



Fortuna Mill Commerce Center

1440 Newburg Road, Fortuna, CA



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Imagine the possibilities... Build to Suit or Ground Lease Mixed Use Development

KEY PROPERTY DATA

69 AC	20,000 SF – 300,000 SF	4,300 SF – 150,000 SF	74,000 SF
<i>Build-to-suit or ground lease development</i>	<i>Large distribution/manufacturing to light industrial/small warehouse use</i>	<i>Retail cluster off Fortuna Blvd and Newburg Rd</i>	<i>120 bed proposed hotel, up to 4 stories</i>
201.331.016	C-T & M-2 ZONING	24,600 average daily traffic	18 MILES
<i>Assessor Parcel Number</i>	<i>The city is in the process with a Specific Plan approval ~ June 2024</i>	<i>Visibility along the main arterial corridor – HWY 101</i>	<i>From the major market hub of the City of Eureka</i>

THE DEVELOPMENT

THE OFFERING

This is a rare opportunity to take advantage of new, quality inventory available to the market - **Fortuna Mill Commerce Center** can be your gateway to barrier of entry and a new image to your business.

This is an entitled, mixed-use project on a total of 69 acres of land. The build-to-suit development may consist of the following; **industrial warehouse/distribution, small format warehouse, big box/small format retail, healthcare, ground lease and hotel component.** The greater Eureka/Fortuna market has experienced a short supply of quality industrial and retail product, until now.

The **conceptual site plan** provides for a variety of build to suit opportunities to construct your desired footprint and deliver on your business operational needs. The uses are multiple, and flexible so that we can meet the demands of the market.

The Fortuna Mill Commerce Center is located along Hwy 101, in between on/off ramps – Kenmar Rd. to the south & 12th St. to the north.

Solar and alternative energy sources planned for the development.

TAILORED SOLUTIONS

Customize the design and layout to meet your business requirements.

Flexible Spaces:

Adapt the space to accommodate evolving business demands, ensuring maximum efficiency and productivity.

Strategic Location:

Capitalize on prime locations within the development.

Cost-Effective Solutions:

Optimize costs with a build-to-suit approach, minimizing upfront expenses and maximizing long-term savings.

Brand Integration:

Seamlessly incorporate branding elements into the design to create a cohesive & impactful brand presence.

Sustainability Focus:

Embrace sustainable building practices and green technologies to reduce environmental impact and enhance corporate responsibility.

Future-Proofing:

Future-proof your investment by designing a space that can adapt to changing market trends and technological advancements.

Competitive Advantage:

Gain a competitive edge in the market by offering a unique and tailored space that meets the specific needs of your business.

Streamlined Process:

Experience a smooth and efficient development process, from initial concept to final delivery, with expert guidance and support every step of the way.

CONCEPTUAL LAYOUT



Fortuna Mill Commerce Center



Architectural Inspiration

Small Industrial



Large Industrial



Retail



Building Types



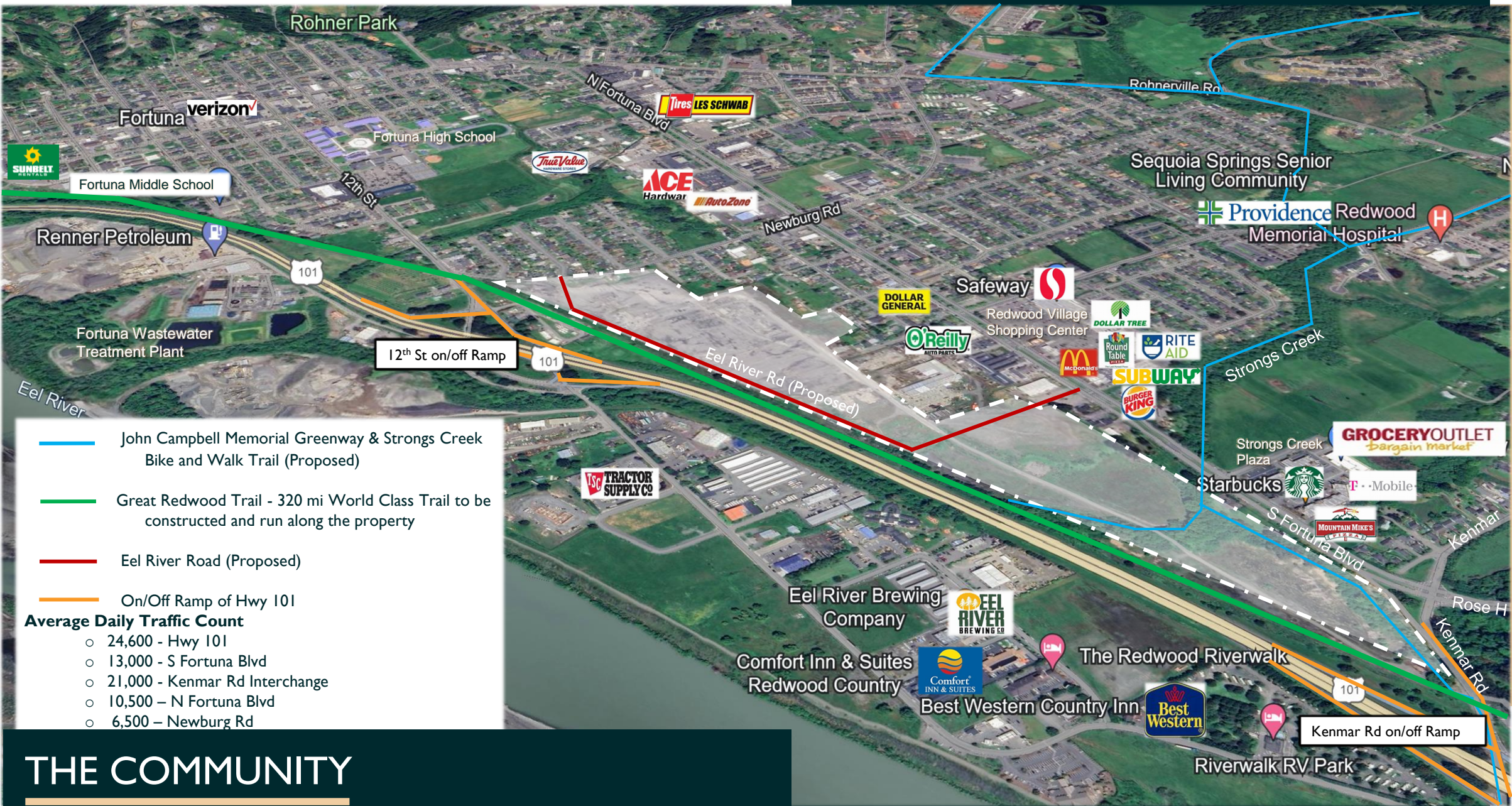
Large Industrial



Small Industrial



Retail



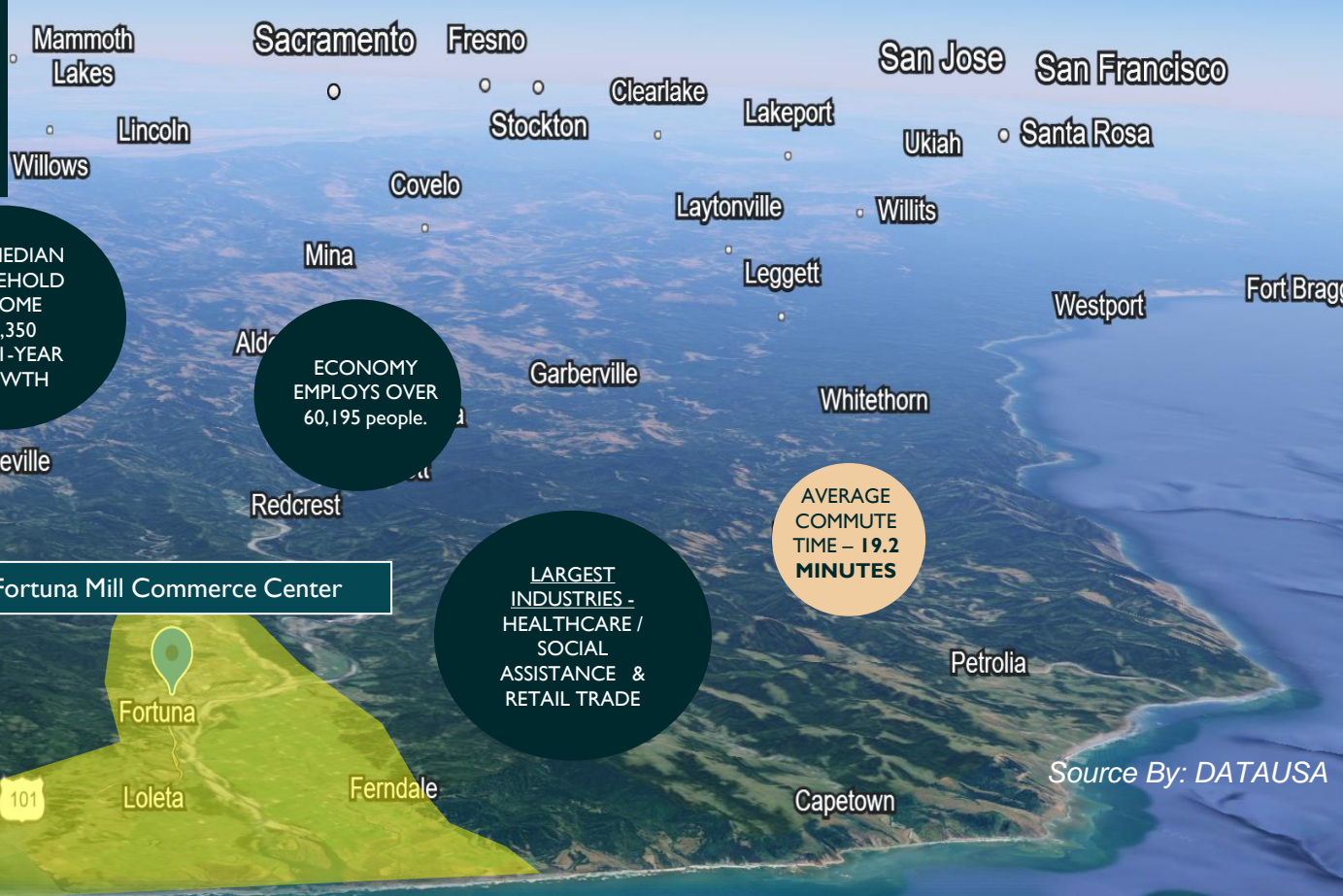
- John Campbell Memorial Greenway & Strongs Creek Bike and Walk Trail (Proposed)
- Great Redwood Trail - 320 mi World Class Trail to be constructed and run along the property
- Eel River Road (Proposed)
- On/Off Ramp of Hwy 101

- Average Daily Traffic Count**
- 24,600 - Hwy 101
 - 13,000 - S Fortuna Blvd
 - 21,000 - Kenmar Rd Interchange
 - 10,500 - N Fortuna Blvd
 - 6,500 - Newburg Rd

THE COMMUNITY

DEMOGRAPHICS

EUREKA-ARCATA-FORTUNA (MSA)



2021 POPULATION 137,014. .671% 1-YEAR GROWTH

RENT V. OWN
Homeownership 57.6%
Homeowners' w/ a mortgage 70.1%

2021 MEDIAN AGE 39.1
1.04% 1-YEAR DECREASE

2021 MEDIAN HOUSEHOLD INCOME \$53,350
8.63% 1-YEAR GROWTH

ECONOMY EMPLOYS OVER 60,195 people.

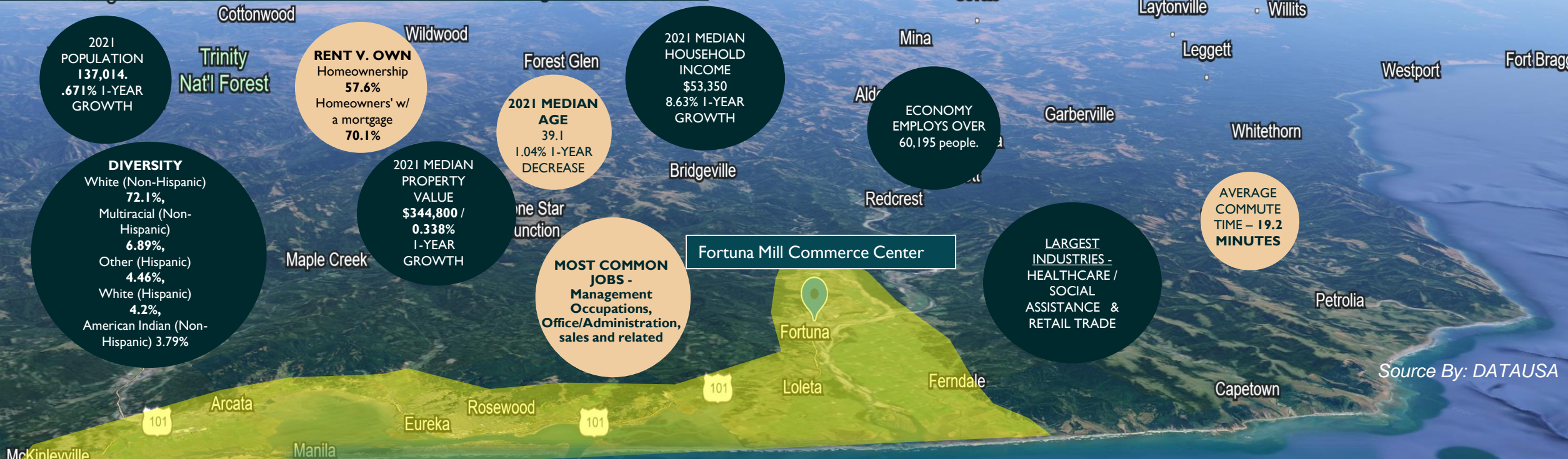
AVERAGE COMMUTE TIME - 19.2 MINUTES

DIVERSITY
White (Non-Hispanic) 72.1%,
Multiracial (Non-Hispanic) 6.89%,
Other (Hispanic) 4.46%,
White (Hispanic) 4.2%,
American Indian (Non-Hispanic) 3.79%

2021 MEDIAN PROPERTY VALUE \$344,800 / 0.338% 1-YEAR GROWTH

MOST COMMON JOBS -
Management Occupations, Office/Administration, sales and related

LARGEST INDUSTRIES -
HEALTHCARE / SOCIAL ASSISTANCE & RETAIL TRADE

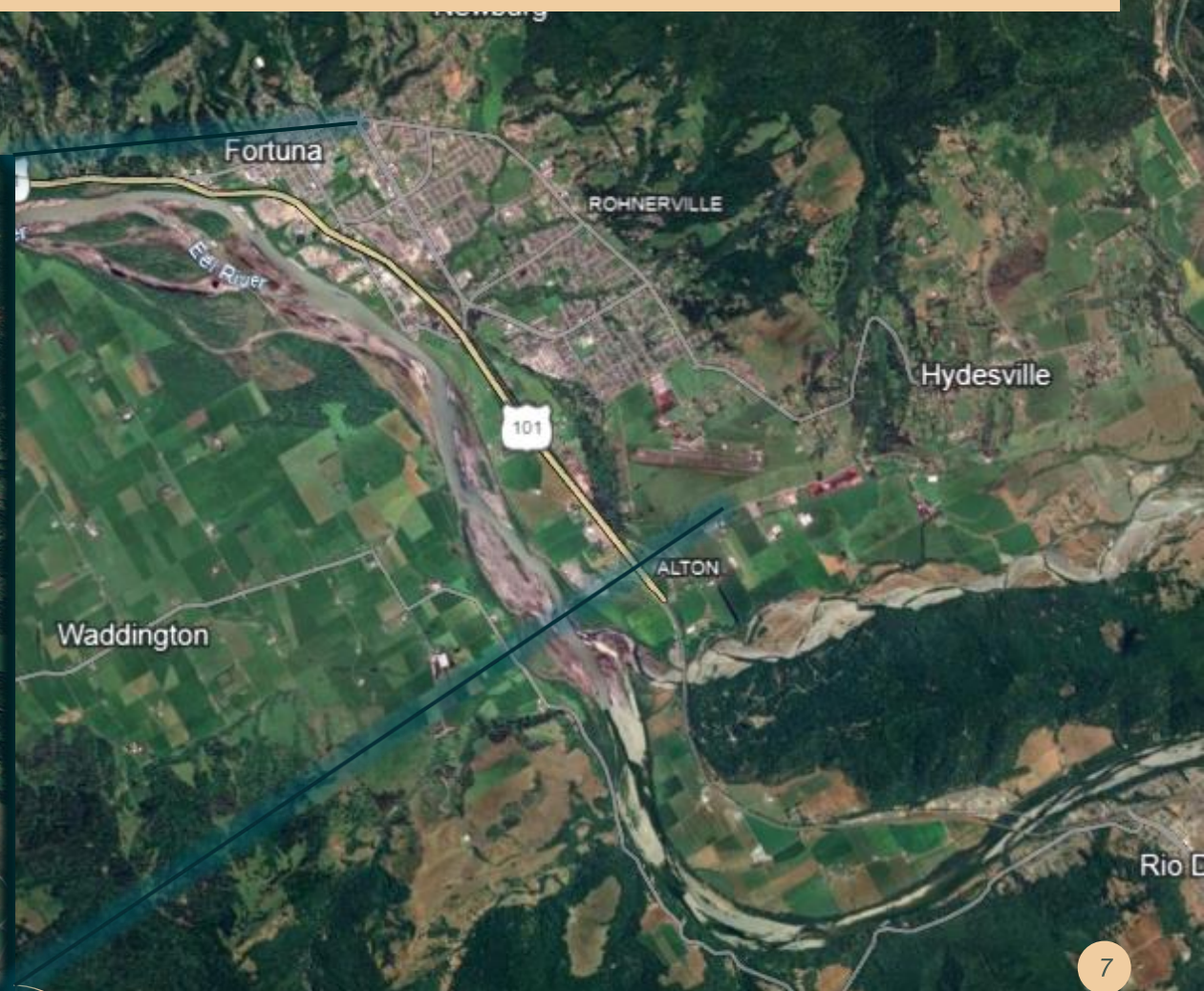
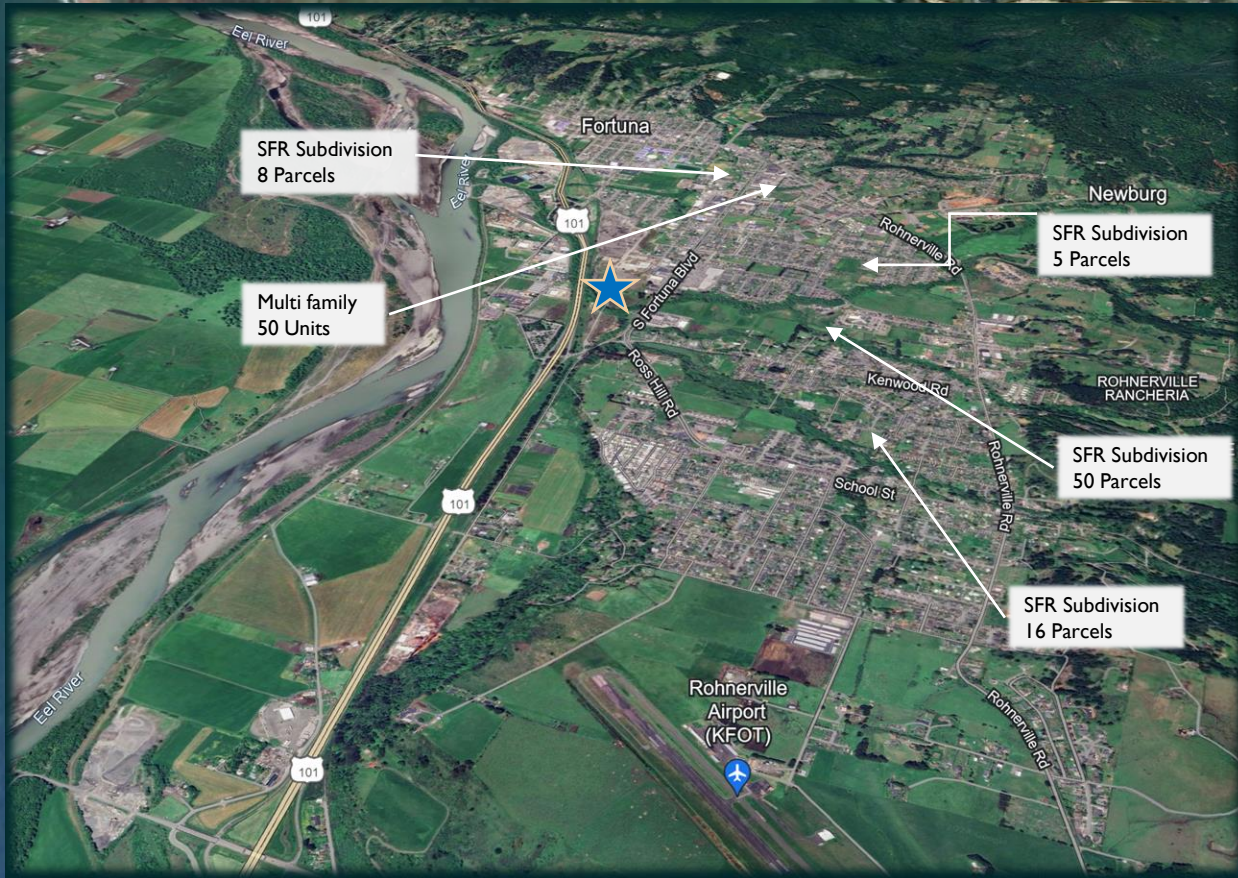


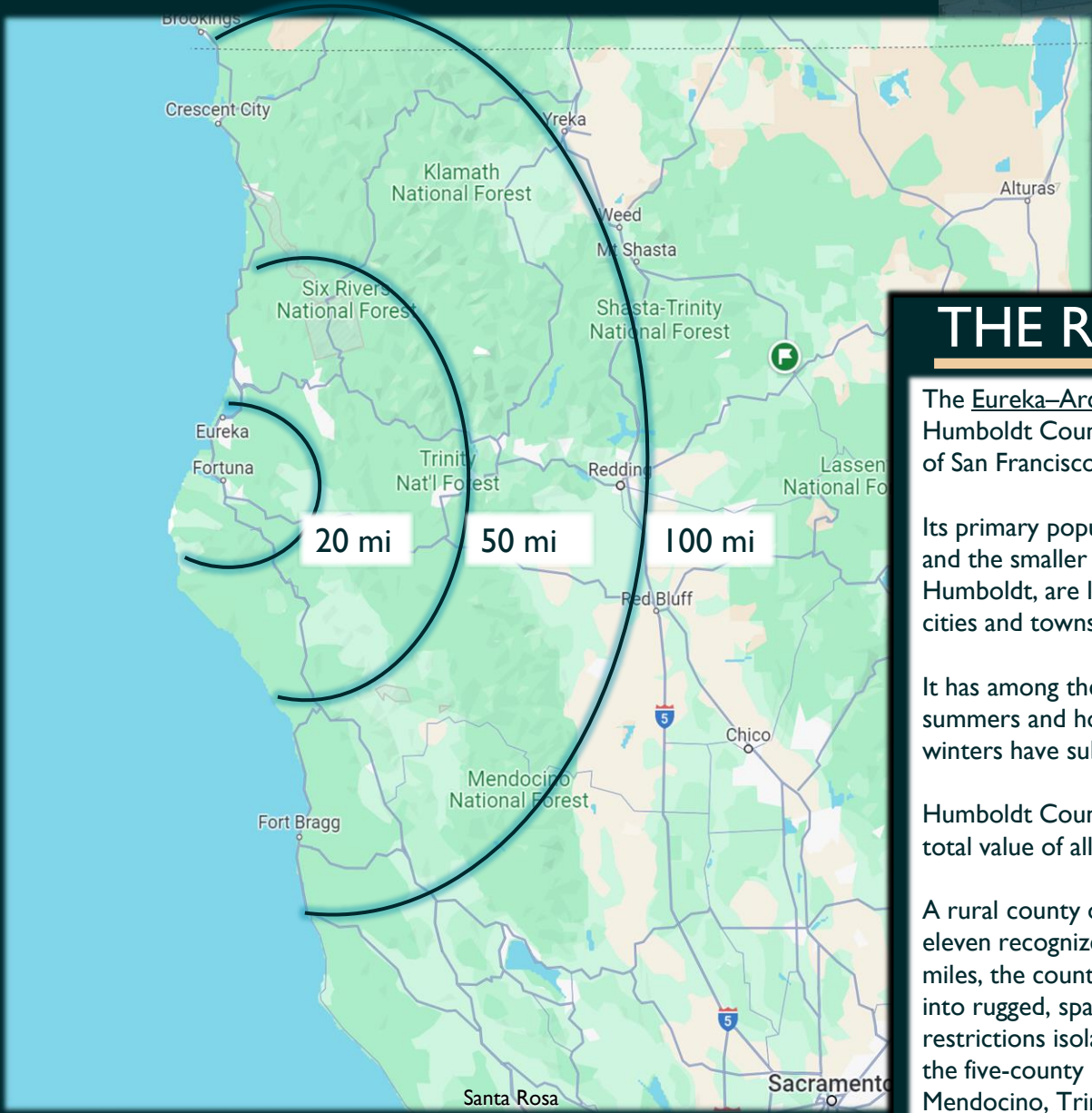
Source By: DATAUSA

Industry Growth on The Horizon

1. **Nordic Aquafarms** proposes to build a land-based fish farm at the former Samoa pulp mill. <https://nordicaquafarms.us/california-news/>
2. The state's blueprint envisions **offshore wind farms** producing 25 gigawatts of electricity by 2045, powering 25 million homes and providing about 13% of the power supply. <https://calmatters.org/environment/2022/12/california-offshore-wind/>
3. Newly designated **Cal Poly Humboldt**, formerly Humboldt State University (located in Arcata) is the 3rd Cal Poly in the state which will increase hands-on research opportunities and expected enrollment growth associated with the enhanced offerings and designation. There will also be an expansion of the campus that will include a thousand more dorm rooms.

RESIDENTIAL DEVELOPMENT ACTIVITY





THE REGION

The Eureka–Arcata–Fortuna market area comprises the primary economic engine of Humboldt County. It is located on the far North Coast of California, about 270 miles north of San Francisco.

Its primary population centers of Eureka, the site of College of the Redwoods main campus, and the smaller college town of Arcata, site of California State Polytechnic University, Humboldt, are located adjacent to Humboldt Bay, California's second largest natural bay. Area cities and towns are known for hundreds of ornate examples of Victorian architecture.

It has among the most diverse climates of United States counties, with very mild coastal summers and hot interior days. Similar to the greater region, summers are extremely dry and winters have substantial rainfall.

Humboldt County alone produces twenty percent of the total volume and thirty percent of the total value of all forest products produced in California.

A rural county on the coast, Humboldt County has approximately 135,000 residents, including eleven recognized Native American tribes and 7 incorporated cities. Covering 3,568 square miles, the county includes a productive bay and harbor on the Pacific Ocean and stretches east into rugged, sparsely populated coastal mountains. The transportation distances and restrictions isolate Humboldt, resulting in an island-like economy. At the geographic center of the five-county Redwood Coast region—including neighboring counties Del Norte, Mendocino, Trinity and Siskiyou—Humboldt has the largest population and workforce and generates the newest jobs and firms in the region.



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professionally.

We measure our success by your satisfaction and
aspire to earn your trust at every step of your
representation.

This means assertively pursuing the best possible
outcome for you. This means putting your interests
first and having the courage to make the hard
decisions.

And it always means that the most important
assignment that we are handling is yours.

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