



RENTAL RATE

\$1.59 / SF + Electricity

AVAILABLE SPACE

1,834 SF Office

Property Highlights

- **1,834 SF** plug-and-play office suite
- Existing furniture available for tenant use
- New carpet, fresh paint, and new window coverings throughout
- Reception area, conference room, and kitchenette
- Ample free on-site parking
- Immediate occupancy
- Sublease term through 6/30/27, with option for a direct lease extension with the Landlord
- Zoned C-2-N (Community Commercial)

Location: Fronts Central Avenue — McKinleyville's main commercial corridor, minutes to Hwy 101 and the Redwood Coast Airport, and within the newly-approved McKinleyville Town Center revitalization area.

Trade Area Snapshot

9,548

POP. 1 MILE

18,694

POP. 3 MILE

34,352

POP. 5 MILE

\$86,470

AVG HH INC. 1MI

\$84,061

AVG HH INC. 3MI

\$79,949

AVG HH INC. 5MI

2,530 ADT — Central Avenue at the property

26,512 ADT — Central Ave & Redwood Hwy N / Hwy 101 interchange



Corner visibility along Central Avenue

Nearby

Safeway-anchored McKinleyville Shopping Center · Grocery Outlet · ACE Home & Garden Center · Hwy 101 · Redwood Coast Airport

Get in Touch.

Nate White

Senior Director

P: 619.880.4650

E: nwhite@intersectioncre.com

DRE Lic #02108142

MAIN OFFICE

110 West A Street, Suite 1125
 San Diego, CA 92101 619.329.0002

www.intersectioncre.com

DRE Lic #02208857