

# FOR SALE

Restaurant Building

1180 Airport Park Blvd.  
Ukiah, CA 95482



**ADRIA GIACOMELLI**  
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License #01498795



# FOR SALE

## Executive Summary

**Lockehouse Retail Group** is pleased to present the exclusive listing for 1180 Airport Park Boulevard, a 12,176 SF freestanding restaurant in Ukiah, California. Built in 2012, this restaurant sits on a 1.02-acre parcel with a private parking field offering ingress and egress from Airport Park Boulevard and Commerce Drive.

Besides its great bones (and beams), the property has been recently renovated showcasing unexpected charm for a larger format restaurant. Its high-profile location and monument signage at the four-way signalized intersection benefits from 18,250 cars per day. The immediate proximity to Highway 101 enhances convenience and accessibility, adding to its appeal.


The property is located directly across from Super Walmart, diagonal to Lazy Boy, Staples, Foodmaxx, and Friedman's. It is bookended by Comfort Suites and Starbucks to the south and Hampton Inn and Fairfield Inn to the north, creating a convenient and accessible location for potential customers.

**\$2,600,000**

PRICE

**\$213**

PRICE PER SF



1180 AIRPORT PARK BLVD.  
UKIAH, CA 95482



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## Offering Summary

1180 Airport Park Blvd.  
Ukiah, CA 95482

### INVESTMENT HIGHLIGHTS

**Purchase Price:** \$2,600,000  
**Price PSF** \$213.00

### PROPERTY OVERVIEW

**Address:** 1180 Airport Park Boulevard., Ukiah, CA 95482  
**County:** Mendocino County  
**APN:** 180-070-24-00  
**GLA:** ±12,176 SF  
**Lot Area:** ±44,431 SF (1.02 Acres)  
**Built:** 2012  
**Type:** Fully Built Out Restaurant Space  
**Available:** Vacant and Ready for Occupancy  
**Zoning:** [Community Commercial](#)  
**You**  [View Property Video](#)

This freestanding restaurant has recently undergone extensive interior upgrades, imbuing it with unique character and charm, ideal for a large-scale establishment.

Located at 1180 Airport Park Boulevard, this property features two full bars, a wine cellar, a state-of-the-art kitchen equipped with five Type 1 hoods and three walk-in refrigerators, vaulted ceilings adorned with chandeliers, a private special events room with an AV system and fireplace, an outdoor patio, ample private parking, and a welcoming reception and lounge area.

Just two blocks from Highway 101, the property enjoys proximity to numerous hotels along one of the city's primary retail corridors, including one of the highest-performing Super Walmarts and a new Costco. This is a rare opportunity for a proven restaurateur to own and operate a flagship restaurant or event venue.



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## Property Highlights

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### Large Scale Flagship Restaurant

Experience the charm of this flagship restaurant, freshly renovated to feature grand vaulted ceilings, high-end finishes, and an unparalleled ambiance. Perfect for creating memorable dining experiences.

### State of the Art Facility for Private Events

This versatile property is ideal for hosting special events, featuring a state-of-the-art kitchen, two full bars, and a wine cellar. Whether used as a restaurant with a private event space or a dedicated events venue, it's equipped to impress.

### Private Parking Lot

Enjoy the convenience of a private parking lot designed to accommodate a large-format restaurant, ensuring easy access and added convenience for your patrons.

### Prime Location Strategically Positioned

Located for maximum visibility and accessibility, 1180 Airport Boulevard in Ukiah, offers immediate access from Hwy 101, making it appealing to commuters and neighboring communities.

### A Unique Pride of Ownership Opportunity

This property provides a prime opportunity for experienced restaurateurs to own their real estate and establish a successful restaurant in Ukiah, California. Take pride in ownership while growing a flourishing business.



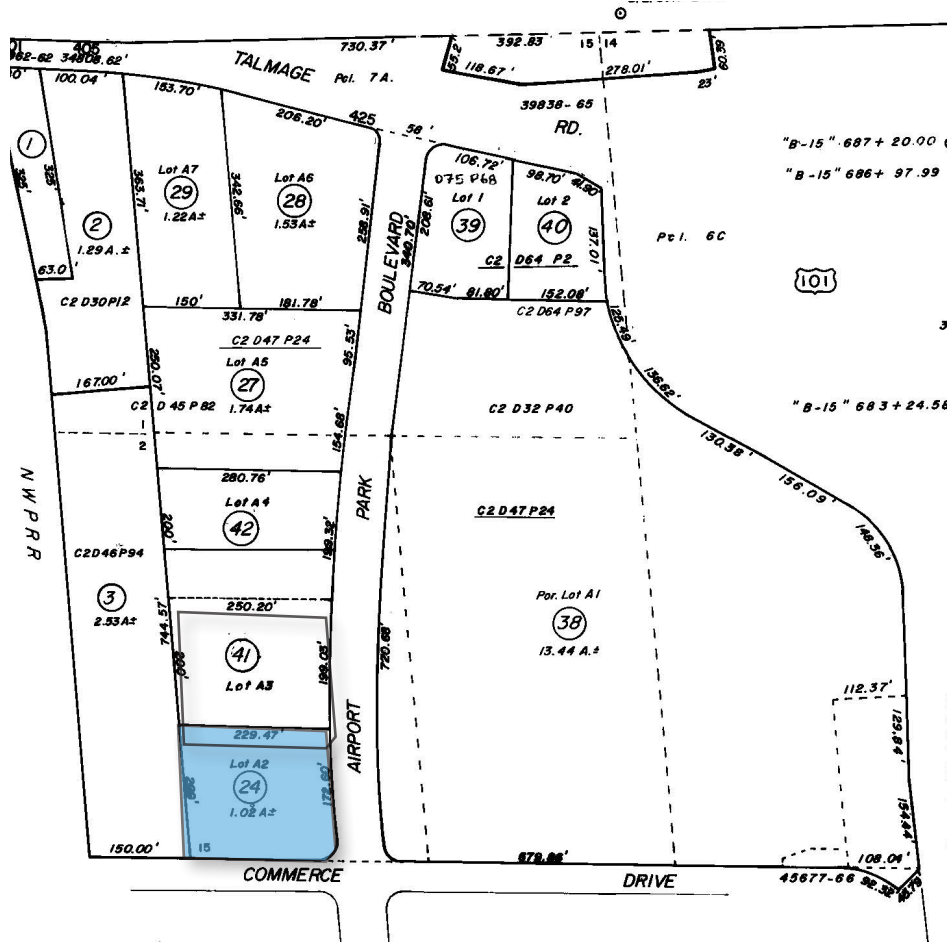


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## Parcel Map

1180 Airport Park Blvd.  
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APN: 180-070-24-00





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Close Up Aerial

1180 Airport Park Blvd.  
Ukiah, CA 95482



UKIAH  
AIRPORT

SITE

Talmage Dr. - 11,607 ADT

Airport Park Blvd.

Commerce Dr.



LOCKEHOUSE

**ADRIA GIACOMELLI**

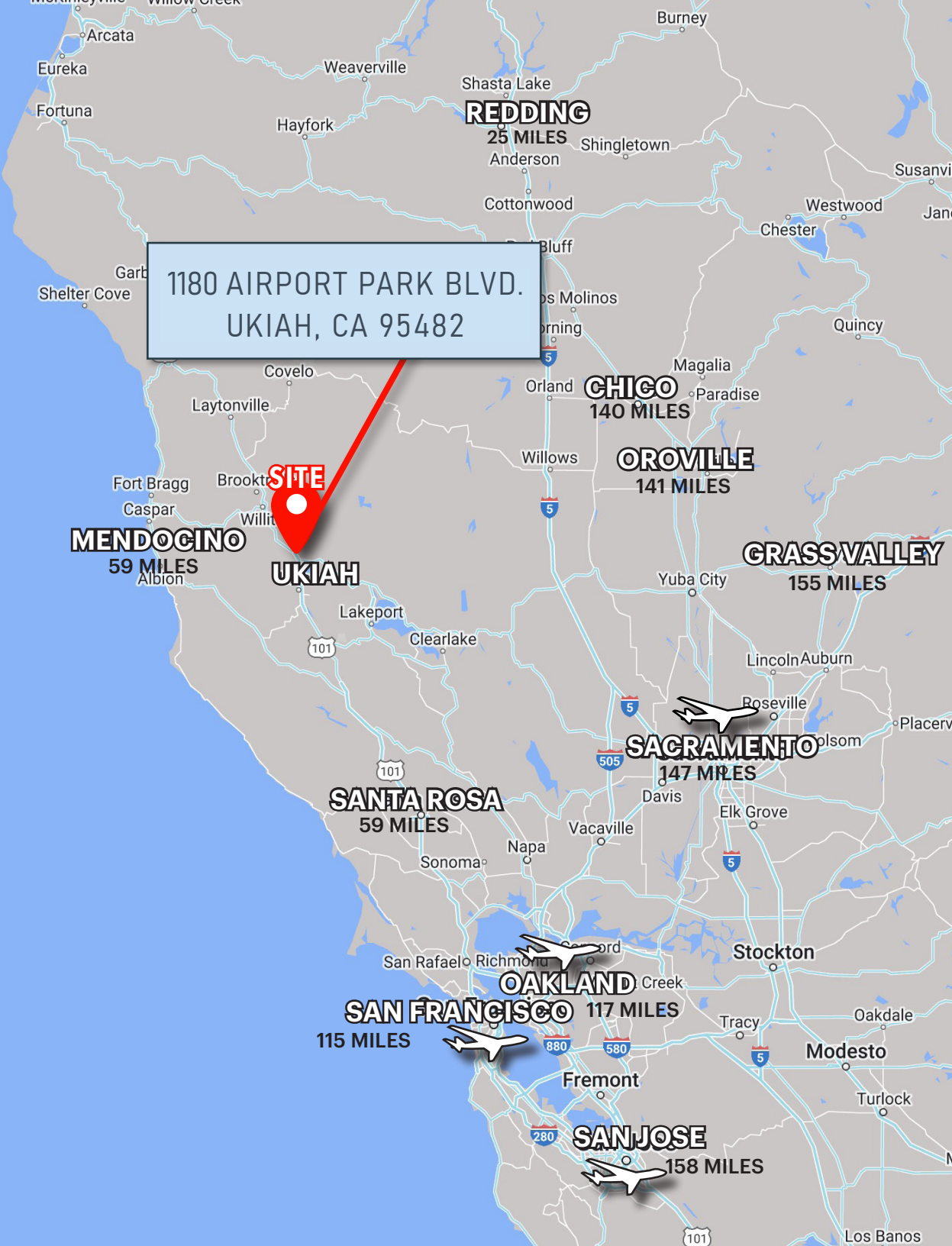
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## DRIVING DISTANCES | MILES

### CITIES

MENDOCINO	59
SANTA ROSA	59
SAN FRANCISCO	115
OAKLAND	117
OROVILLE	140
CHICO	140
SACRAMENTO	147
GRASS VALLEY	155
SAN JOSE	159

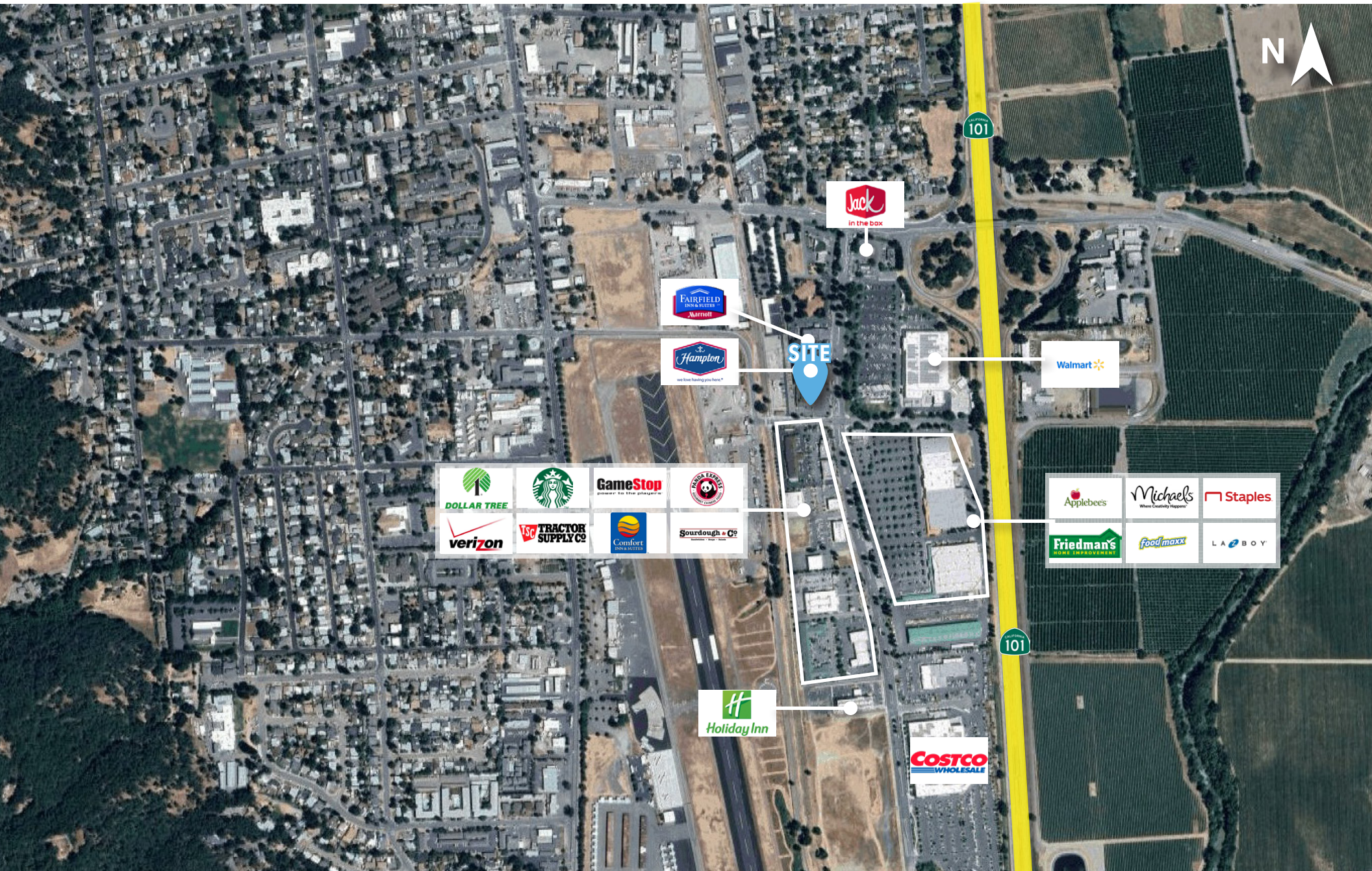
**Ukiah**, located along the bustling Highway 101 corridor, is just two hours north of the iconic Golden Gate Bridge. Serving as an ideal hub between the Bay Area and the Oregon border, Ukiah also sits near the east-west intersection of Highway 20, offering convenient access to the Central Valley and the Coast. Despite its modest population of 16,075, Ukiah is the vibrant heart of Mendocino County. As the county seat and the primary business, education, and shopping center for much of Mendocino, Lake, and even Sonoma Counties, Ukiah's weekday population swells to approximately 35,000. This charming city is renowned for its scenic beauty, with numerous vineyards and wineries, making it part of the celebrated Mendocino wine country. Ukiah also boasts a rich cultural scene with several art galleries, theaters, and the annual Ukiah PumpkinFest, a community favorite. The area is known for its outdoor recreational opportunities, including hiking, fishing, and boating in nearby Lake Mendocino and the surrounding natural parks. With its blend of small-town charm and big-city amenities, Ukiah offers an exceptional quality of life.



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## Market Aerial

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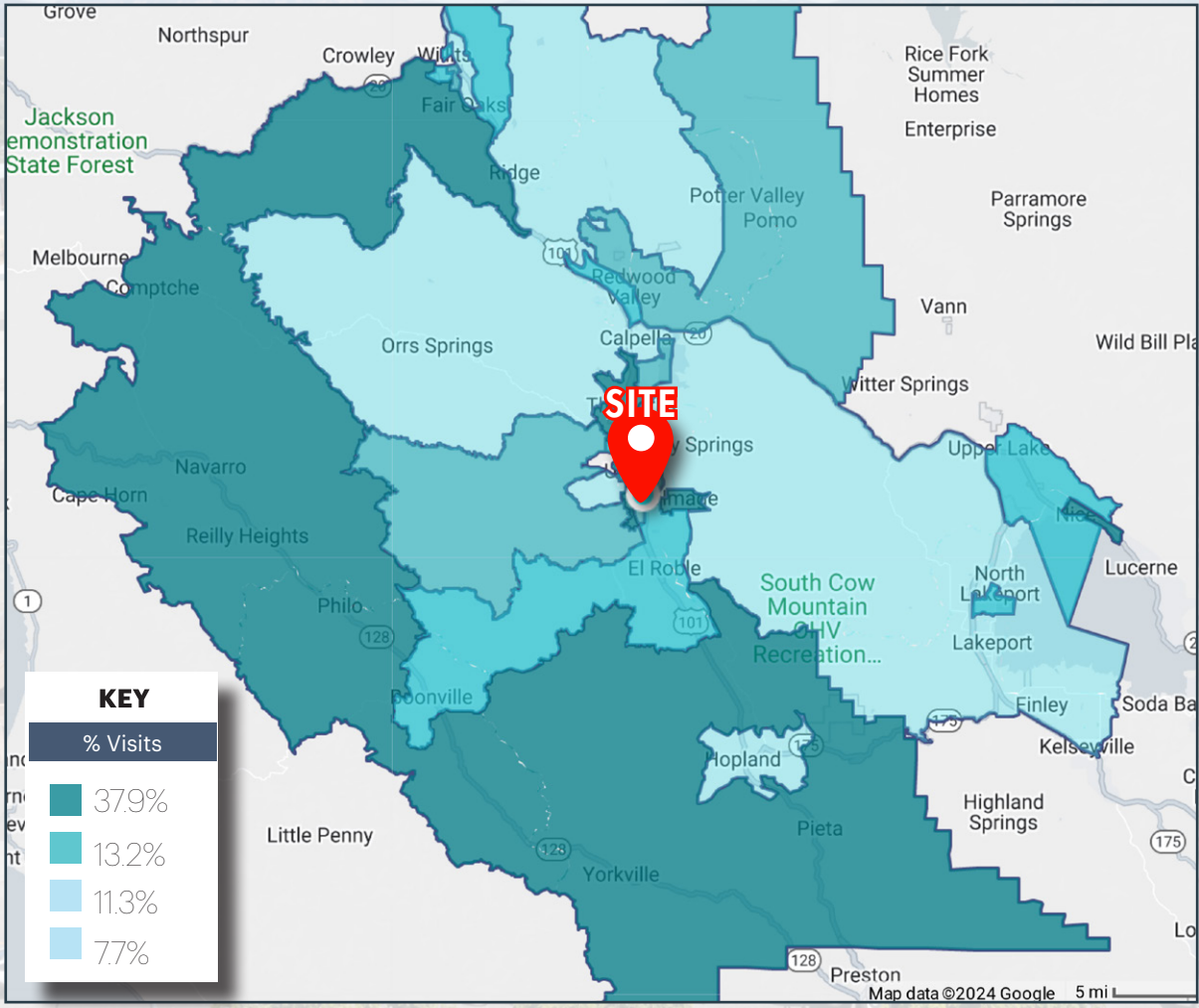




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## Trade Area Report - Shoppers in Area

1180 Airport Park Blvd.  
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TOTAL POPULATION  
68,800



DAYTIME EMPLOYEES  
24,600



AVERAGE HOUSEHOLD INCOME  
\$93,000



BACHELOR'S DEGREE OR HIGHER  
13.4%



HOUSEHOLD RETAIL EXPENDITURES  
\$208.48 M



HOUSEHOLD DENSITY  
3,259



HOUSEHOLDS WITH CHILDREN  
1,433



TOTAL DISPOSABLE INCOME  
\$1.9 B





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