

Hwy 101 Commercial Land for Sale



GRAVEL ROAD FOR EMERGENCY VEHICLE ACCESS ONLY

CREEK TRAIL

CREEK SETBACK

LINE OF FLOODWAY

S Fortuna Blvd

Kenmar Road

STRONGS CREEK TRAIL

Approx. 9.4 Acre Parcel



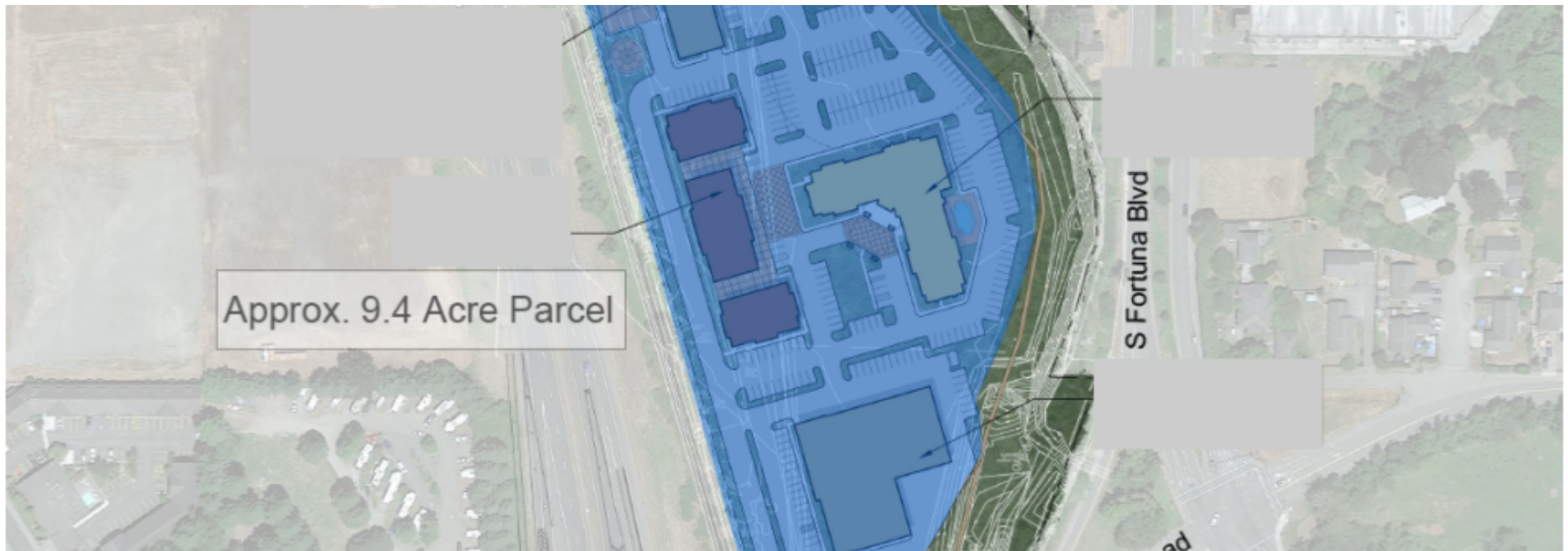
Fortuna, CA

Price: \$3,275,712 | \$8 per square foot



PROPERTY SUMMARY

Hwy 101 - 9.4 acres for Sale
Kenmar Road | Fortuna, CA



Property Summary

Price:	\$3,275,712
Price PSF:	\$8.00
Lot Size:	± 9.4 acres
Zoning:	MDSP
Use:	Highway Commercial
APN:	202-021-021 & 202-022-001

Property Overview

Located at the highly visible intersection of Kenmar Road and U.S. Highway 101, this ±9.4-acre commercial property offers exceptional development potential in the growing city of Fortuna, CA. With direct highway access and excellent exposure to daily traffic, the site is ideally positioned for a range of highway-oriented commercial uses.

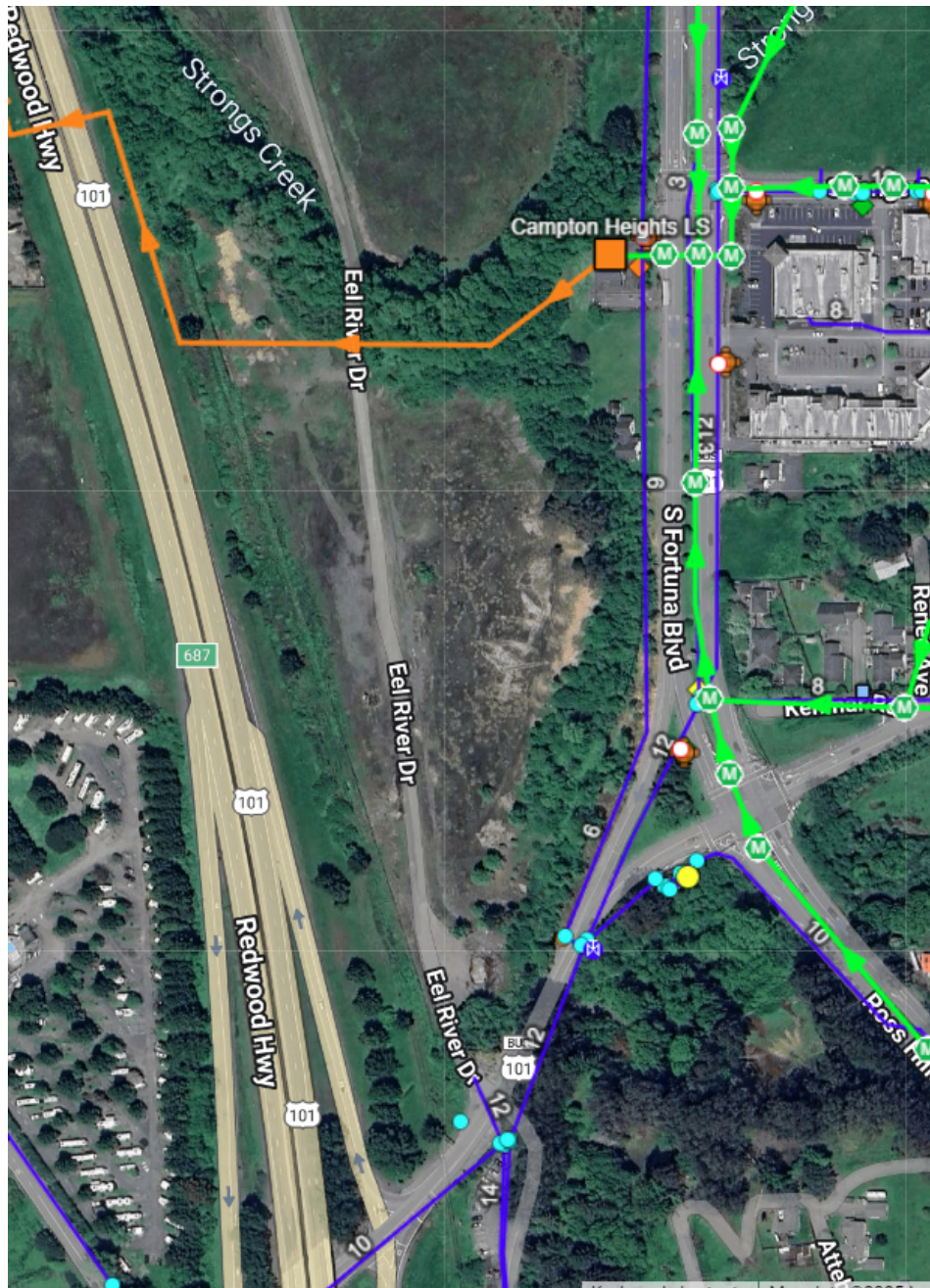
Zoned for commercial development, this parcel is ideally suited for a gas station, fast-food restaurants, convenience stores, a car wash, hotel, or other retail, service-related, industrial, or office uses aimed at serving both local residents and travelers along the busy Highway 101 corridor.

Location Overview

Fortuna, known as "The Friendly City," is a welcoming and fast-growing community located in the heart of Humboldt County along California's scenic North Coast. With a population of over 12,000 and a strong local economy supported by healthcare, tourism, retail, and agriculture, Fortuna serves as a regional hub for surrounding rural areas. The city is home to excellent schools, a vibrant downtown, and year-round events like the Fortuna Rodeo and Apple Harvest Festival, attracting visitors from across the region. Conveniently positioned along Highway 101, Fortuna offers a strategic location for businesses looking to capture both local and highway traffic, while benefiting from a supportive and business-friendly environment.

PROPERTY DESCRIPTION

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Kenmar Road | Fortuna, CA



Utility Infrastructure – Kenmar Road Development Site

Electricity: Provided by Pacific Gas & Electric (PG&E)

Water Service: Supplied by the City of Fortuna Public Works Department

Sewer Service: Managed by the City of Fortuna Public Works, with connection available via a lift station located at South Fortuna Boulevard or connect to a gravity flow sewer line to a sewer main.

Access Improvements: Caltrans is designing a new roundabout at Highway 101, which will extend to the property frontage.

Secondary Access: A second entrance may be required, which would include construction of a short bridge over a 6-foot-wide creek on the property

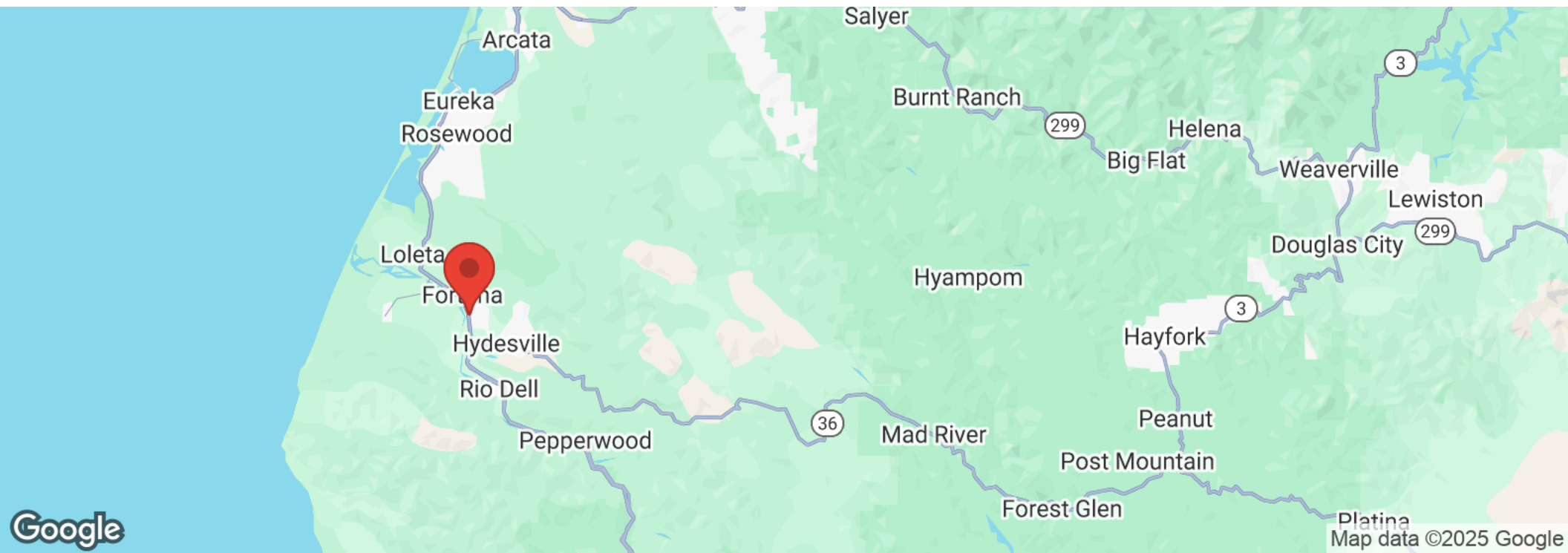
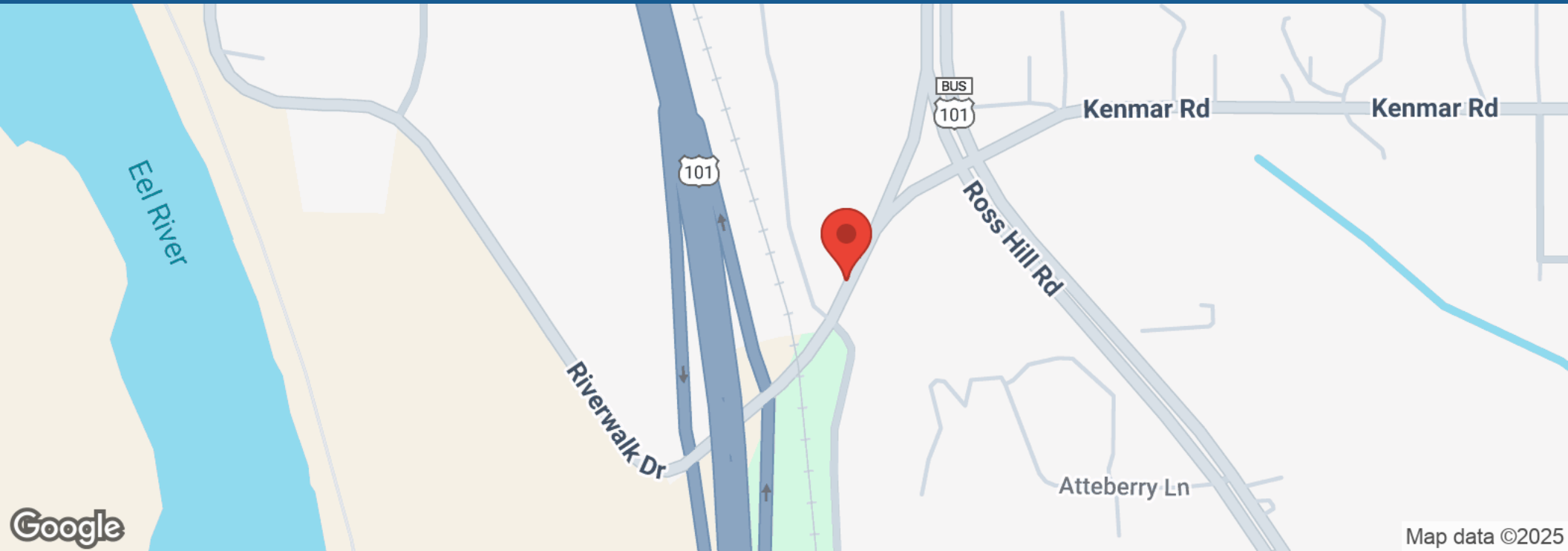
Additional Land: Additional land may be purchased at a steep discount within the setback area to accommodate stormwater or other development requirements.

Internal Circulation: Access easements can be created to ensure efficient vehicular and service flow throughout the entire 9.4-acre parcel

Flood Zone Requirements: The property is located in an AE Flood Zone; building pads will need to be raised approximately 2 feet to comply with FEMA and local elevation standards

LOCATION MAPS

Hwy 101 - 9.4 acres for Sale
Kenmar Road | Fortuna, CA



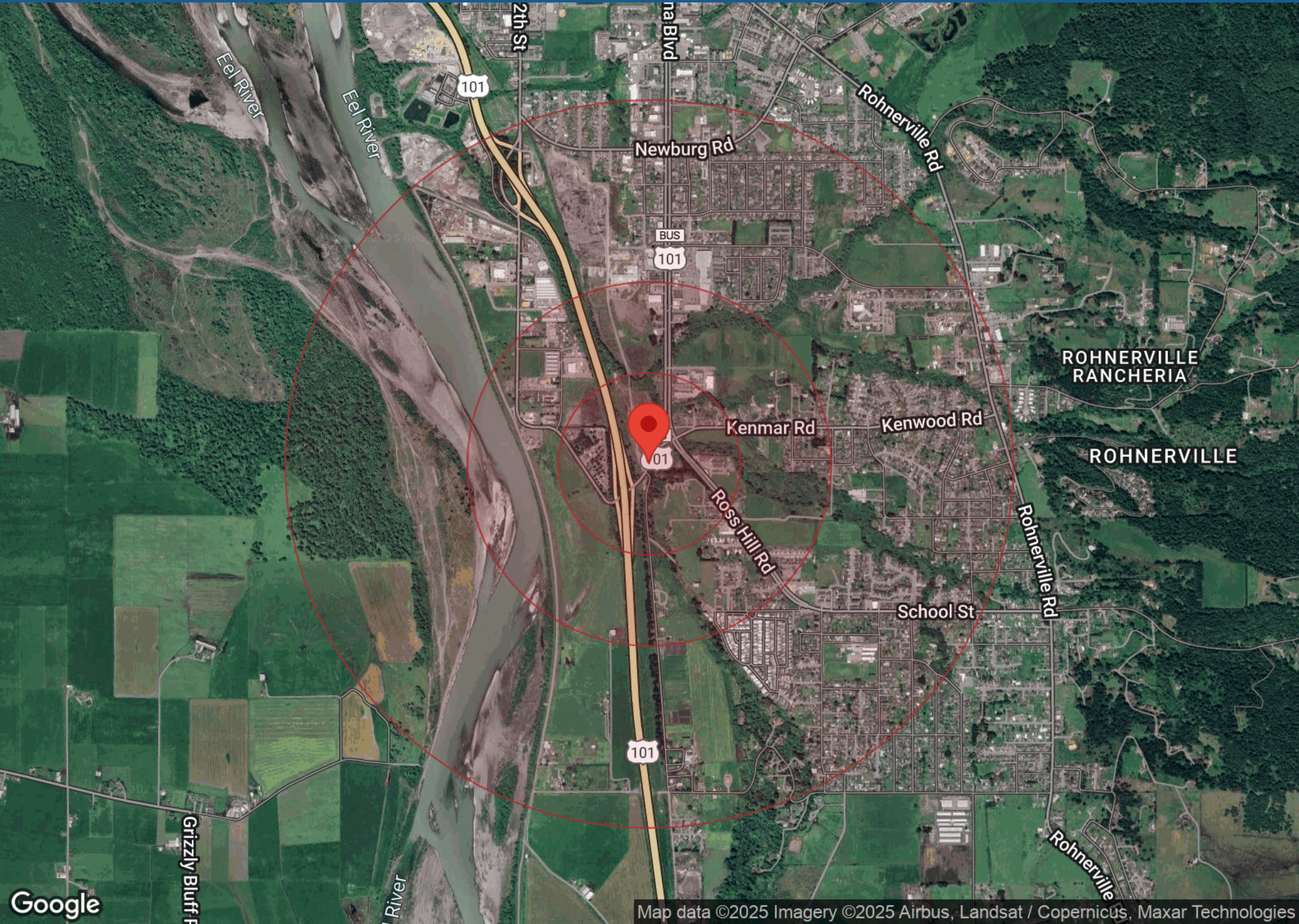
AERIAL MAP

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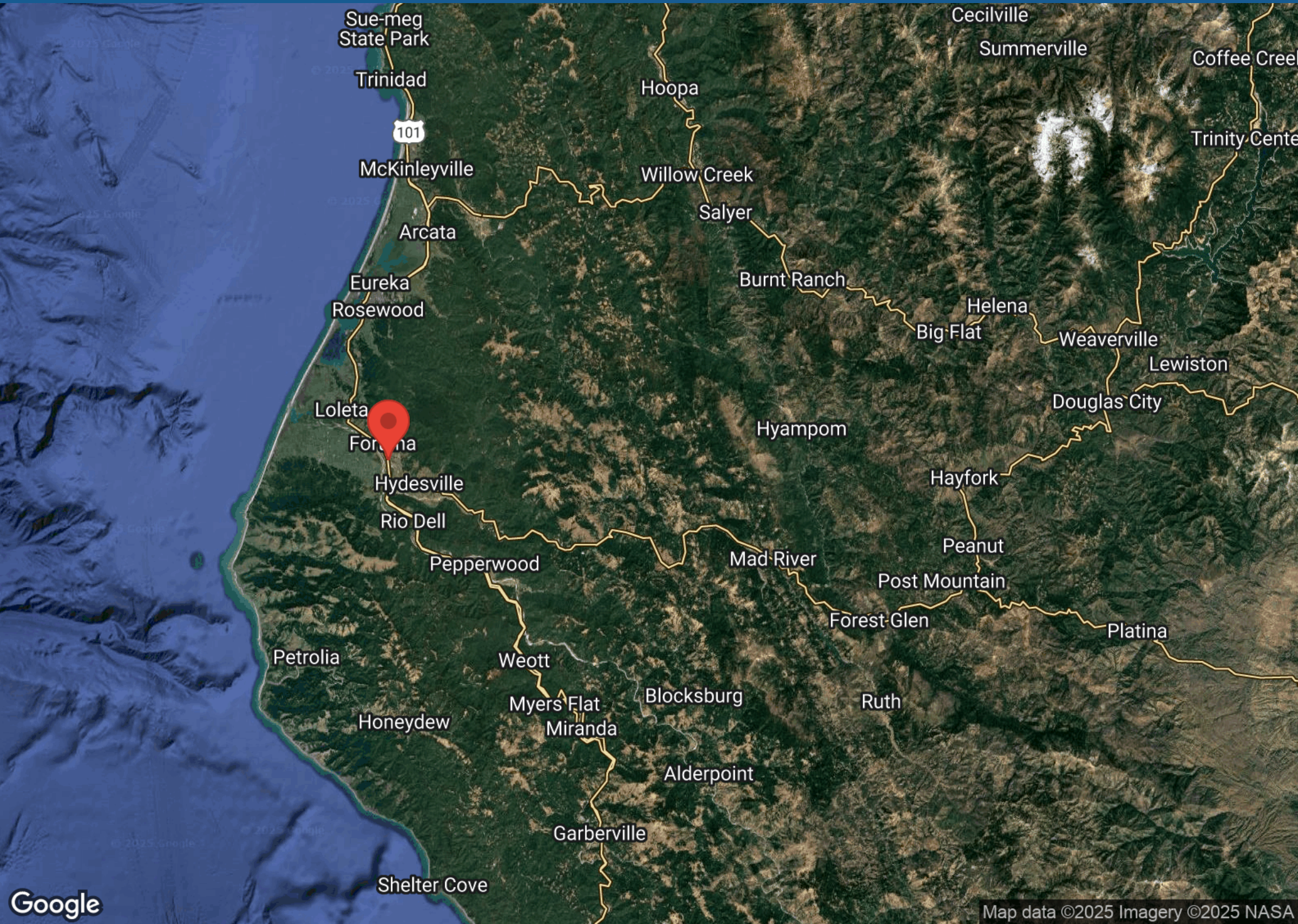
BUSINESS MAP

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REGIONAL MAP

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Sue-meg State Park

Trinidad

101

McKinleyville

Arcata

Eureka

Rosewood

Loleta

Fortuna

Hydesville

Rio Dell

Pepperwood

Petrolia

Honeydew

Weott

Myers Flat

Miranda

Garberville

Shelter Cove

Hoopa

Willow Creek

Salyer

Burnt Ranch

Hyampom

Mad River

Blocksburg

Alderpoint

Cecilville

Summerville

Coffee Creek

Trinity Center

Willow Creek

Salyer

Burnt Ranch

Helena

Big Flat

Weaverville

Lewiston

Douglas City

Hayfork

Peanut

Post Mountain

Forest Glen

Platina

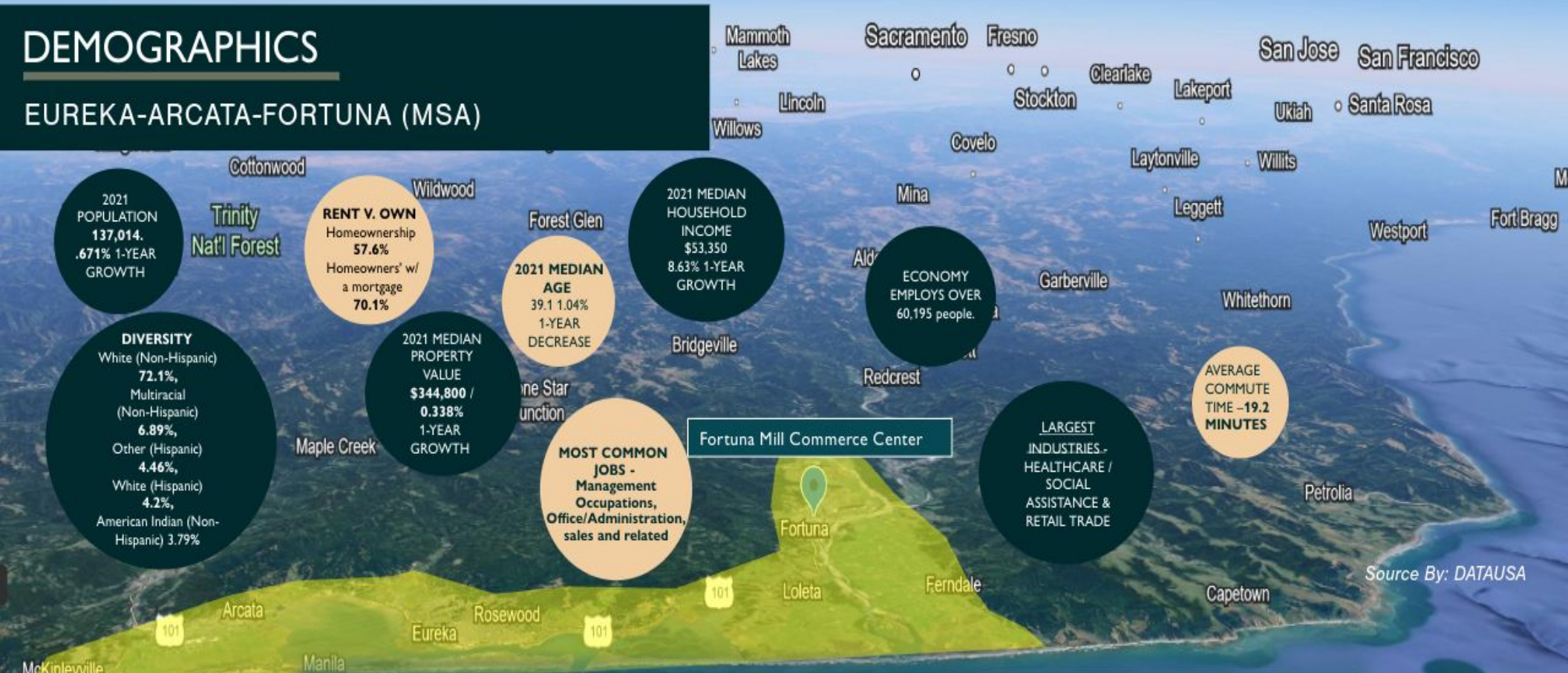
Ruth

DEMOGRAPHICS

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DEMOGRAPHICS

EUREKA-ARCATA-FORTUNA (MSA)



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.

DISCLAIMER

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