

302 N MAIN ST

LAKEPORT | CA | 95453

OFFERING MEMORANDUM



TABLE OF CONTENTS

3 | EXECUTIVE SUMMARY

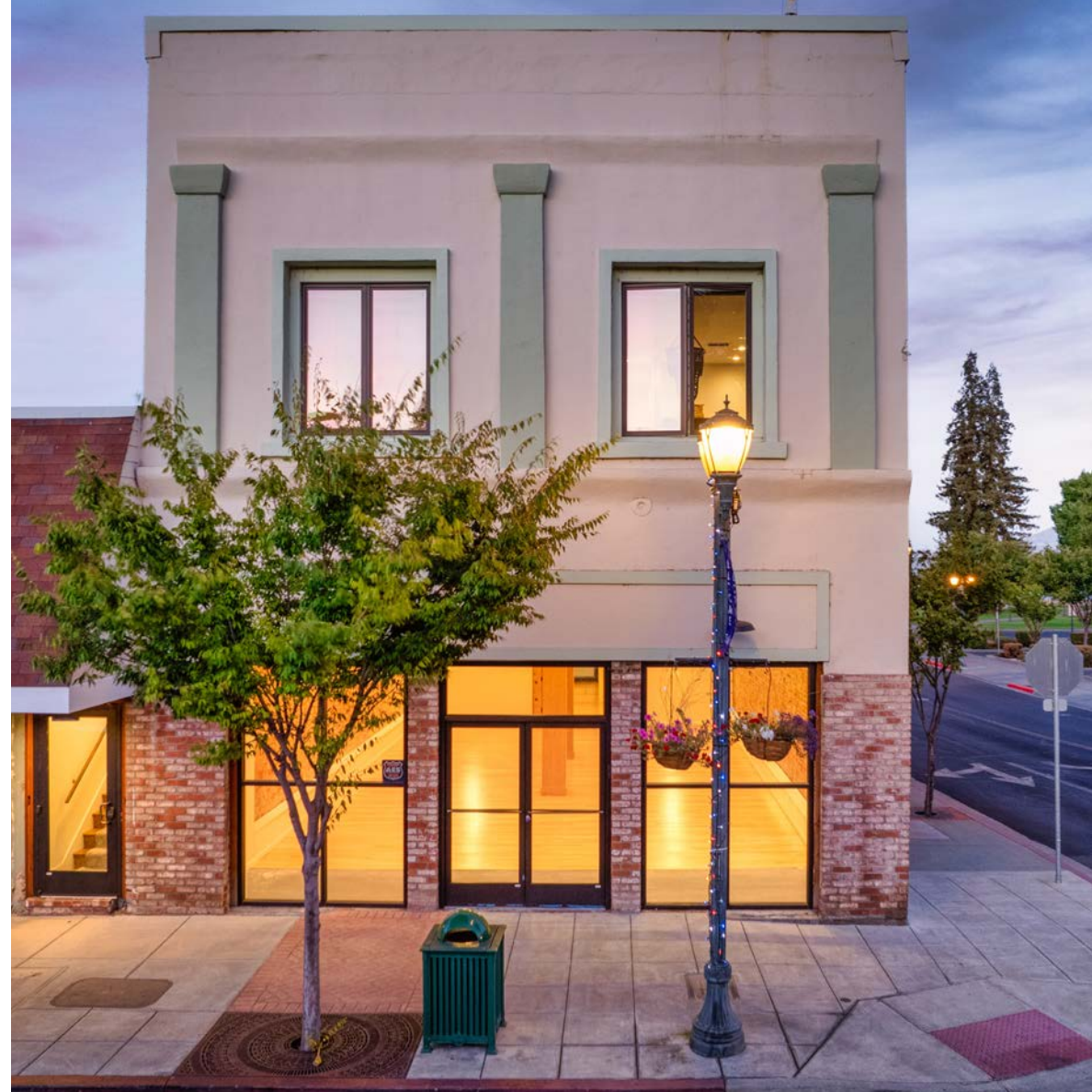
4 | PROPERTY SUMMARY

5 | PROPERTY PHOTOS

19 | AREA OVERVIEW

20 | REGIONAL MAP

21 | AMENITIES MAP



LISTED BY:

Iris Angeleri, Realtor

Pivniska Real Estate Group

Irisangeleri@gmail.com

T: 707-245-8500

LIC: 02024443



EXECUTIVE SUMMARY

Incredible opportunity to own a historic yet modern property in the most prime location in Lake County's burgeoning commercial real estate market.

Located in the heart of downtown Lakeport and only steps away from the lake, the property offers prime visibility, accessibility, and proximity to dining, shopping, and recreation. Discover an extraordinary versatile mixed-use retail and multifamily building that seamlessly blends historic charm with modern upgrades, making it a standout investment.

The entire building was taken down to the studs and expertly renovated between 2018 and 2022 with no expense spared. The full renovation of this property has

transformed it into a modern, high-tech masterpiece, where only the finest quality fixtures and finishes were meticulously applied, creating a pristine and sophisticated offering. Fabulous retail or gallery space on the main street level featuring soaring 13-foot-tall ceilings with gorgeous historic brick walls as a backdrop. Complimented by modern high-end lighting, mini split systems for heating/cooling, multiple storage rooms, and restroom.

With its own designated street entrance, upstairs you will find TWO luxury apartments currently operating as successful 5 STAR vacation rentals. The first apartment overlooks main street and has views of the Courthouse Museum Square and clock tower. In the secondary apartment you will find amazing lake views you can enjoy from the private balcony overlooking Clear Lake and Library Park.

Prepare to be stunned by the design features of these 2 units including uniquely tiled bathrooms, custom vanities, luxury vinyl plank flooring, recessed lighting, custom cabinetry, LG ThinQ smart appliances, mini split systems, big picture windows and so much more. Other infrastructure upgrades include professional alarm system and fire sprinklers with alarm going directly to the fire station.

The building enjoys free Wifi as it houses a satellite on top that provides services for the downtown area. 2 parking spaces included on the backside of building leading to the back entrance of the main floor. Zoned Central Business allowing for many different uses including retail, cafe, bars/taverns, professional offices and much more. Don't miss this amazing opportunity for a truly turnkey investment property offering endless possibilities!

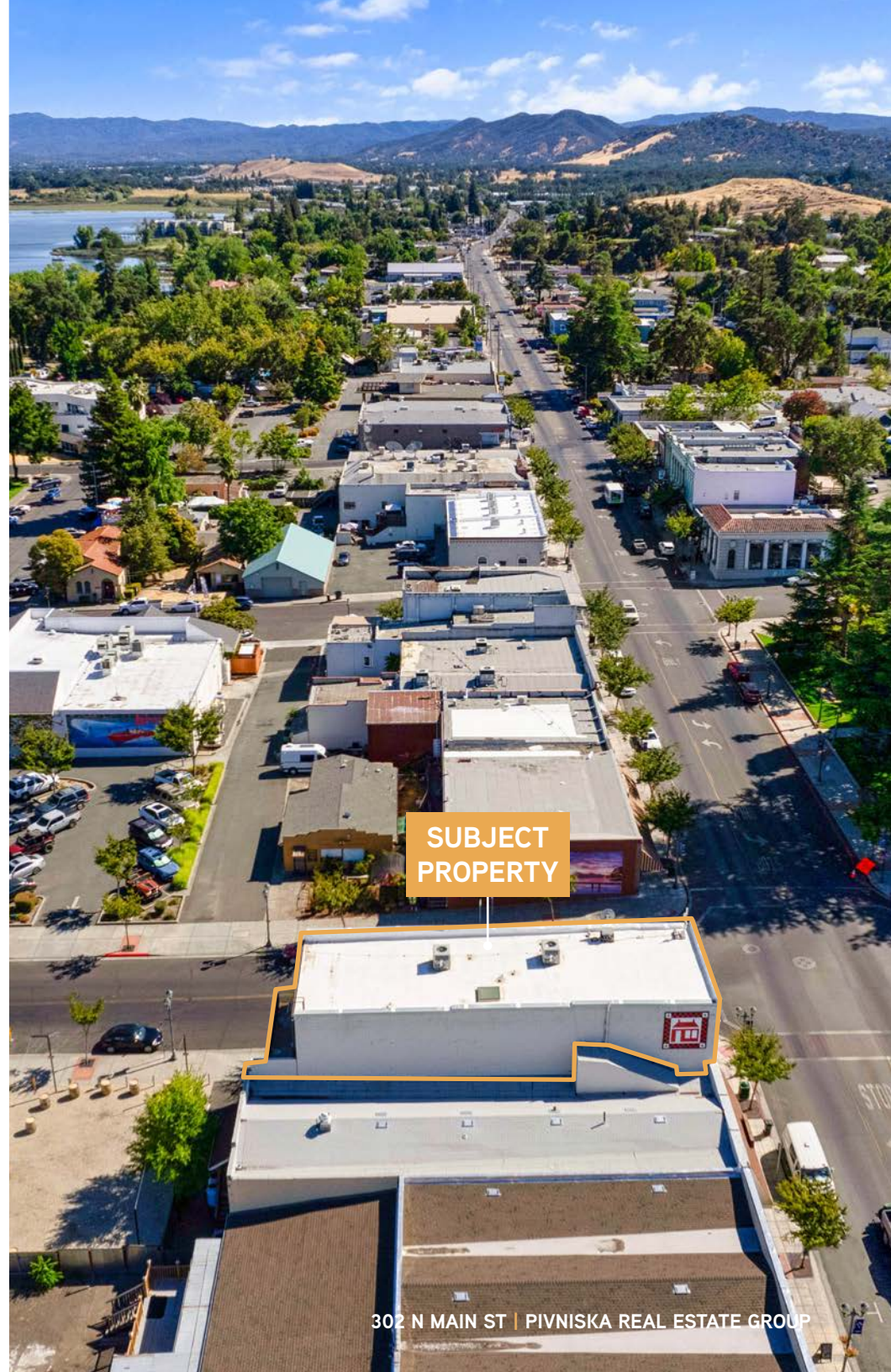


PROPERTY SUMMARY

PROPERTY ADDRESS	302 N Main St Lakeport CA 95453
PRICE	Contact Broker
PROPERTY TYPE	Mixed-Use
BUILDING SF	4,480
LOT SIZE	3,920 SF 0.08 AC
FLOORS	2
PARCEL NUMBER	025-383-190



PROPERTY PHOTOS



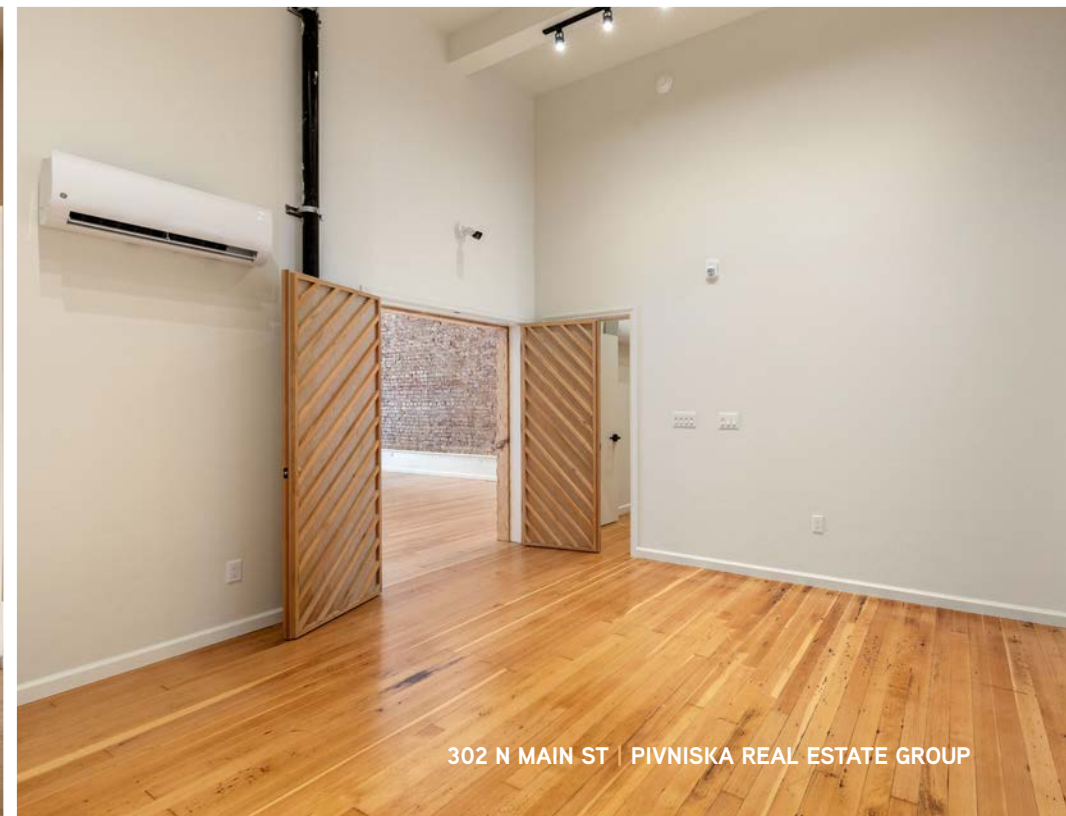


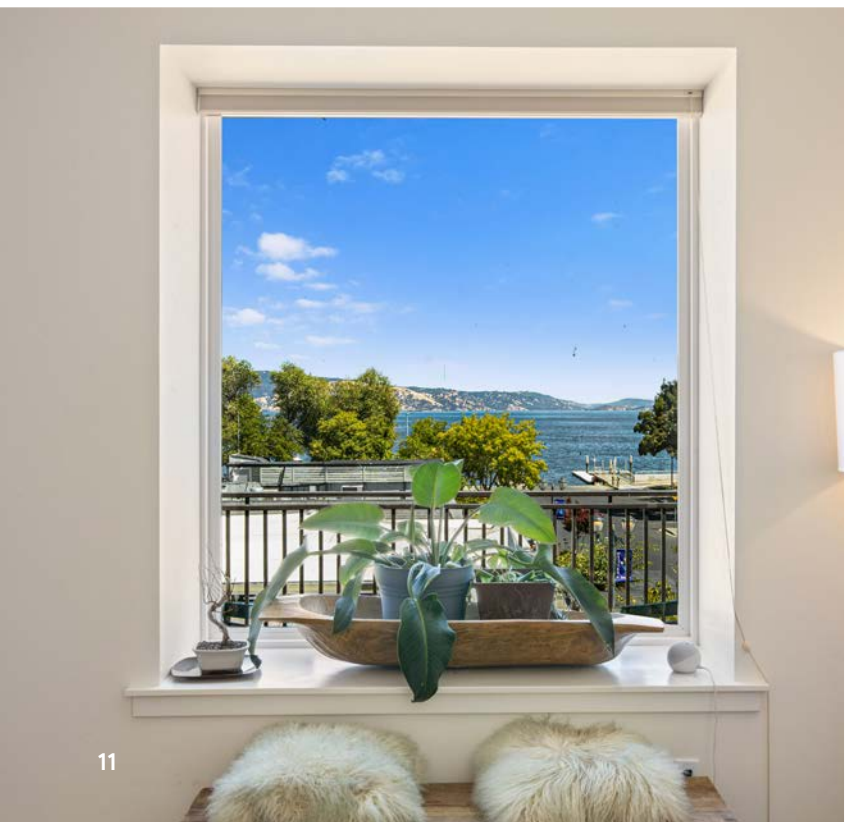
302 N MAIN ST | PIVNISKA REAL ESTATE GROUP







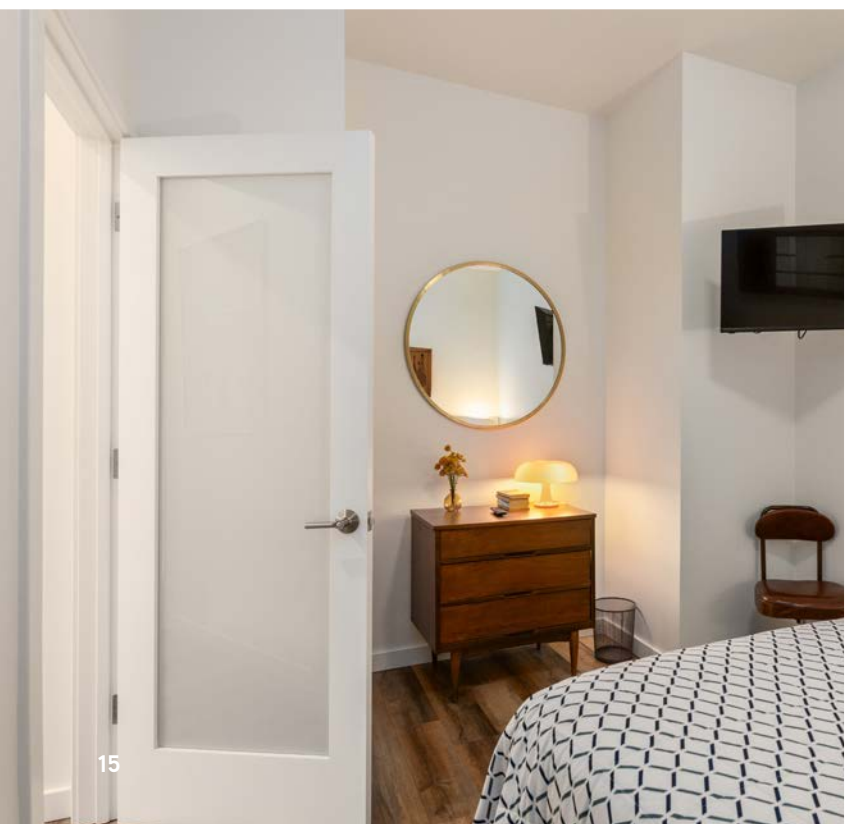




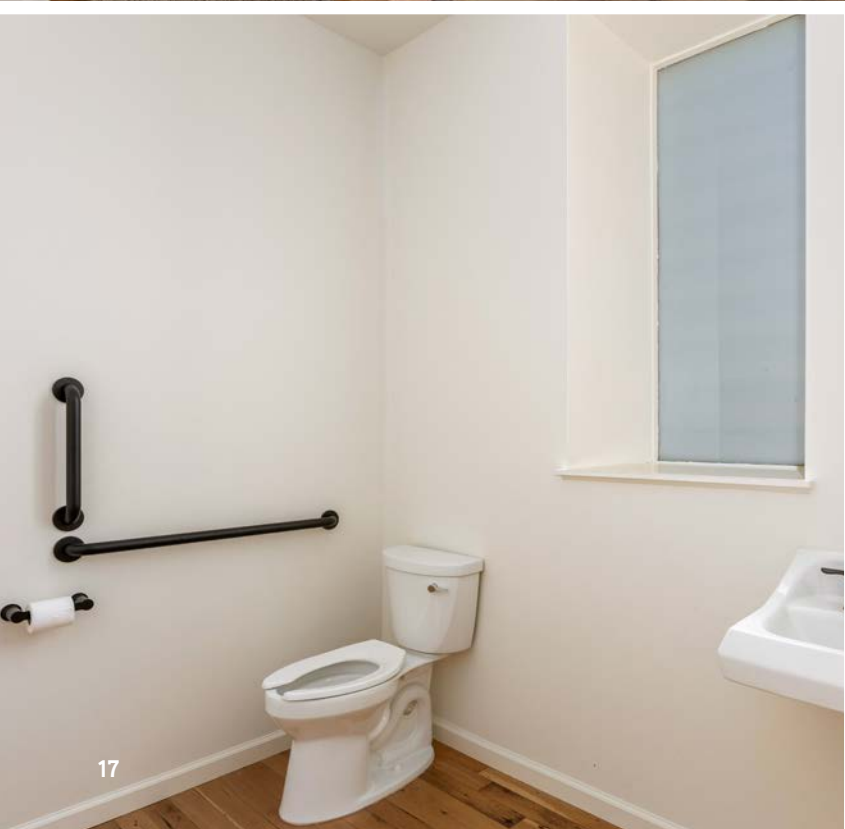


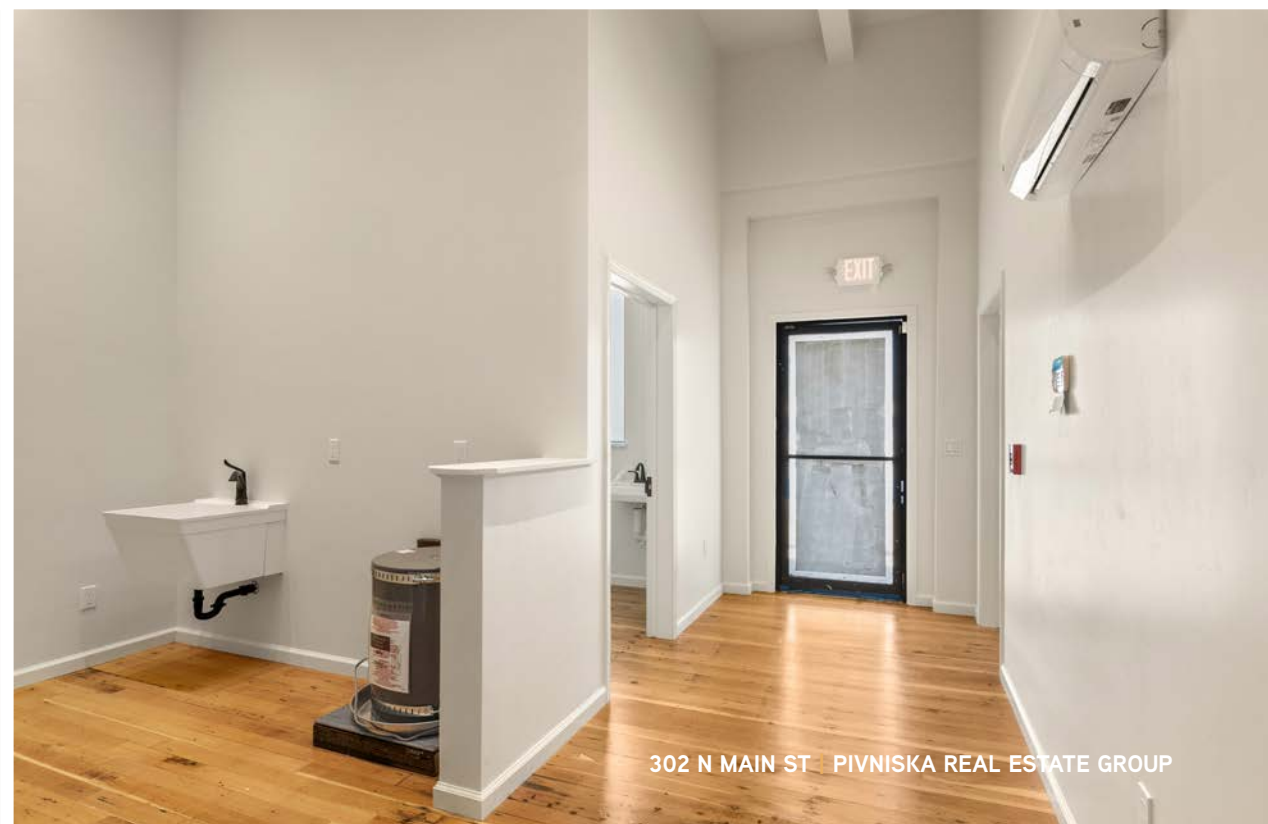
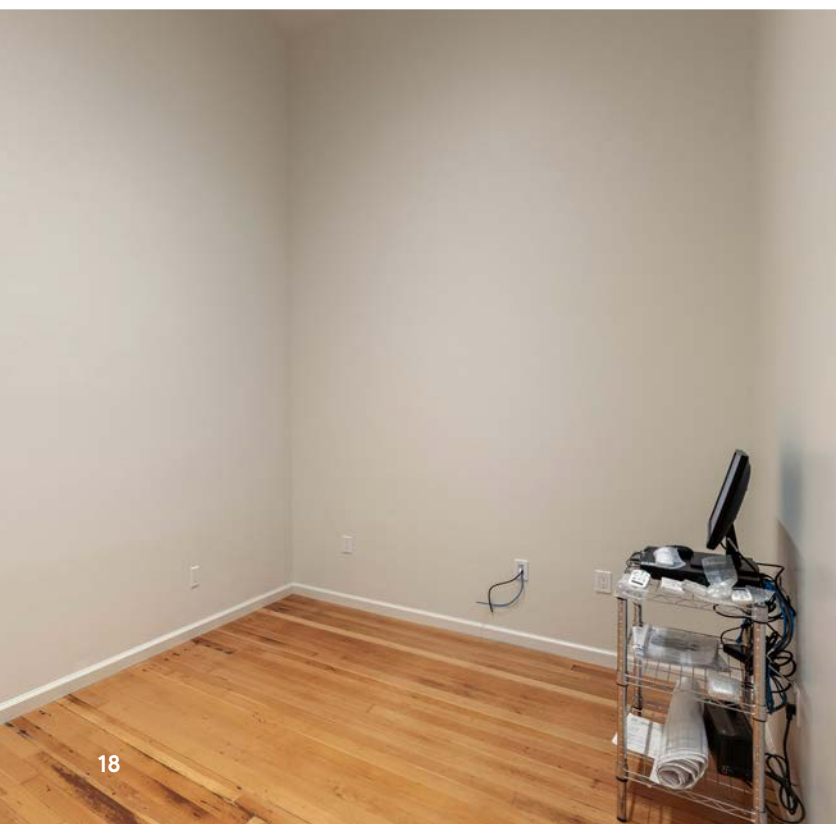












AREA OVERVIEW

Downtown Lakeport, California, is a charming and picturesque area located along the western shore of Clear Lake, the largest natural freshwater lake entirely within California.

This extraordinary versatile mixed-use retail and multifamily building sits in a prime location on Main Street and just steps away from the lake. As the county seat of Lake County, Lakeport has a small-town feel with a population of just over 5,000 people, making it an ideal destination for those seeking a relaxed, friendly environment. The heart of downtown Lakeport is its Main Street, lined with historic buildings dating back to the 19th and early 20th centuries. These buildings house a variety of locally owned businesses, including boutiques, antique shops, cafes, and restaurants. Lakeport hosts several annual events that draw visitors to the downtown area. The Lake County Fair, the Lakeport Auto Movies, and the 4th of July fireworks over Clear Lake are just a few examples of the lively events that make downtown Lakeport a vibrant place to visit. Downtown Lakeport is a gateway to outdoor activities on Clear Lake, including boating, fishing, and swimming. The surrounding area also offers hiking and biking trails, as well as opportunities for wine tasting at local vineyards. Situated on the lakefront, Library Park is a popular gathering spot for both locals and visitors in downtown Lakeport. The park offers beautiful views of Clear Lake, picnic areas, a playground, and a boat launch. It's also the site for community events, such as concerts, farmers' markets, and festivals.

Located just 2.5 hours north of the vibrant San Francisco Bay Area and nestled in the heart of Northern California's esteemed wine country,

Lake County emerges as a burgeoning hub for winemaking. Boasting a rapid growth trajectory, this region stands as one of America's swiftest expanding winemaking territories with an impressive roster of over 30 wineries and sprawling across more than 9,000 acres of vineyards, Lake County captivates wine enthusiasts and connoisseurs alike with its diverse array of grape varietals and distinctive terroir. Why have wines from Lake County garnered so much praise and respect? It's simple: air, land, sun, water – and people according to the Lake County Wine Growers Commission. The purest air in California and historically ranked as the cleanest air in the nation.

[Read more](#)

Commercial development is on the rise in Lake County with many recently completed large scale apartment complexes, multiple new standalone Starbucks locations and the beginning presence of box stores including newly opened Marshalls and 2 different Tractor Supply stores and a Big 5. Other large developments that are coming online include the Guenoc Valley ultra luxury resort and residential project proposed for southeastern Lake County. Encompassing 25 square miles, it will boast a "luxury international destination resort" with five boutique hotels, about 600 rooms and resort apartments, and 1,400 residential villas.

[Read more](#)

DEMOGRAPHICS (5 MI RADIUS) *

5,159
POPULATION

47.7
MEDIAN AGE

5,276
TOTAL HH

2.3
PEOPLE PER HH

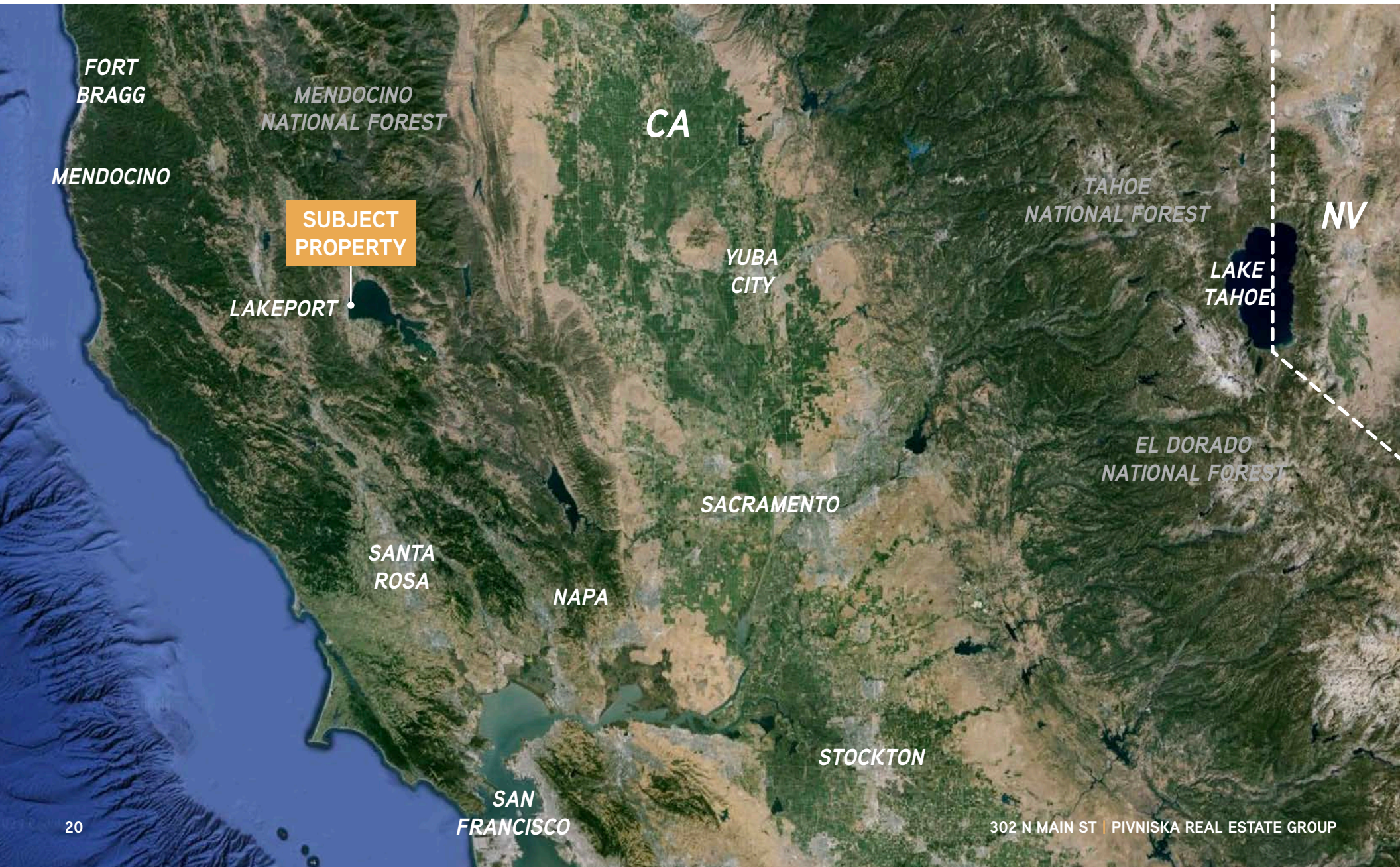
\$97,550
AVG HH INCOME

\$406,635
MEDIAN
HOUSE PRICE

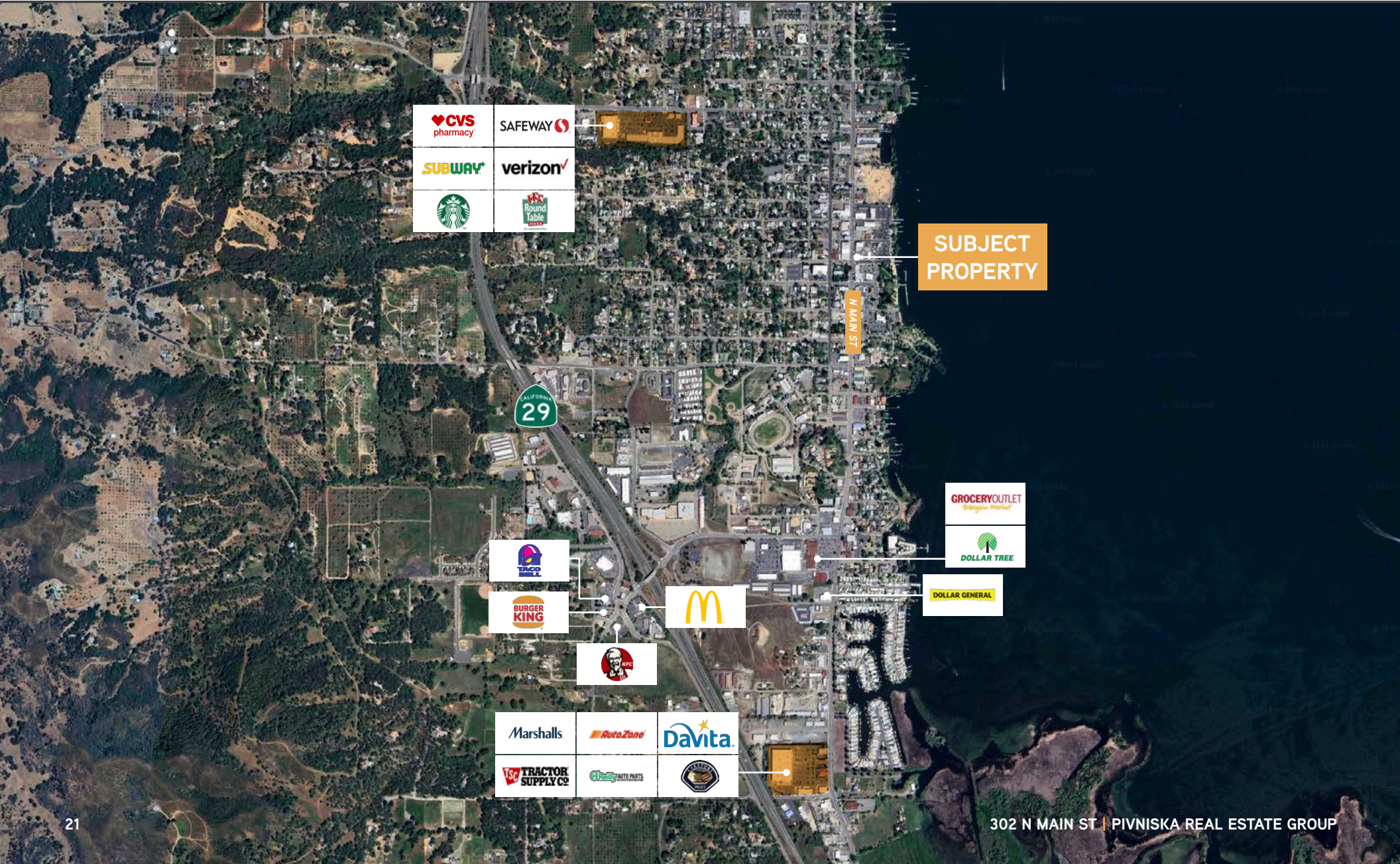
*Demographic data derived from CoStar

302 N MAIN ST | PIVNISKA REAL ESTATE GROUP

REGIONAL MAP



AMENITIES MAP



**SUBJECT
PROPERTY**

N MAIN ST

29

LISTED BY:

Iris Angeleri, Realtor

Pivniska Real Estate Group

Irisangeleri@gmail.com

T: 707-245-8500

LIC: 02024443

302 N MAIN ST
LAKEPORT | CA | 95453

