



## Wine Tasting Room, Restaurant, Retail, Or Office

501 PARDUCCI ROAD, UKIAH, CA 95482

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**W**  
COMMERCIAL





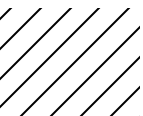
## Property Description

Incredible opportunity to lease an iconic former tasting room in Ukiah! Previously operated as a wine tasting room and event space but the opportunities are abundant as it could also be a restaurant, retail, or office. Nestled among lovely landscaped grounds overlooking vineyards, this approximately 2,000 square feet building offers California Spanish-mission adobe charm. A formal entry greets visitors, leading to a seating area enhanced by vaulted ceilings with exposed wood, a brick fireplace, and stained glass. The inviting tasting room has a wine barrel bar, arched brick wall, and exposed beam ceilings. There's also a manager's office, storage area, kitchen, and upstairs loft that could be an office, seating, and more. Outdoors the spacious patio offers additional dining in a serene setting with picturesque views. An onsite parking lot and easily accessible location just a block from Highway 101 provides convenience to both locals and the thousands of annual visitors to Mendocino County's thriving wine region. This truly unique spot could be perfect for office use, events, food service, etc...

## OFFERING SUMMARY

Lease Rate:	\$2,500 / Month
Lease Type:	Modified Gross
Building Size:	2,000 SF
Approximate Lot Size:	0.5 Acres
APN:	169-040-04



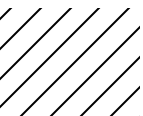


# Aerial Map

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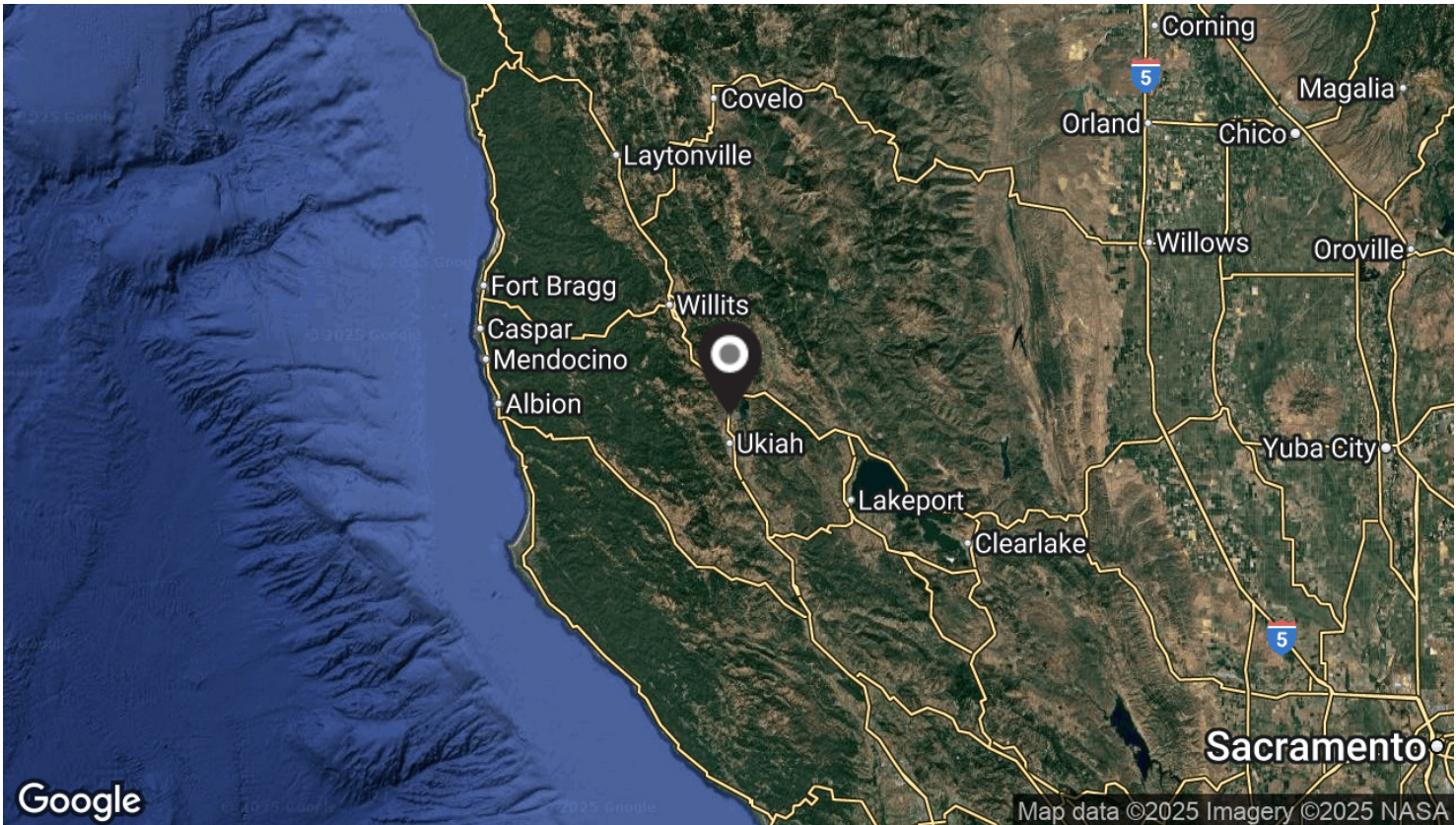
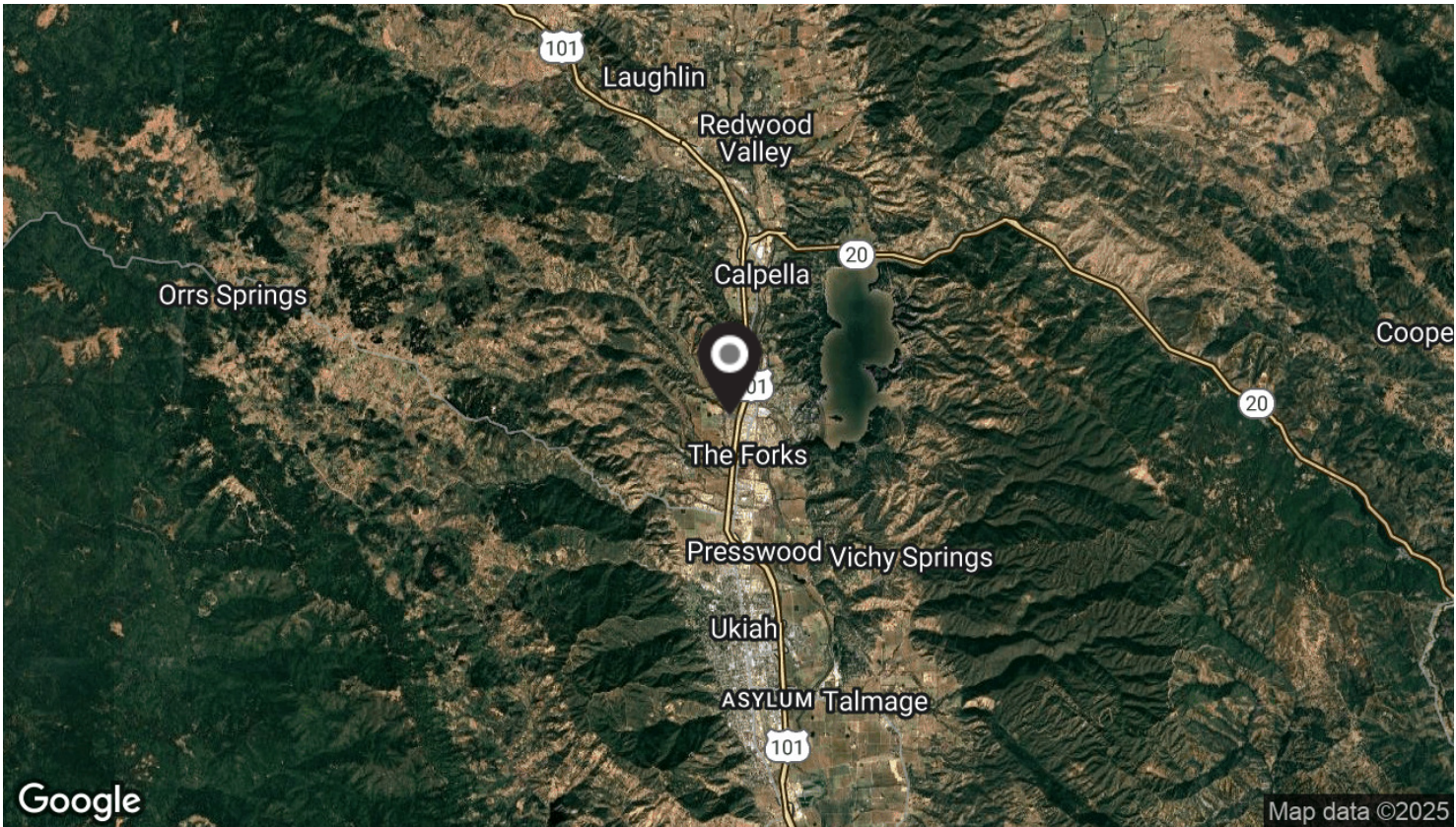






# Location Map

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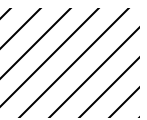


# Photos

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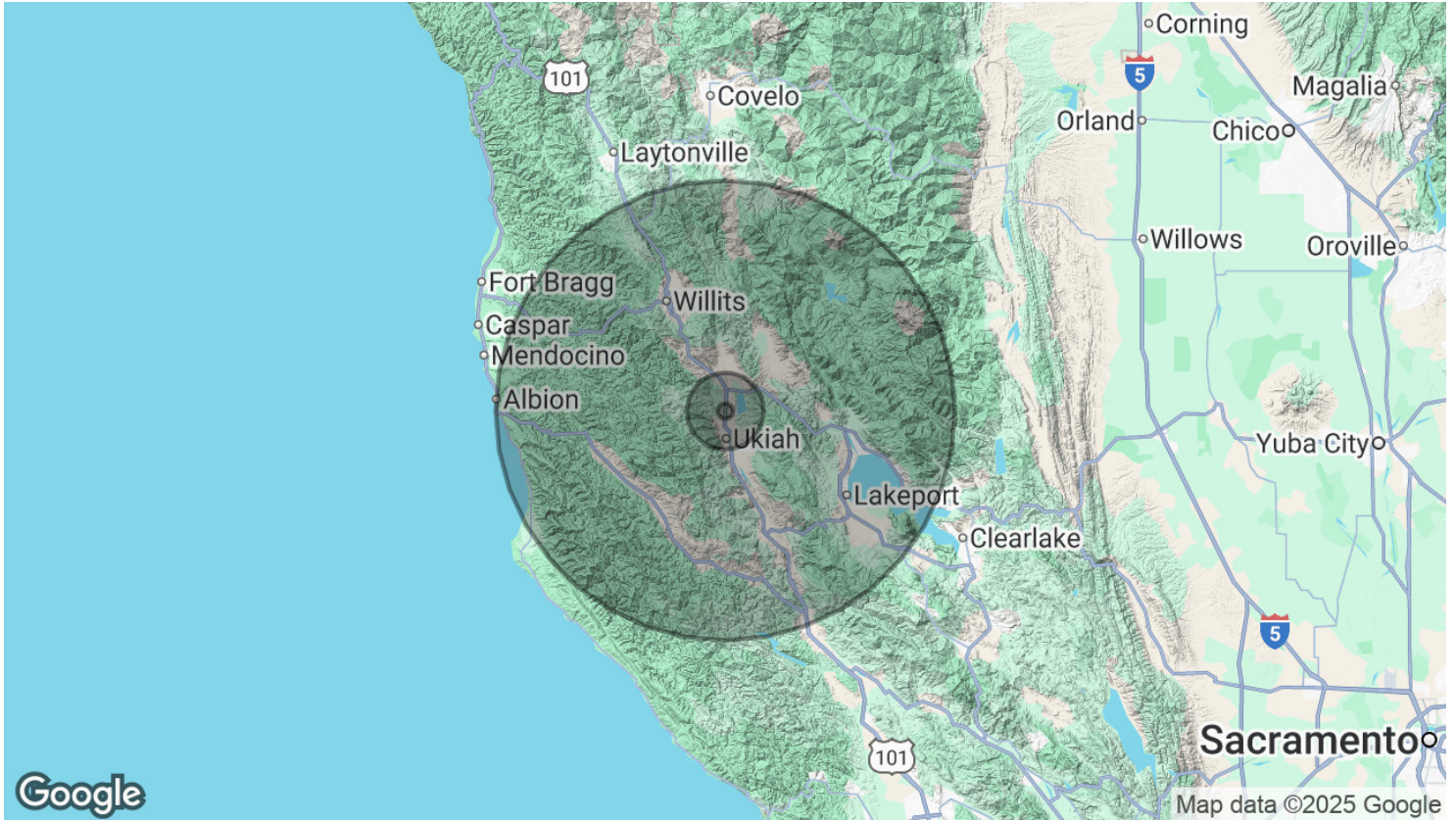
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# Demographics Map & Report

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## POPULATION

	1 MILE	5 MILES	30 MILES
Total Population	2,268	27,887	105,876
Average Age	40	41	43
Average Age (Male)	38	39	43
Average Age (Female)	41	42	44

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	30 MILES
Total Households	787	10,641	41,703
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$87,326	\$92,807	\$97,515
Average House Value	\$352,158	\$544,451	\$546,614

Demographics data derived from AlphaMap