



Starbucks–Anchored Retail Center

1212-1214 AIRPORT PARK BLVD., UKIAH, CA 95482

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PROPERTY DESCRIPTION

Rarely available space within the Starbucks-anchored retail center at the busiest corner of Ukiah's Airport Business Park! Two suites are now available for lease, offering tenants a rare foothold in Ukiah's most established retail corridor featuring Costco, Walmart, Tractor Supply, Friedman Home Improvement, Staples, and so much more! Suite D at 1212 Airport Park Blvd. spans 770 square feet and Suite F at 1214 Airport Park Blvd. offers 1,455 square feet, situated within a shopping center totaling 11,703 square feet across two buildings. Previous uses were a salon and the former GameStop. Neighboring tenants include Starbucks, Verizon, La Cocina, Isi's Pizza, Phone Clinic, and Parker Pest Pro, creating a diverse mix of national and local businesses that draw steady foot traffic throughout the day. The spacious 1.58 acre lot provides ample on-site parking, ensuring easy access and convenience for customers and employees alike. The property occupies the hard corner at the signalized intersection of Commerce Drive and Airport Park Blvd., with direct proximity to Highway 101 and four hotels, providing consistent daily traffic from both commuters and area visitors. A retail opportunity this strong, in this location, rarely comes available. Don't miss the chance to position your business in Ukiah's busiest business park!

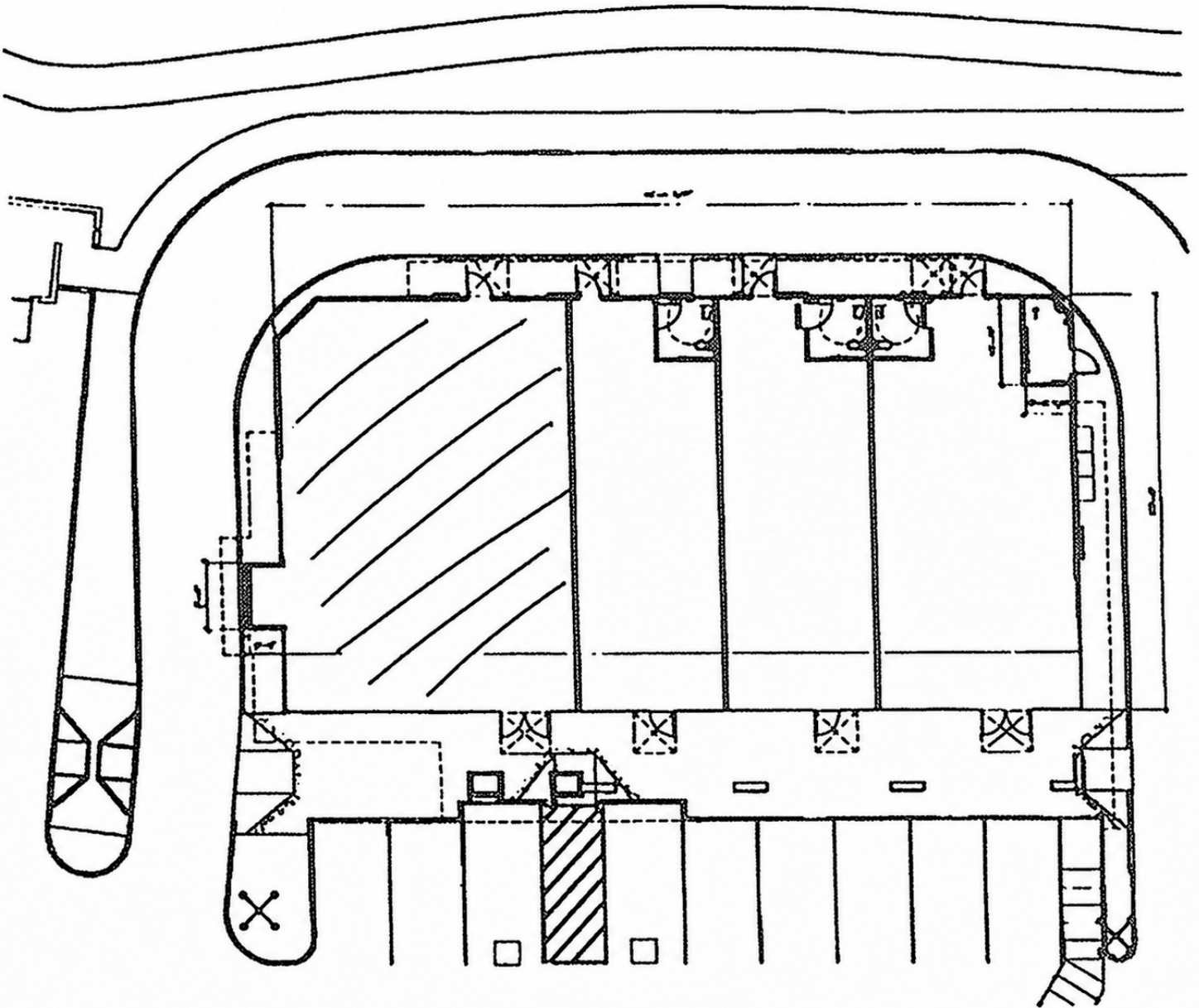
OFFERING SUMMARY

Lease Rate:	\$3.00 / SF / Month
Lease Type:	Triple Net (NNN)
Available SF:	770 - 1,455 SF
Lot Size:	1.58 Acres
Building Size:	11,703 SF
Year Built:	2007
APN:	180-080-73

SPACES	LEASE RATE	SPACE SIZE
Suite D	\$3.00 SF/month	770 SF
Suite F	\$3.00 SF/month	1,455 SF

Floor Plan

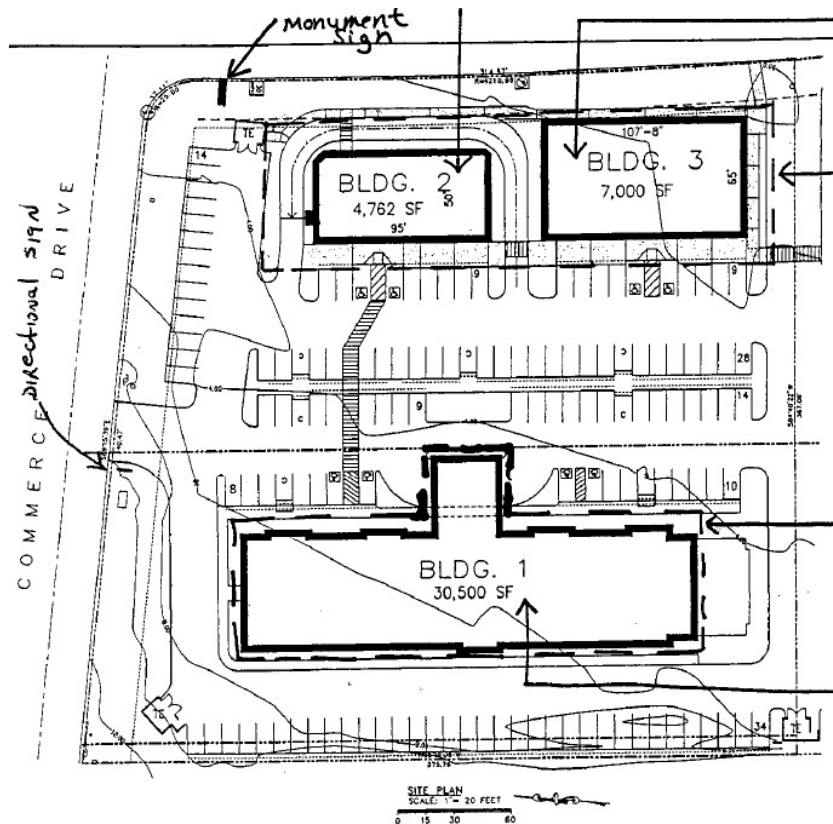
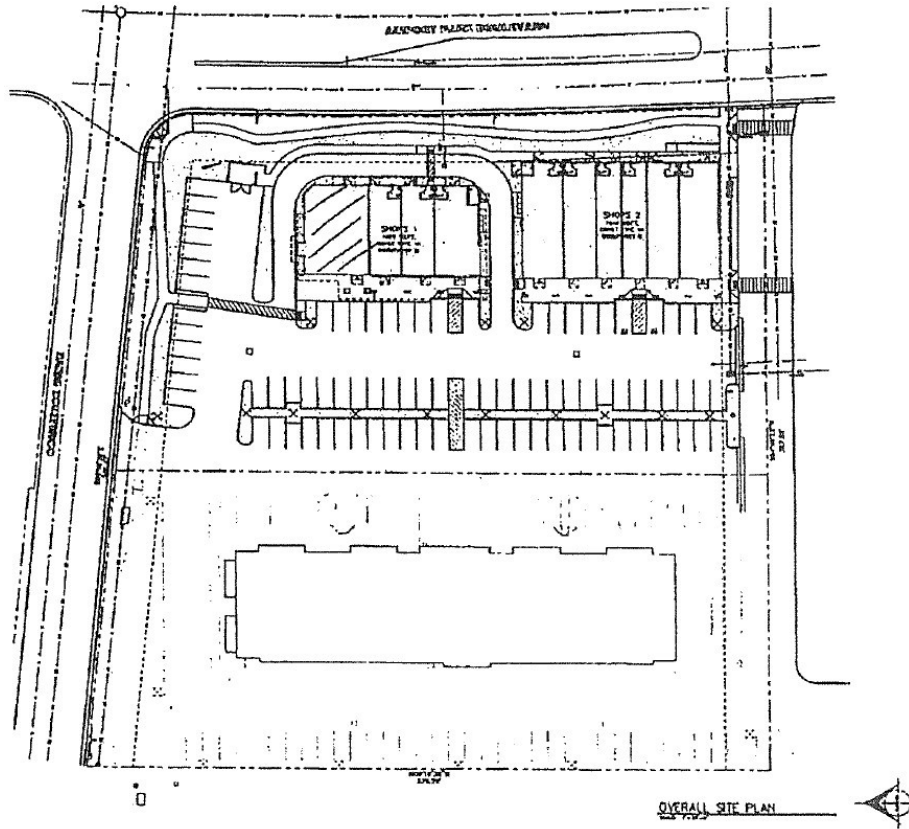
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* Measurements are not guaranteed and are not a representation by Broker or Landlord. Tenant bears sole responsibility for verifying actual size of Premises.

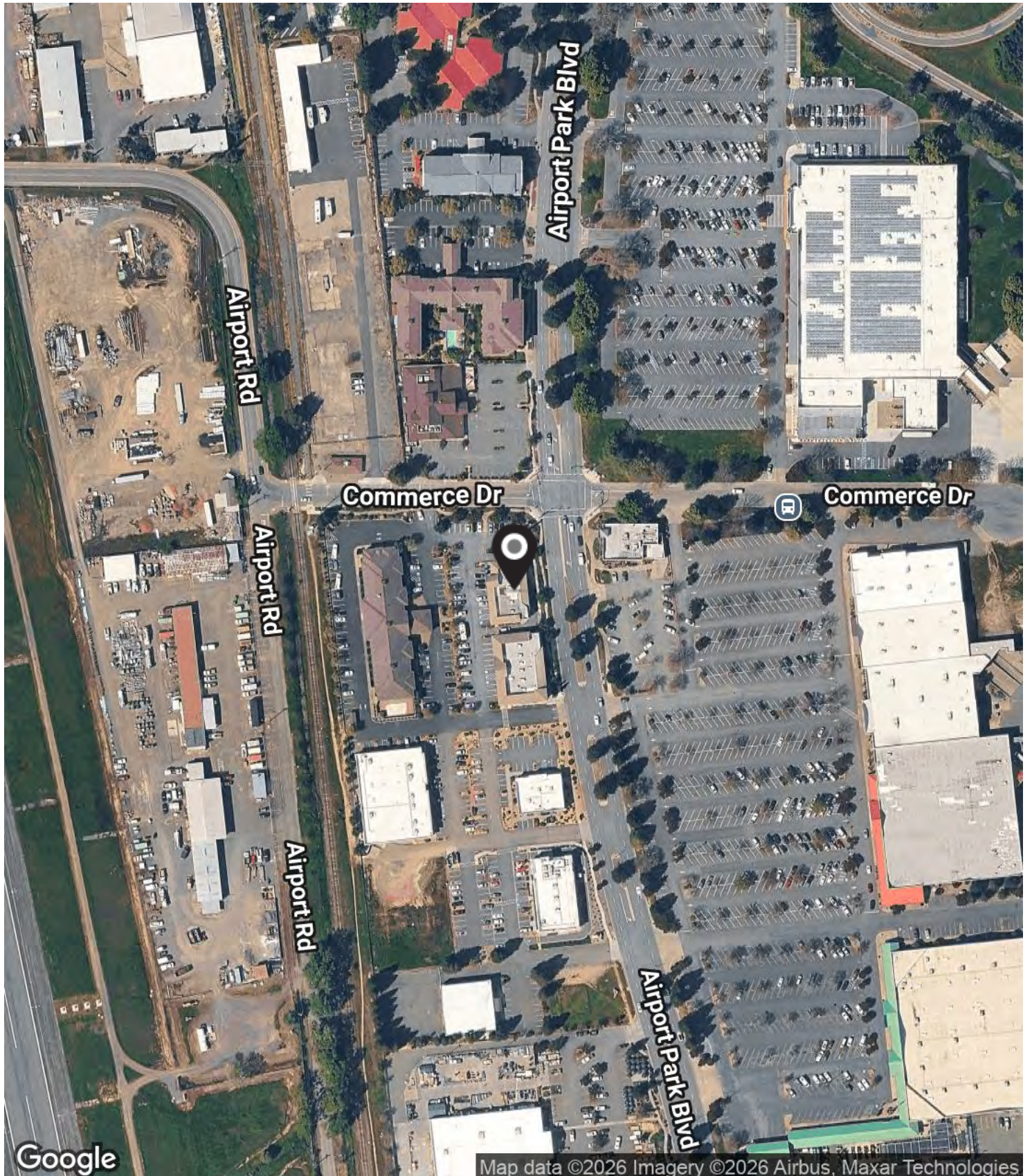
Site Plan

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Aerial Map

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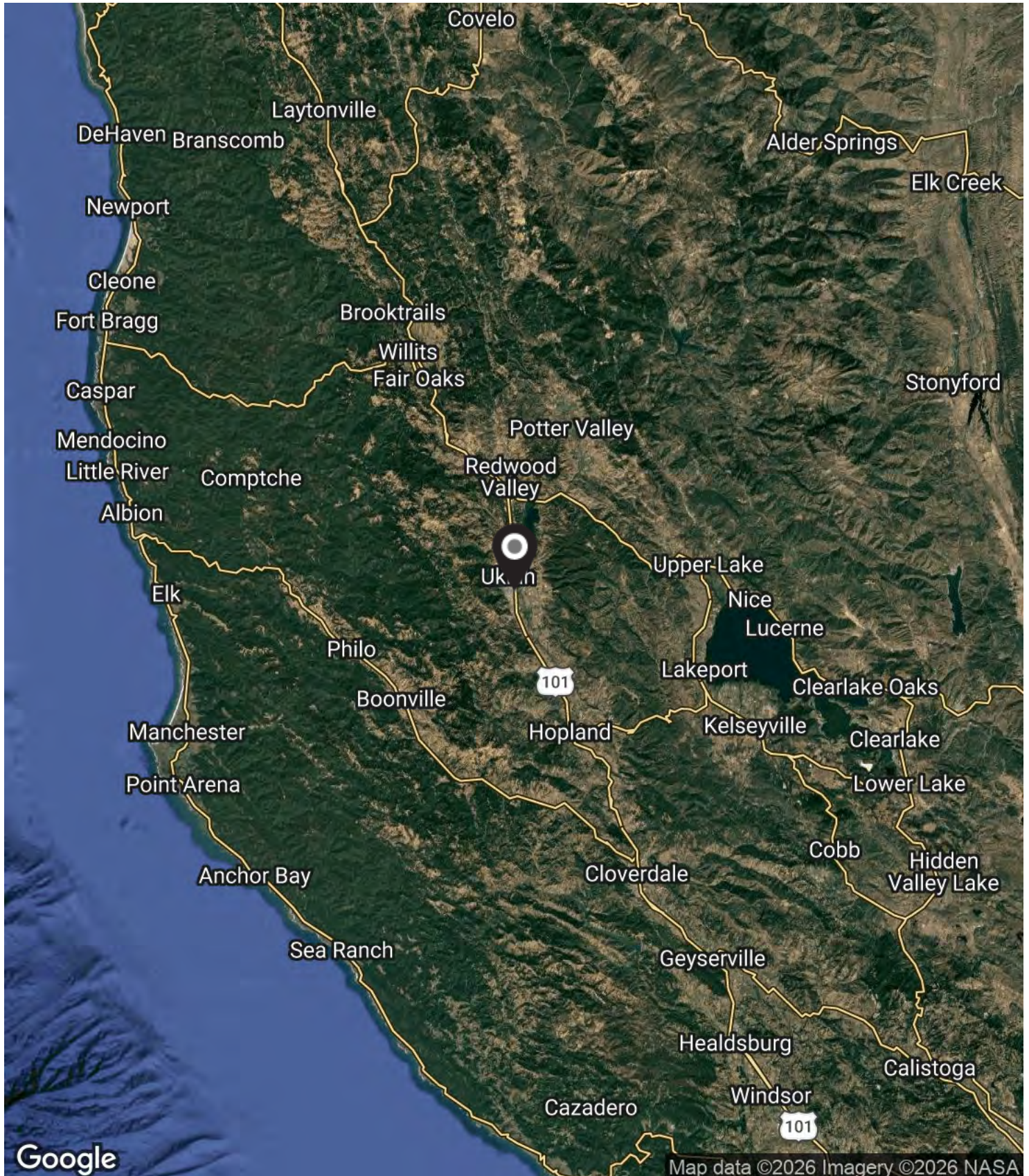
Location Map

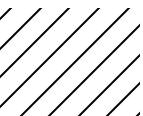
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Regional Map

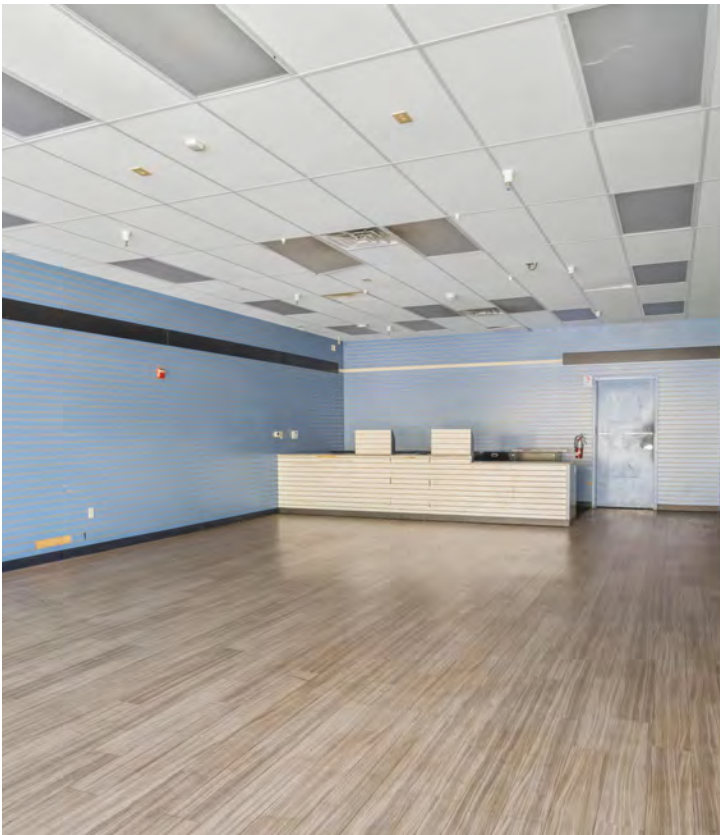
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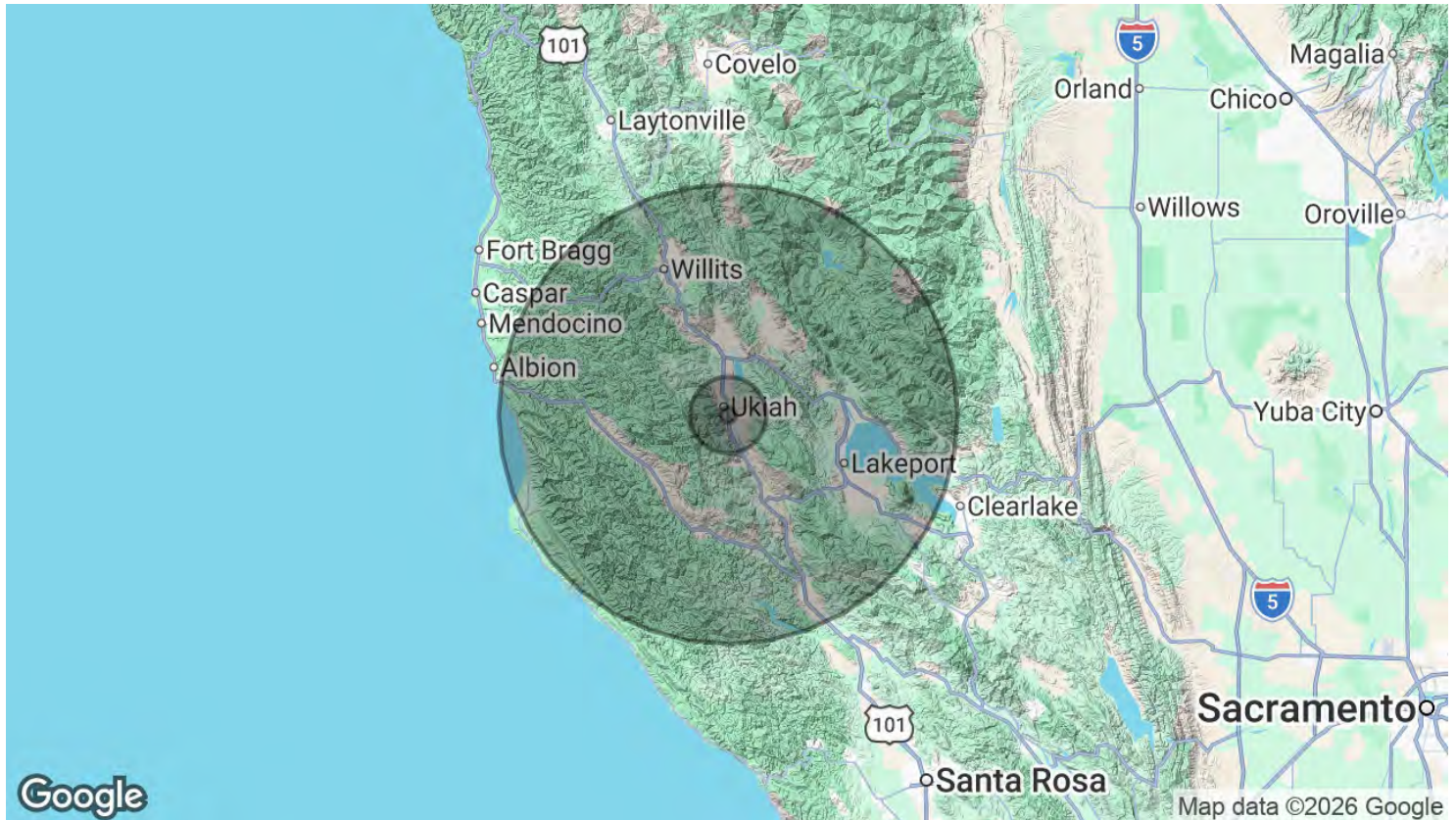
Photos

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Demographics Map & Report

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POPULATION

	1 MILE	5 MILES	30 MILES
Total Population	7,145	27,341	112,297
Average Age	40.8	38.7	43.3
Average Age (Male)	35.4	36.9	41.7
Average Age (Female)	46.9	40.1	44.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	30 MILES
Total Households	2,692	9,664	42,627
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$72,207	\$93,041	\$97,401
Average House Value	\$405,776	\$500,178	\$469,526

2023 American Community Survey (ACS)