



LARGE BUILDING IN DOWNTOWN UKIAH
214 E. PERKINS STREET, UKIAH, CA 95482

101 N STATE STREET, | UKIAH, CA 95482 | WCOMMERCIALRE.COM

RETAIL PROPERTY FOR SALE & LEASE



PRESENTED BY:

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CALDRE #01414195

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PRESENTED BY

Todd Schapmire, Realtor®/Team Leader

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August 30, 2024

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PROPERTY INFORMATION

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EXECUTIVE SUMMARY

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RETAIL PROPERTY FOR SALE & LEASE



OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Price:	\$0.65/SF/Mo MG
Building Size:	11,950 SF
Lot Size:	0.55 Acres
Price / SF:	\$104.60
Lot Size:	0.55 Acres
Year Built:	1947
Zoning:	Urban Center

PROPERTY OVERVIEW

Amazing opportunity for a huge building in the heart of downtown Ukiah! Phenomenal location on the main corridor with high visibility from both Perkins and Standley Streets as well as easy highway access. Spacious 11,950 square foot building consists of a large open floor room, display windows along Perkins Street, warehouse and storage space, and bathrooms. The property also features a loading dock, 3 phase power, public utilities, and separate meters on a 0.55 acre lot. Urban Center zoning allows numerous possible uses. Bring your business where the action is!

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PROPERTY DETAILS

214 E. PERKINS STREET & 245 E. STANDLEY STREET, UKIAH, CA 95482

RETAIL PROPERTY FOR SALE & LEASE

Sale Price	\$1,250,000
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PROPERTY INFORMATION

Property Type	Retail
Zoning	Urban Center
Lot Size	0.55 Acres
APN #	002-192-24

PARKING

Parking Type	Surface Parking Lot
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UTILITIES

Utilities	Public Water & Sewer
Separate Meters	Water, Gas & Electric
Power	Electric 220 Volts & 3 Phase
Gas/Propane	Yes

LOCATION INFORMATION

Street Address	214 E. Perkins Street
City, State, Zip	Ukiah, CA 95482
County	Mendocino
Cross-Streets	N. Main Street & E. Perkins Street
Side of the Street	North
Road Type	Paved
Nearest Highway	101

BUILDING INFORMATION

Building Size	11,950 SF
Number of Buildings	1
Number of Floors	1
Year Built	1947
Construction Status	Existing
Free Standing	Yes
Loading	Stationary Dock
Roof	Metal
Construction	Brick, Stucco, Wood
Walls	Sheetrock
Floor	Carpet, Concrete Slab
Foundation	Slab

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LOCATION MAP

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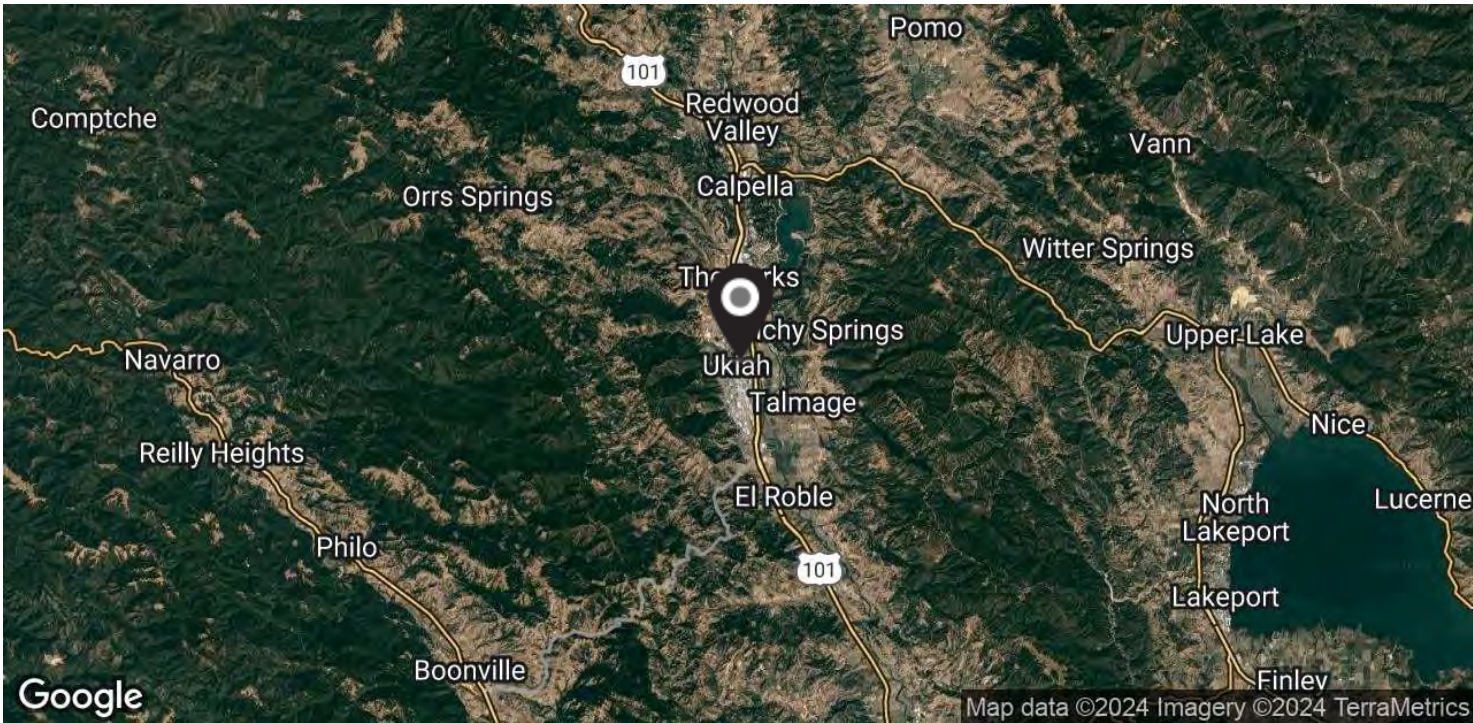
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AREA & AERIAL MAPS

214 E. PERKINS STREET & 245 E. STANDLEY STREET, UKIAH, CA 95482

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PHOTOS

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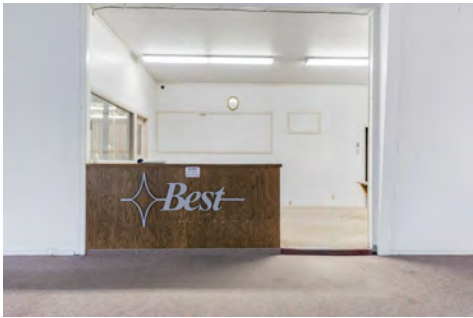


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DEMOGRAPHICS

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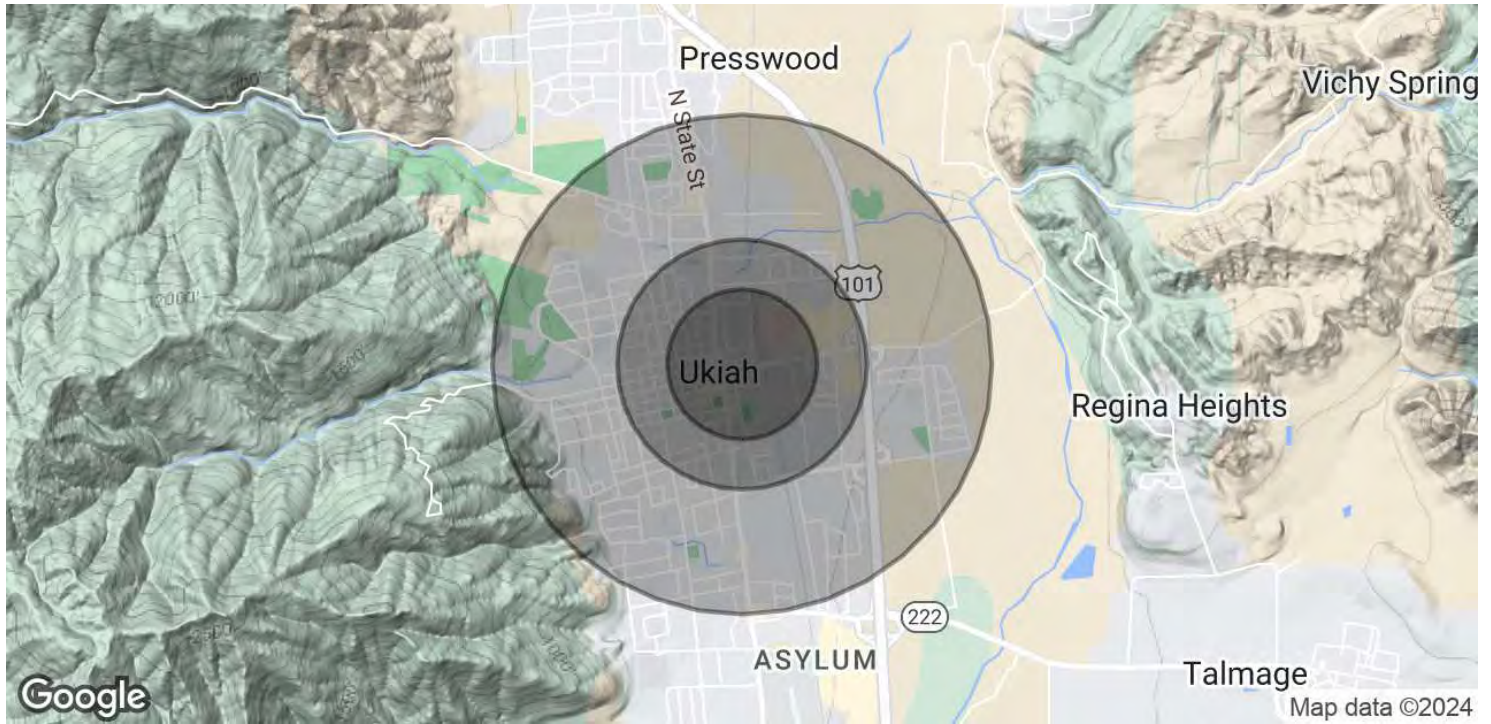
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	594	3,852	12,597
Average Age	42	40	40
Average Age (Male)	39	38	38
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	276	1,637	5,074
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$81,541	\$81,263	\$82,929
Average House Value	\$487,702	\$511,129	\$516,946

* Demographic data derived from 2020 ACS - US Census