

1933 Central Ave, Suite D

McKinleyville, CA 95519

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

RECEPTION / FRONT ROOM WITH STOREFRONT GLAZING

Nearby

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

Get in Touch.**Nate White**

Senior Director

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DRE Lic #02108142

A turnkey office, ready on day one

Suite D is a fully built-out, 1,834 SF professional office suite that a tenant can occupy immediately. The plan opens with a bright 24' x 15' reception and front room wrapped in storefront glazing along Central Avenue — room for a greeting desk, waiting area, and open workstations — with the balance of the suite organized behind it for privacy.

Four private offices serve principals and staff, and a fifth shared office at the rear is large enough for a team of three to four. A dedicated conference room with a wall-mounted display and cable-managed table anchors the back of the suite, and a separate copy/work room with built-in counter keeps equipment out of the workspace.

A full kitchen and staff lounge with refrigerator, microwave, sink, and cabinetry sits mid-plan alongside two restrooms, one ADA-equipped with grab bars. The suite has its own street entrance plus a rear porch entry, new carpet, fresh paint, and new window coverings throughout, and existing furniture — desks, conference table, monitor arms, and seating — is available for tenant use.

WHAT'S INCLUDED

Reception / front room	24.2' x 15.4'
Private offices	4
Shared office	12.5' x 17.2'
Conference room	Display + power
Kitchen / staff lounge	20.2' x 6.5'
Copy / work room	7.7' x 6.8'
Restrooms	2 (1 ADA)
Entrances	Street + porch



CONFERENCE ROOM



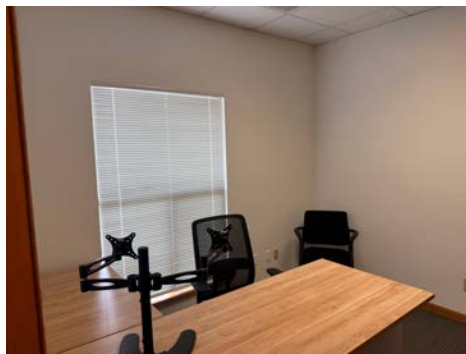
SHARED OFFICE



PRIVATE OFFICE 1



PRIVATE OFFICE 2



OFFICE WITH BUILT-IN CABINETRY

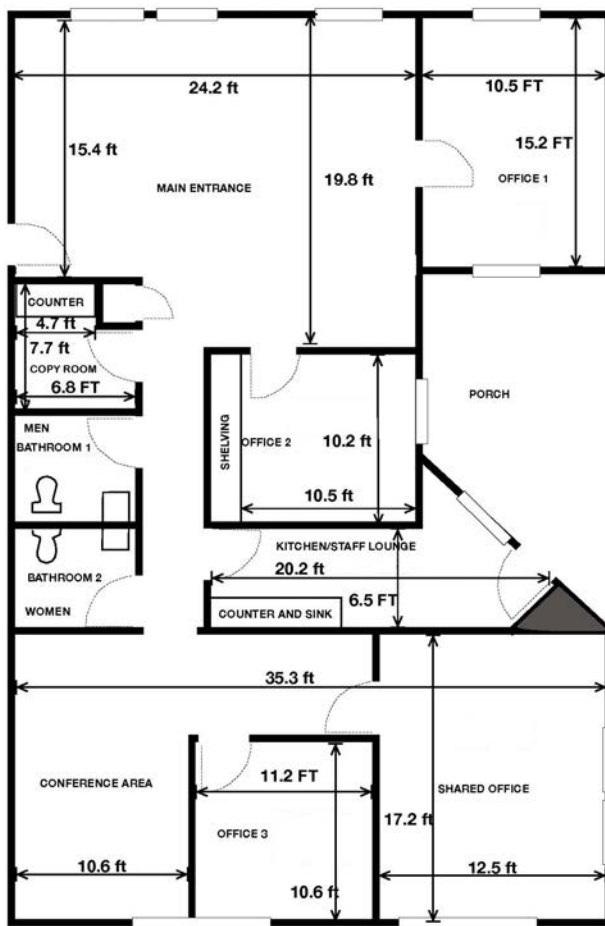


KITCHEN / STAFF LOUNGE

Suite D Floor Plan — 1,834 SF

1933 CENTRAL AVE
SUITE D
LAYOUT

**1933 Central Ave
Suite D
McKinleyville, CA 95519**



Room Dimensions

Main entrance	24.2' × 15.4'
Office 1	10.5' × 15.2'
Office 2	10.5' × 10.2'
Office 3	11.2' × 10.6'
Shared office	12.5' × 17.2'
Conference area	10.6' × 17.2'
Kitchen / lounge	20.2' × 6.5'
Copy room	7.7' × 6.8'
Rear wall span	35.3'



ONE OF TWO RESTROOMS — ADA GRAB BARS

TERM

Sublease through 6/30/27, with option for a direct lease extension with the Landlord.

Schedule a tour.

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