROUP
PROJECT TYPE	RETAIL	CLIENT	ALLEN'S FURNITURE
PROJECT LOCATION	1000 N. 10TH AVE. SUITE 100	PROJECT MANAGER	AL
PROJECT STATUS	COMPLETED	PROJECT TEAM	AL

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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



LAKEPORT PEAK
△
EL. 2180





LAKEPORT, CALIFORNIA

Major Retail & Restaurants



LAKEPORT, CALIFORNIA

Market Guide

City Contact Information



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(707) 263-5615 x201

Margaret Silveira
City Manager
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(707) 263-5615 x104

Peer Analysis

The Peer Analysis, built by Retail Strategist along with our analytics partner, (Tend) identifies analysis retail centers within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail centers 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:

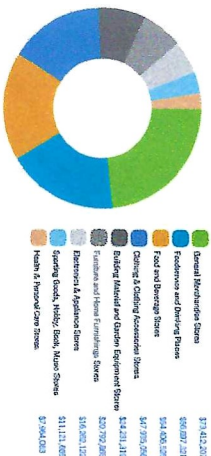
Peer Trade Areas

Susanville, CA 2450 Main Street
Live Oak, CA 10246 Live Oak Blvd
Sonoma, CA 20570 Sonoma Blvd
Lamesa, CA 18300 State Highway 108
Bylie, CA 1101 E Hobsonway

GAP Analysis \$313,023,143

(Custom Trade Area)

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 expected by retailers in the same area. The difference between the two numbers reflects leakage, or the degree to which consumers have 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.



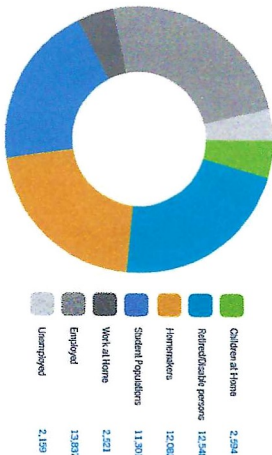
Demographics

(Custom Trade Area)



Daytime Population 57,042

(Custom Trade Area)



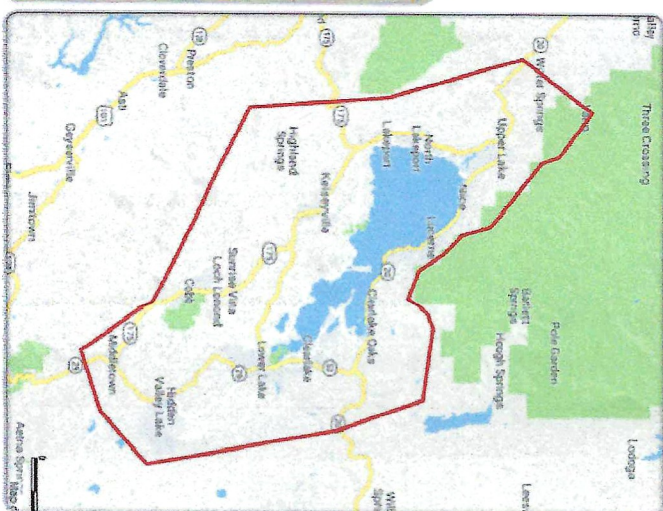
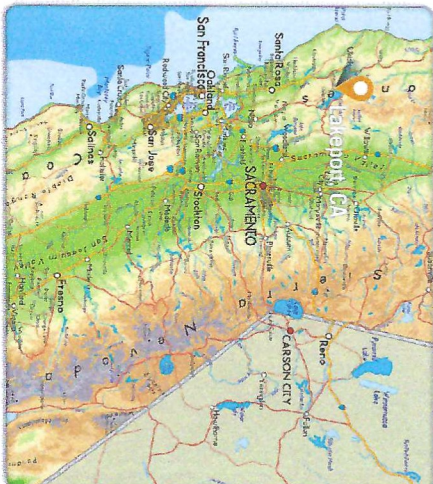
Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and retail establishment. 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!



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2018 Estimated Population	7,795	10,874	26,671
Daytime Population	10,771	12,809	25,221
Median HH Income	\$47,643	\$47,826	\$41,304
Number of Households	3,205	4,403	10,973
2016 Estimated Population	5 Minute DT	10 Minute DT	15 Minute DT
Daytime Population	4,316	12,543	19,686
Median HH Income	\$35,960	\$36,892	\$37,094
Number of Households	\$36,997	\$34,678	\$37,386
	7,236	19,774	19,557



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