

# FOR LEASE

Starbucks & Chevron Travel Plaza

Retail ±1,800 SF 1<sup>st</sup> Floor  
Office ±4,500 SF 2<sup>nd</sup> Floor



1460 N. Lovers Lane, Ukiah, CA 95482



2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

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# PROPERTY HIGHLIGHTS

Starbucks & Chevron Travel Plaza

*Retail ±1,800 SF 1<sup>st</sup> Floor*  
*Office ±4,500 SF 2<sup>nd</sup> Floor*

The newly constructed Chevron Travel Plaza and Starbucks Drive-Thru is conveniently located immediately off Highway 101 on N. Lovers Lane/N. State Street and Kuki Lane. Available for lease is ±1,800 SF on the ground floor adjacent to Starbucks. Also available is ±4,500 SF on the 2<sup>nd</sup> floor space boasting an expansive glass line. First and Second floors suites can be combined and delivery is currently in a modified cold shell.

## SUMMARY

<b>ADDRESS</b>	1460 N. Lovers Lane, Ukiah, CA 95482
<b>COUNTY</b>	Mendocino County
<b>CROSS STREETS</b>	North Lovers Lane and Kuki Road
<b>TYPE</b>	Freeway Commercial
<b>DRIVE-THRU</b>	Starbucks (Estimated Opening Q1 2023)
<b>AVAILABLE</b>	±1,800 SF - ±4,500 SF
<b>RENT</b>	\$2.50 - \$3.50 PSF/Month + NNN

## HIGHLIGHTS

- Newly Constructed Chevron Travel Plaza with Starbucks Drive-Thru
- Located Immediately off Hwy 101 on N. Lovers Lane
- Excellent Visibility and Accessibility off Highway 101
- Signalized Intersection at North State Street and Kuki Road

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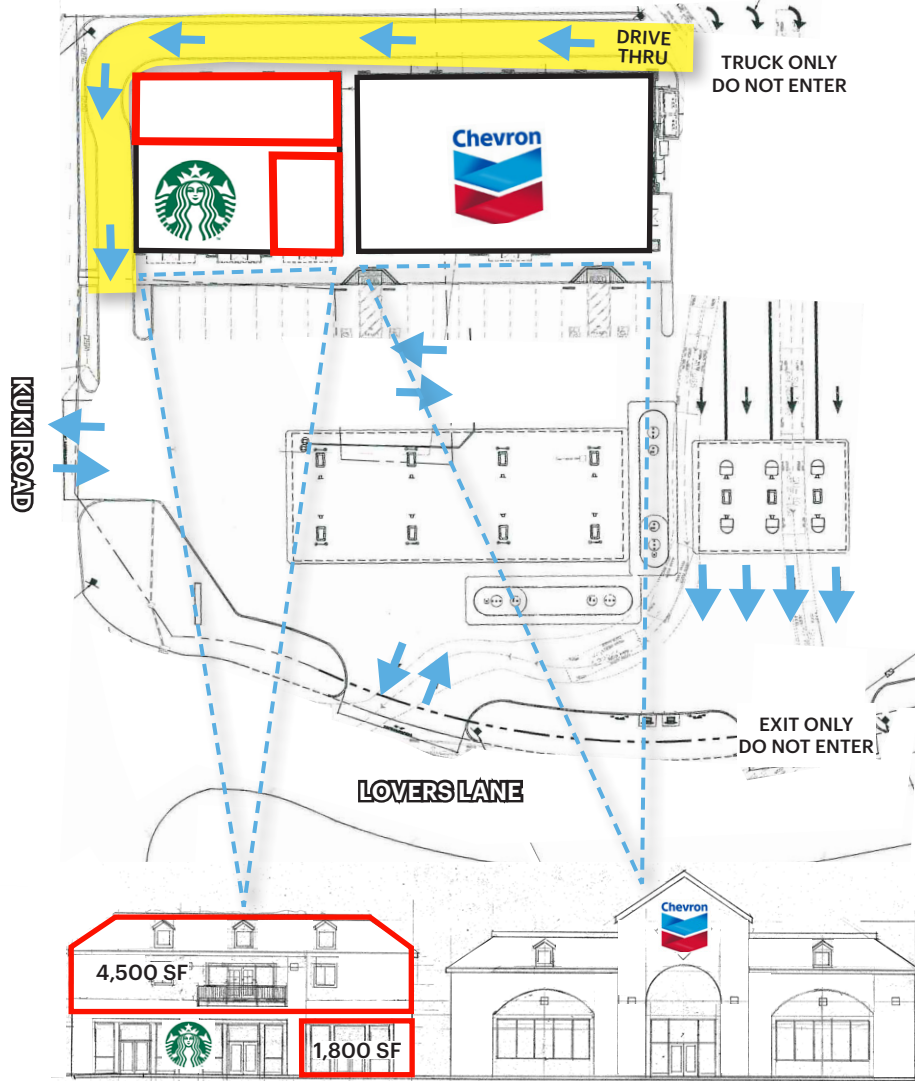
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# SITE PLAN

## Starbucks & Chevron Travel Plaza

Retail ±1,800 SF 1<sup>st</sup> Floor  
Office ±4,500 SF 2<sup>nd</sup> Floor

Site Plan and Elevations Subject to Change



- ±1,800 SF (First Floor)
- ±4,500 SF (Second Floor)
- Can be Combined ±6,300 SF
- Seeking Proven Operators



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# CLOSE UP AERIAL

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\*Traffic Counts Source: Sites USA REGIS Online 2/1/22



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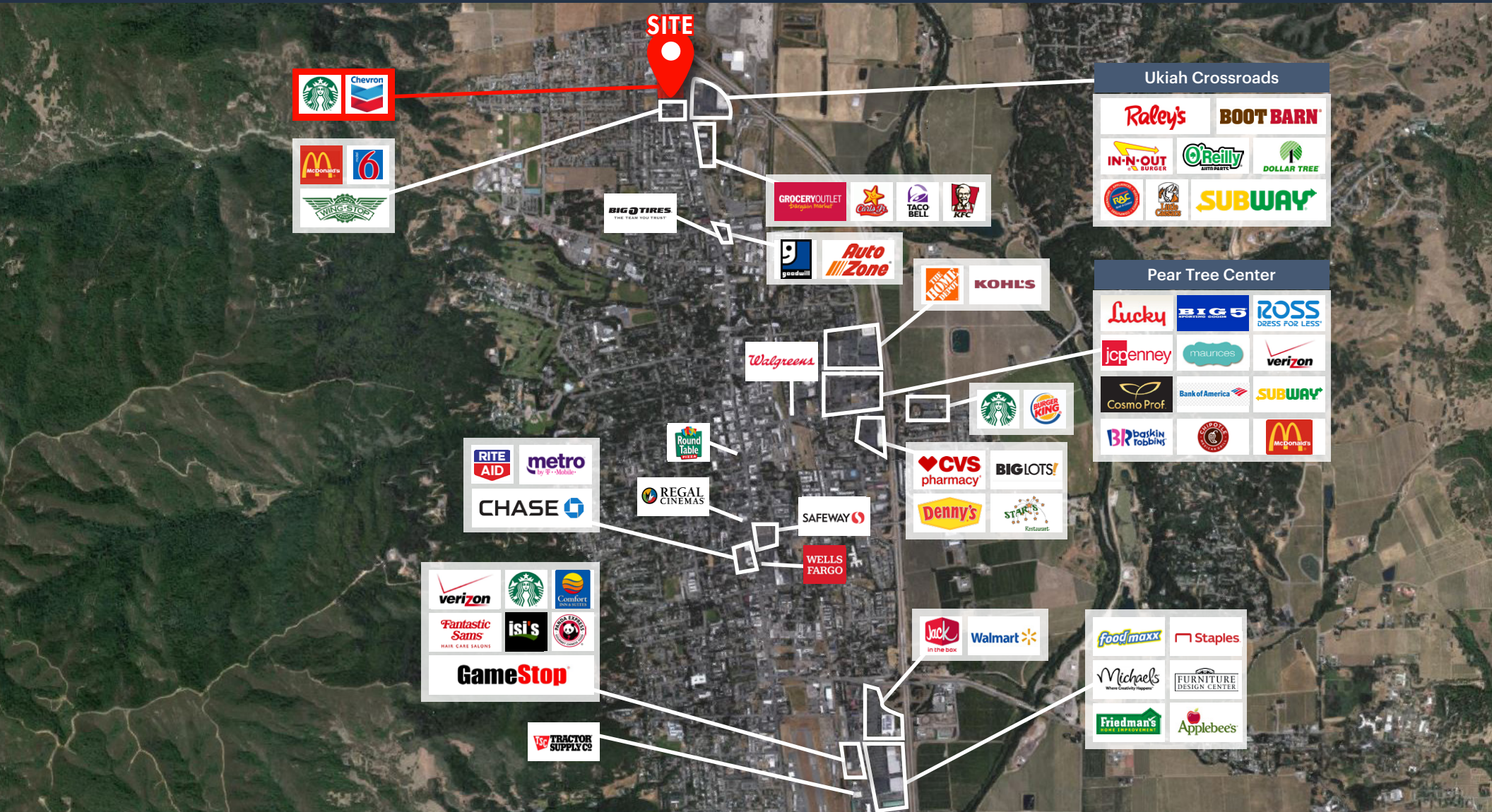
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# MARKET AERIAL

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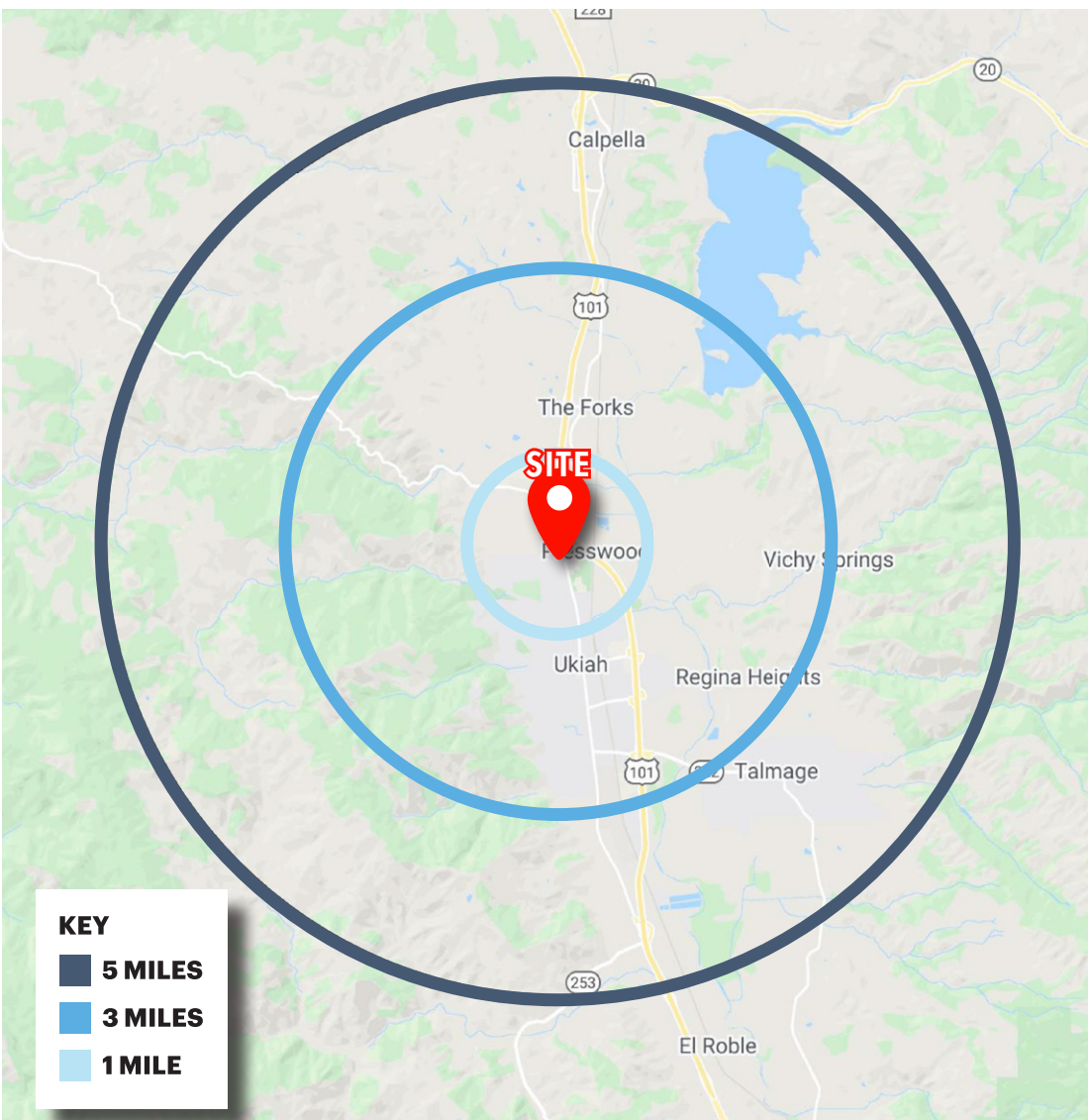
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# DEMOGRAPHICS

Starbucks & Chevron Travel Plaza

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**KEY**

- 5 MILES
- 3 MILES
- 1 MILE

ESTIMATED POPULATION		
1 MILE	3 MILES	5 MILES
6,111	25,522	31,862
DAYTIME EMPLOYEES		
1 MILE	3 MILES	5 MILES
3,227	14,059	15,311
AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$69,192	\$79,855	\$78,637
BACHELOR'S DEGREE OR HIGHER		
1 MILE	3 MILES	5 MILES
797	4,039	5,007
HOUSEHOLD RETAIL EXPENDITURES		
1 MILE	3 MILES	5 MILES
\$2,138	\$2,351	\$2,327
HOUSEHOLD DENSITY (PSM)		
1 MILE	3 MILES	5 MILES
695	342	150
HOUSEHOLDS WITH CHILDREN		
1 MILE	3 MILES	5 MILES
802	3,064	3,807
HOME VALUES \$1,000,000 OR MORE		
1 MILE	3 MILES	5 MILES
16	187	247



\*Demographics Source: Sites USA REGIS Online 2/1/22

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