

California Commercial Properties

MAIL: P.O. BOX 181, ALAMO, CA 94507-0181 OFFICE: 3195 DANVILLE BOULEVARD, SUITE 2, ALAMO, CA TEL: 415-860-5000

RETAIL BUILDING FOR SALE

UKIAH, CALIFORNIA



**GREAT
LOCATION!**

LOCATION: A great neighborhood shopping area (Business Highway 101) Area includes complimentary major destination and convenience retail and service users, including Safeway and Rite Aid,

AVAILABLE: +/-7,403 SF free standing retail building on a +/-0.43 acre parcel (to be verified) at 728 South State Street, Ukiah, CA 95482 (Ukiah is Mendocino County Seat) APN Parcel ID 003-031-40. Near the intersection of S. State (Business Highway 101) & Gobbi.

PRICE: \$1,099,500

OTHER: Owner is repositioning this store to meet craft competition. "Seller"

(PLEASE DO NOT DISTURB TENANT)

- Centrally Located
- Great Egress/Ingress/Freeway Access
- Major Thoroughfares & Intersections
- Pop +/-30,387; AHI +/- \$57,583 (5-Miles)
- Ample Parking
- Complimentary Major Shops & Services

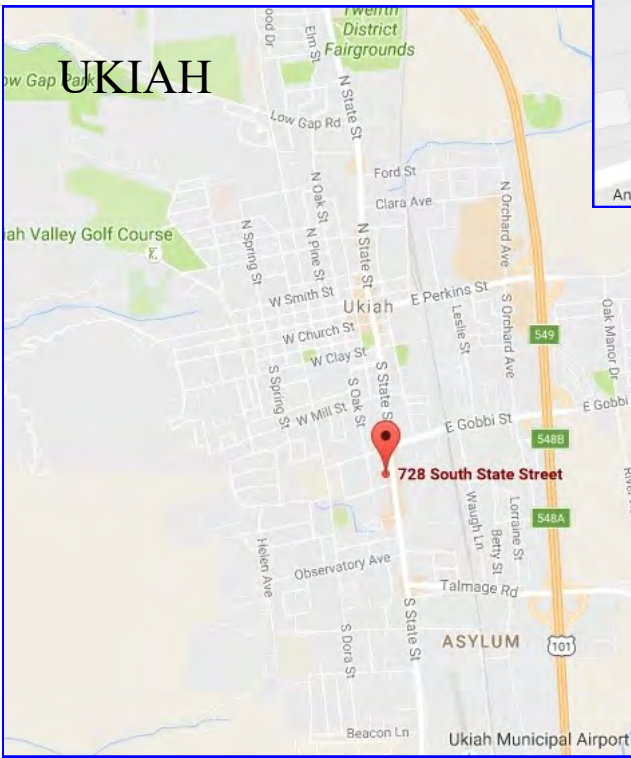
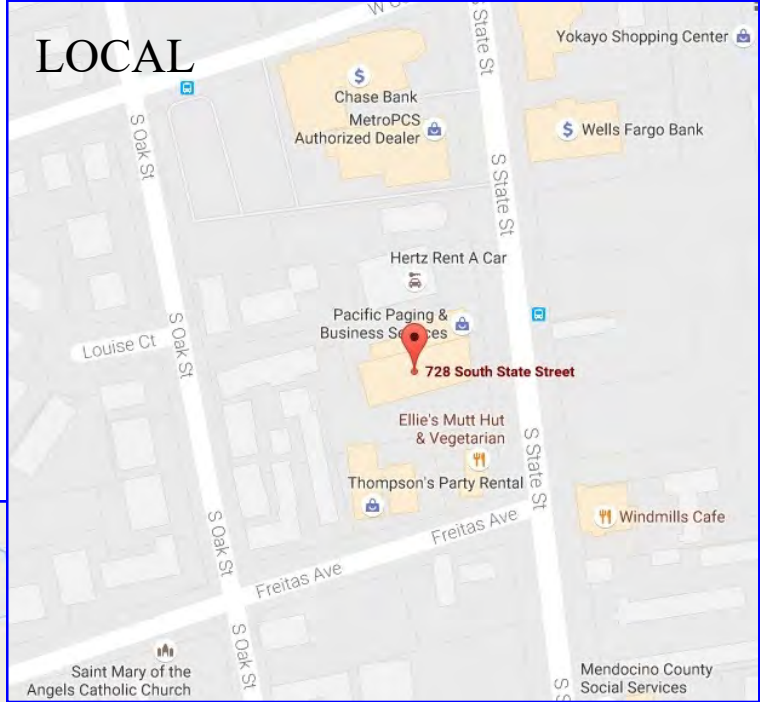
FOR ADDITIONAL INFORMATION CONTACT:

ROBERT BURGESS
415-860-5000

THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH THIS OFFICE. ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS EXHIBIT DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY PARTY IS TO BE SPECIFICALLY CONTAINED WITHIN THE PURCHASE AND/OR LEASE AGREEMENT.

MAPS

LOCAL



CALIFORNIA



STORE SIDE



BIRD'S EYE VIEW



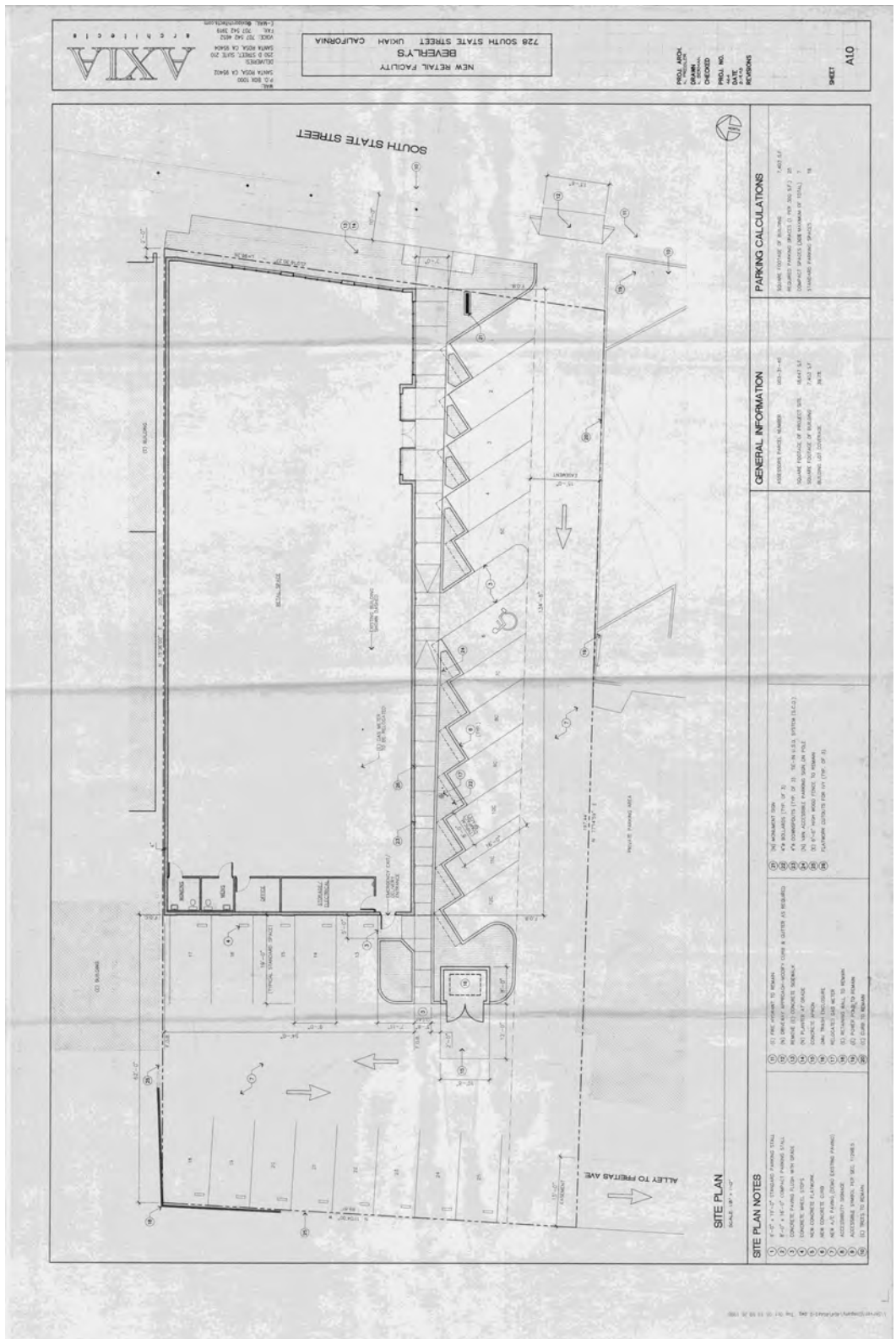
AERIAL VIEW
728 SOUTH STATE STREET, UKIAH, CA 95482



THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH THIS OFFICE. ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS EXHIBIT DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY BUYER IS TO BE SPECIFICALLY CONTAINED WITHIN THE PURCHASE AGREEMENT.

SCHEMATIC DRAWING

728 SOUTH STATE STREET, UKIAH, CA 95482



AXIA
 ARCHITECTS
 728 SOUTH STATE STREET
 UKIAH, CA 95482
 TEL: 707.438.0000
 FAX: 707.438.0000
 WWW.AXIAARCHITECTS.COM

NEW RETAIL FACILITY
 BEVERLY'S
 728 SOUTH STATE STREET, UKIAH, CALIFORNIA

PREPARED BY:
 CHECKED BY:
 DATE: 10/15/10
 SCALE: AS SHOWN

SHEET
 A10

PARKING CALCULATIONS

Number of parking spaces required:	148 SF
Number of parking spaces provided:	148 SF
Number of parking spaces required for 150 vehicles:	150 SF
Number of parking spaces provided for 150 vehicles:	150 SF

GENERAL INFORMATION

Project Name:	NEW RETAIL FACILITY
Address:	728 SOUTH STATE STREET, UKIAH, CA 95482
Client:	BEVERLY'S
Architect:	AXIA ARCHITECTS
Scale:	AS SHOWN
Date:	10/15/10

- SITE PLAN NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. ALL UTILITIES TO BE LOCATED AND DEPTH NOTED.
 4. ALL EXISTING UTILITIES TO BE MAINTAINED AND DEPTH NOTED.
 5. ALL EXISTING UTILITIES TO BE MAINTAINED AND DEPTH NOTED.
 6. ALL EXISTING UTILITIES TO BE MAINTAINED AND DEPTH NOTED.
 7. ALL EXISTING UTILITIES TO BE MAINTAINED AND DEPTH NOTED.
 8. ALL EXISTING UTILITIES TO BE MAINTAINED AND DEPTH NOTED.
 9. ALL EXISTING UTILITIES TO BE MAINTAINED AND DEPTH NOTED.
 10. ALL EXISTING UTILITIES TO BE MAINTAINED AND DEPTH NOTED.

THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH THIS OFFICE. ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS EXHIBIT DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY BUYER IS TO BE SPECIFICALLY CONTAINED WITHIN THE PURCHASE AGREEMENT.