



Airport Business Park Retail Center

1236-1238 AIRPORT PARK BOULEVARD, UKIAH, CA 95482

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Property Description

Introducing a prime commercial opportunity in the heart of the Airport Business Park! New retail construction built in 2019 with high quality materials and an attractive contemporary aesthetic. Shopping center is anchored by a drive-through Panda Express along with TMobile and Sourdough & Co. Suites C and D are currently available at approximately 1,200 square feet each. Each suite is in vanilla shell condition with sheetrock walls, concrete floors, T-bar ceiling, lights, plugs, HVAC, and restrooms. The 1.15 acre lot has plenty of parking making this a versatile property offering a prominent location with excellent visibility and access. The adjacent 0.67 acre lot at 1230 Airport Park Blvd. also has a ground lease or build to suite opportunity for an approximately 5,025-7,280 square foot building. Located near Highway 101, adjacent to Starbucks and Comfort Inn with nearby tenants including Costco, Freidman's Home Center, Les Schwab Tire Center, Food Max, Michael's, Staples, Applebee's, and Walmart. With its strategic positioning, newer construction, and high visibility, this property is the perfect place for your retail, restaurant, or office!

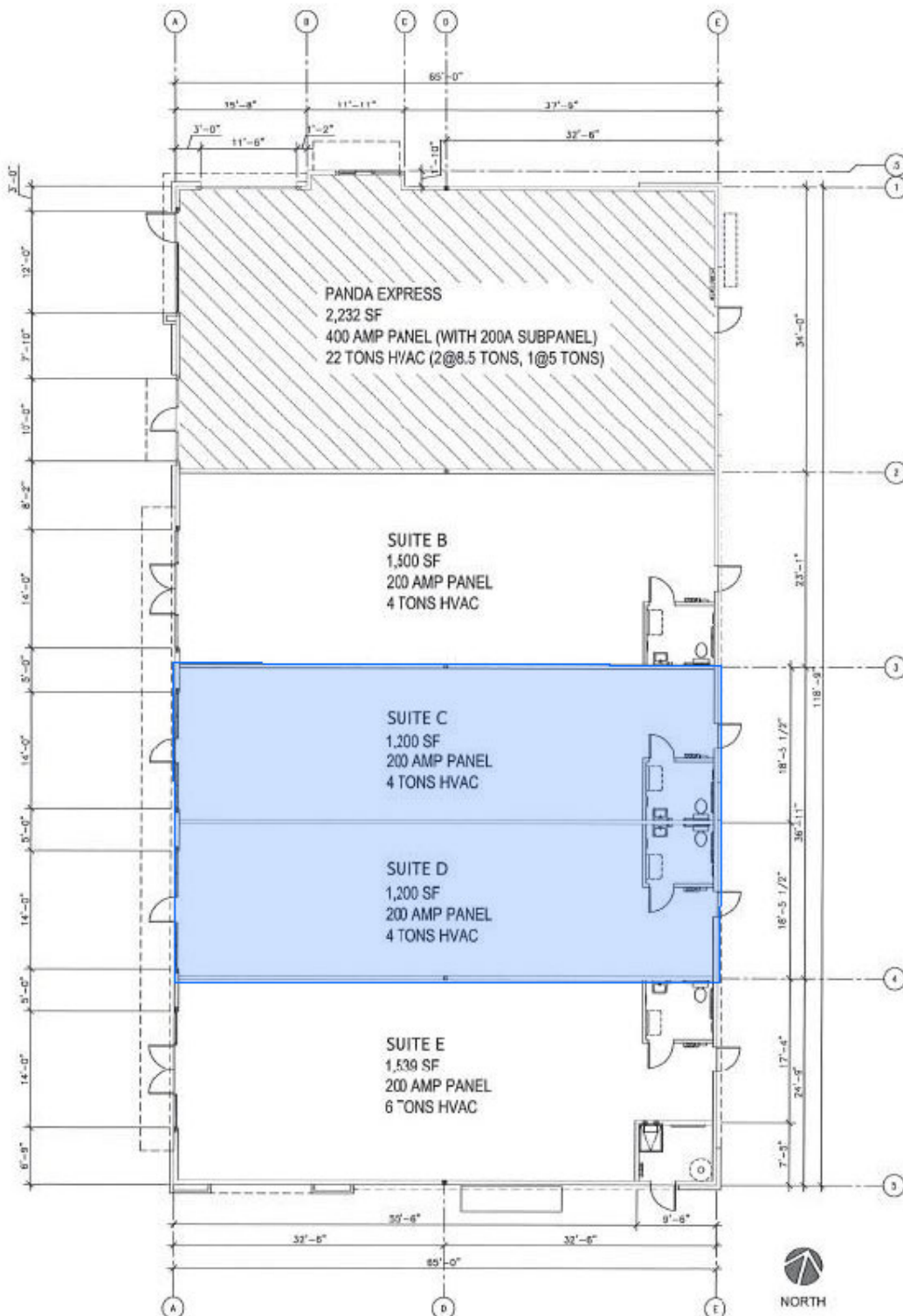
OFFERING SUMMARY

Lease Rate:	Negotiable
Lease Type:	Triple Net
Available SF:	1,200 - 2,400 SF
Building Size:	7,671 SF
Lot Size:	1.82 Acres
APNs:	180-080-88 & 180-080-89

SPACES	LEASE RATE	SPACE SIZE
Suite C	Negotiable	1,200 SF
Suite D	Negotiable	1,200 SF
Retail Pad	Negotiable	5,025 - 7,280 SF

Floor Plan

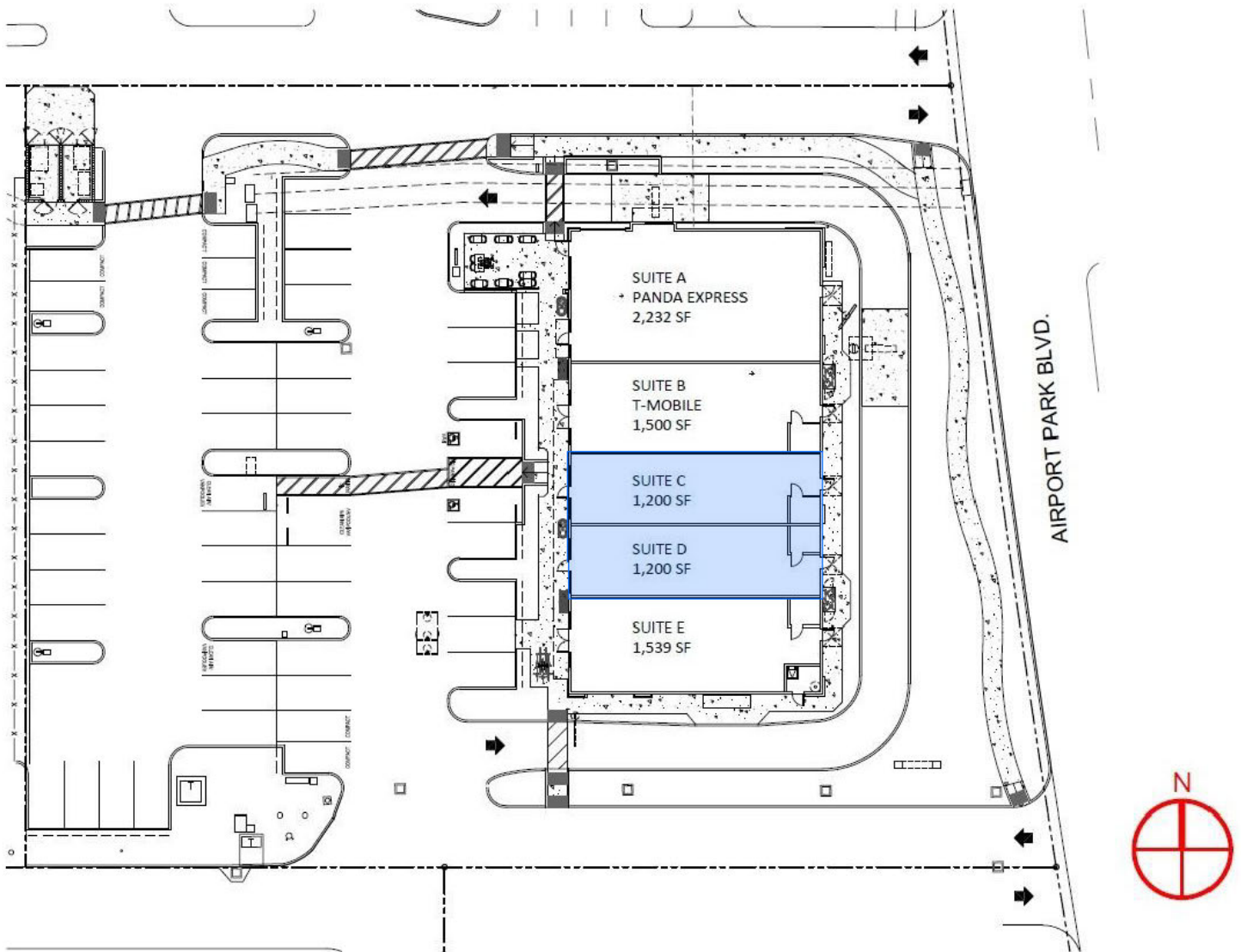
1236-1238 AIRPORT PARK BLVD. | UKIAH



* Measurements are not guaranteed and are not a representation by Broker or Landlord. Tenant bears sole responsibility for verifying actual size of Premises.

Site Plan

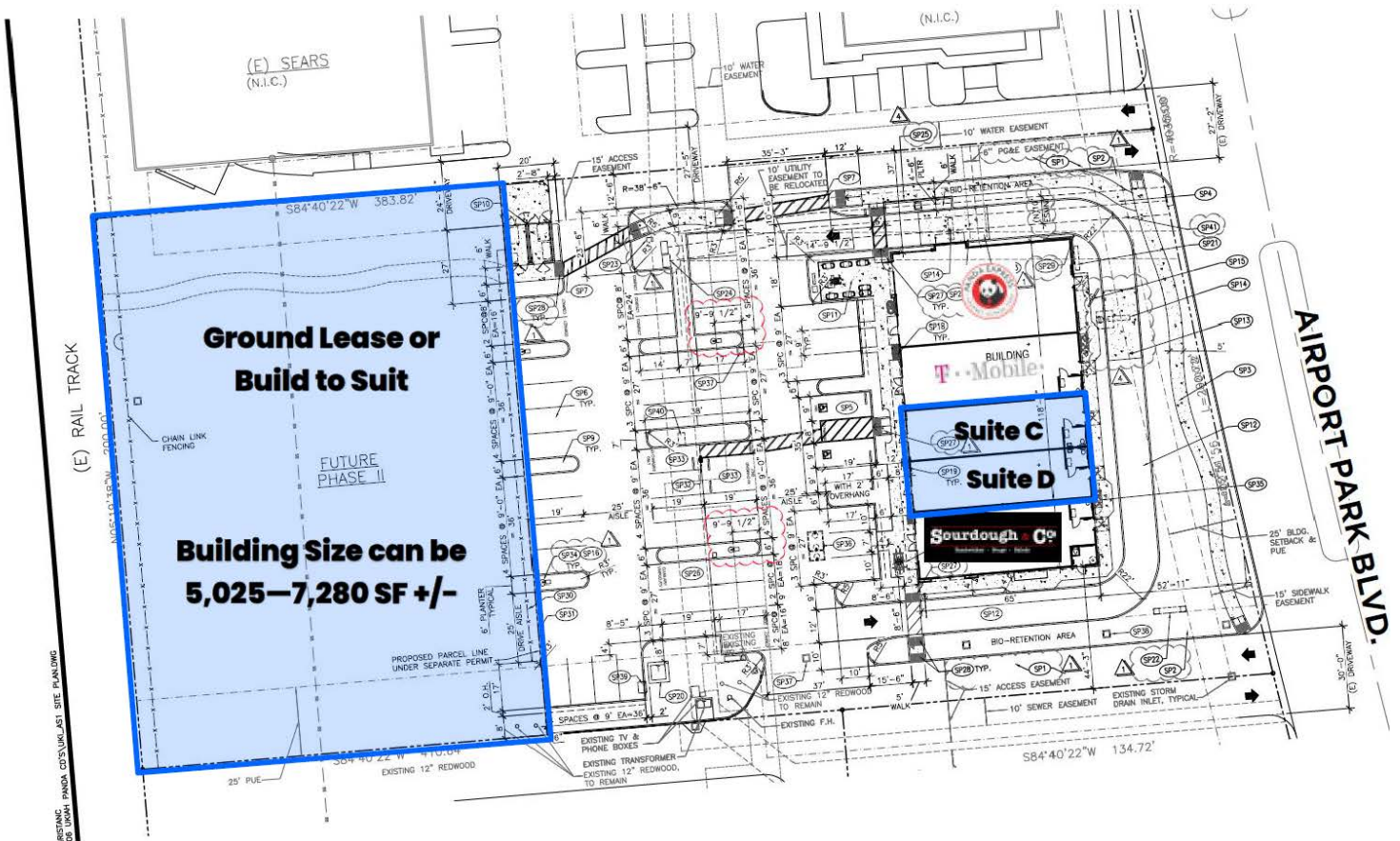
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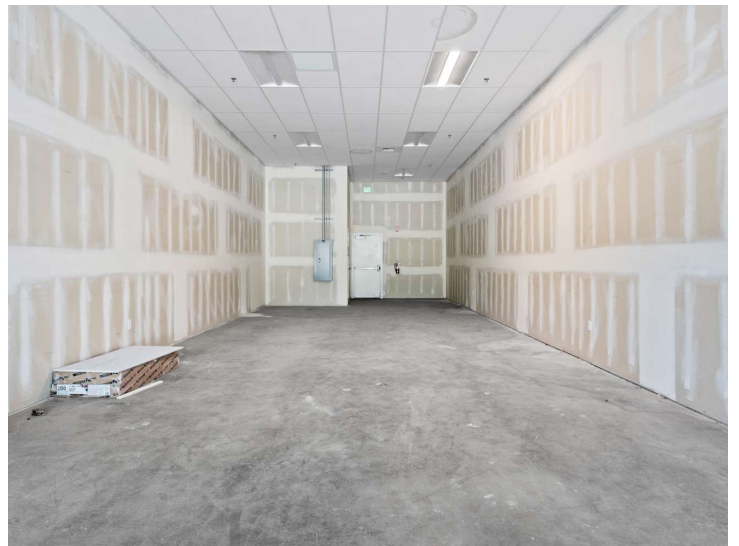
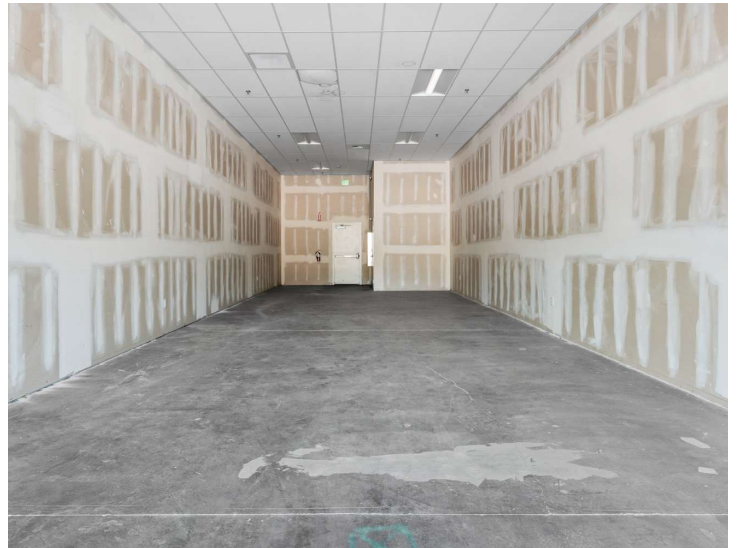
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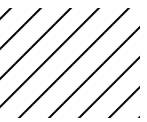
Site Plan

1236-1238 AIRPORT PARK BLVD. | UKIAH



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Photos – 1230 Airport Park Blvd.

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Aerial Map

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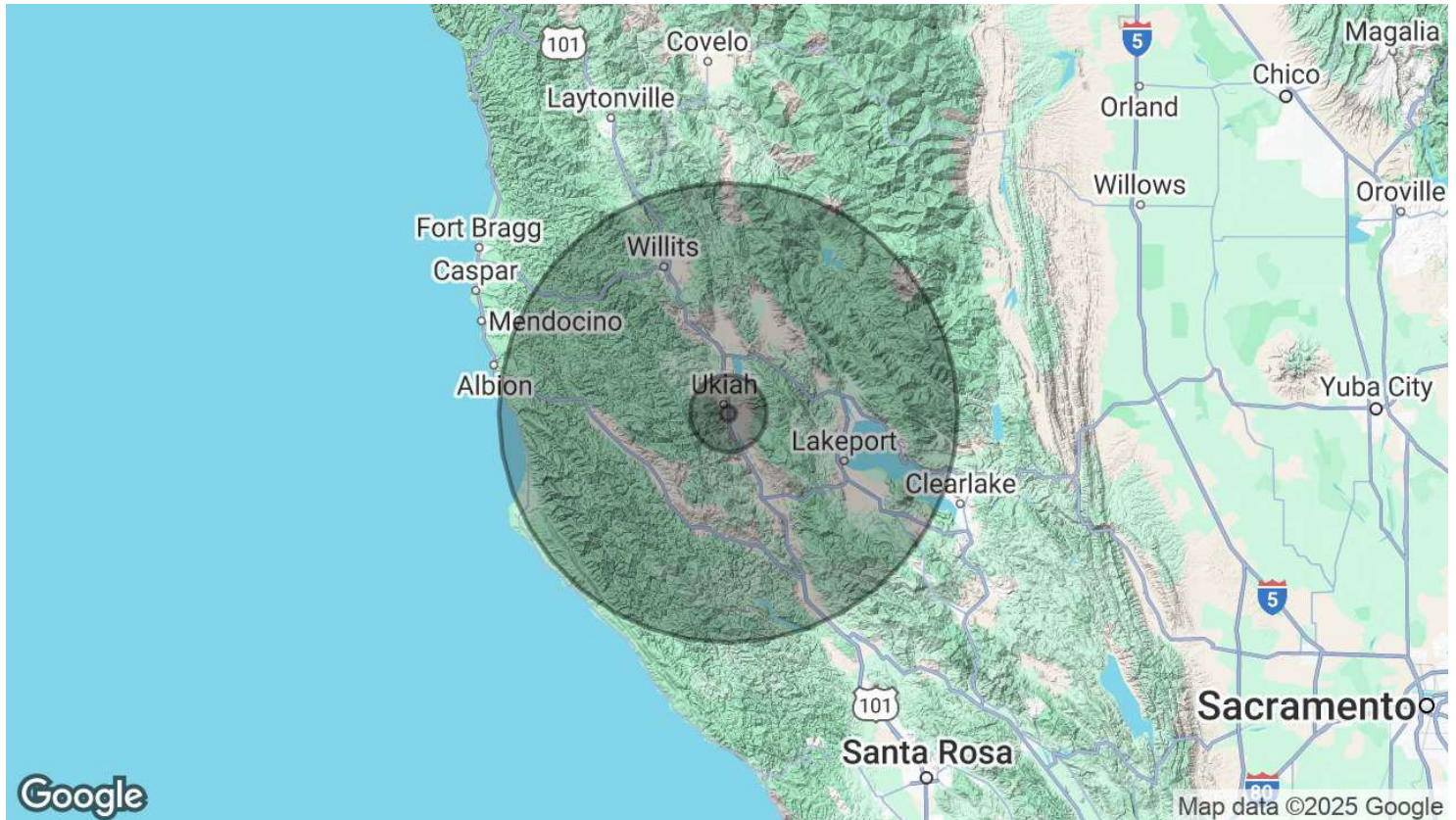
Location Map

1236-1238 AIRPORT PARK BLVD. | UKIAH



Demographics Map & Report

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POPULATION

	1 MILE	5 MILES	30 MILES
Total Population	8,403	29,235	112,878
Average Age	39	40	44
Average Age (Male)	37	39	43
Average Age (Female)	40	42	45

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	30 MILES
Total Households	3,160	11,018	44,689
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$77,635	\$90,013	\$99,902
Average House Value	\$471,257	\$536,976	\$578,805

Demographics data derived from AlphaMap