

FOR LEASE

Starbucks & Chevron Travel Plaza

Retail ±1,800 SF 1st Floor
Office ±4,500 SF 2nd Floor



1460 N. Lovers Lane, Ukiah, CA 95482



2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

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PROPERTY HIGHLIGHTS

Starbucks & Chevron Travel Plaza

Retail ±1,800 SF 1st Floor
Office ±4,500 SF 2nd Floor

The newly constructed Chevron Travel Plaza and Starbucks Drive-Thru is conveniently located immediately off Highway 101 on N. Lovers Lane/N. State Street and Kuki Lane. Available for lease is ±1,800 SF on the ground floor adjacent to Starbucks. Also available is ±4,500 SF on the 2nd floor space boasting an expansive glass line. First and Second floors suites can be combined and delivery is currently in a modified cold shell.

SUMMARY

ADDRESS	1460 N. Lovers Lane, Ukiah, CA 95482
COUNTY	Mendocino County
CROSS STREETS	North Lovers Lane and Kuki Road
TYPE	Freeway Commercial
DRIVE-THRU	Starbucks (Estimated Opening Q1 2023)
AVAILABLE	±1,800 SF - ±4,500 SF
RENT	\$2.50 - \$3.50 PSF/Month + NNN

HIGHLIGHTS

- Newly Constructed Chevron Travel Plaza with Starbucks Drive-Thru
- Located Immediately off Hwy 101 on N. Lovers Lane
- Excellent Visibility and Accessibility off Highway 101
- Signalized Intersection at North State Street and Kuki Road

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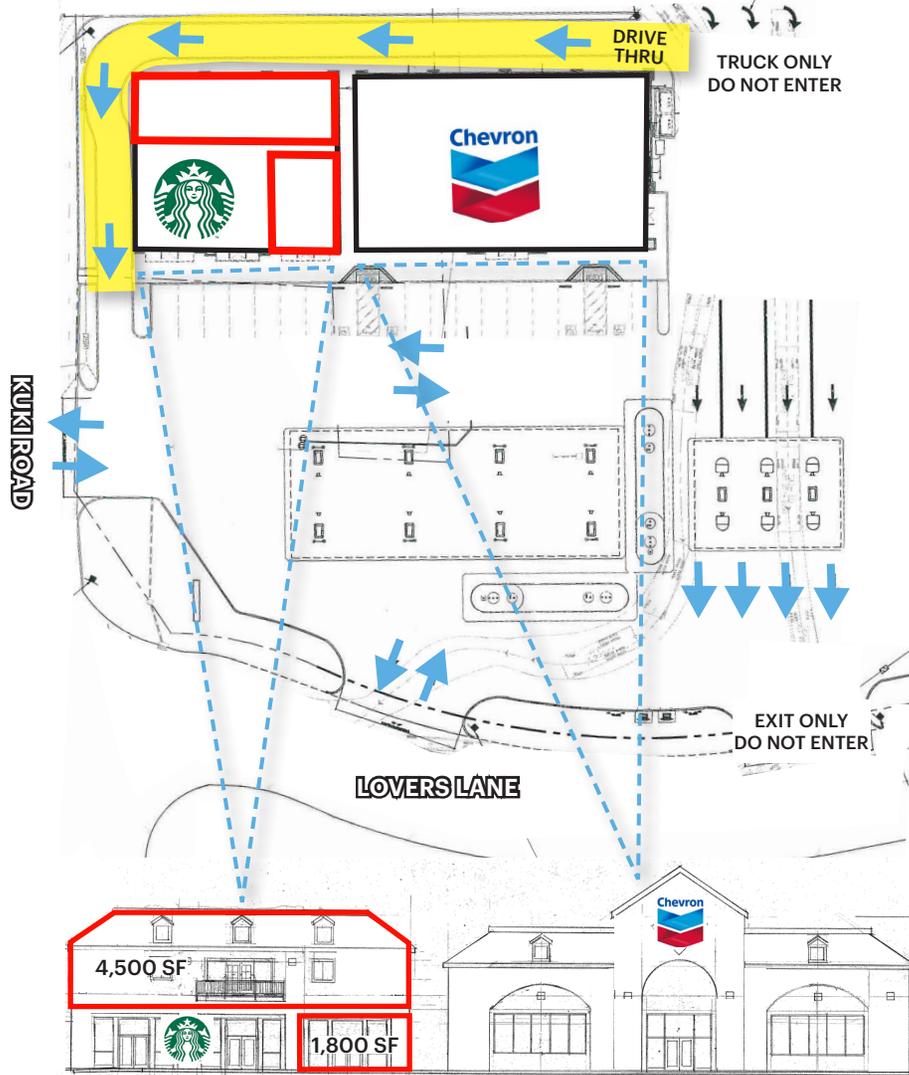
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SITE PLAN

Starbucks & Chevron Travel Plaza

Retail ±1,800 SF 1st Floor
Office ±4,500 SF 2nd Floor

Site Plan and Elevations Subject to Change



- ±1,800 SF (First Floor)
- ±4,500 SF (Second Floor)
- Can be Combined ±6,300 SF
- Seeking Proven Operators



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CLOSE UP AERIAL

Starbucks & Chevron Travel Plaza

Retail ±1,800 SF 1st Floor
Office ±4,500 SF 2nd Floor



*Traffic Counts Source: Sites USA REGIS Online 11/14/23

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MARKET AERIAL

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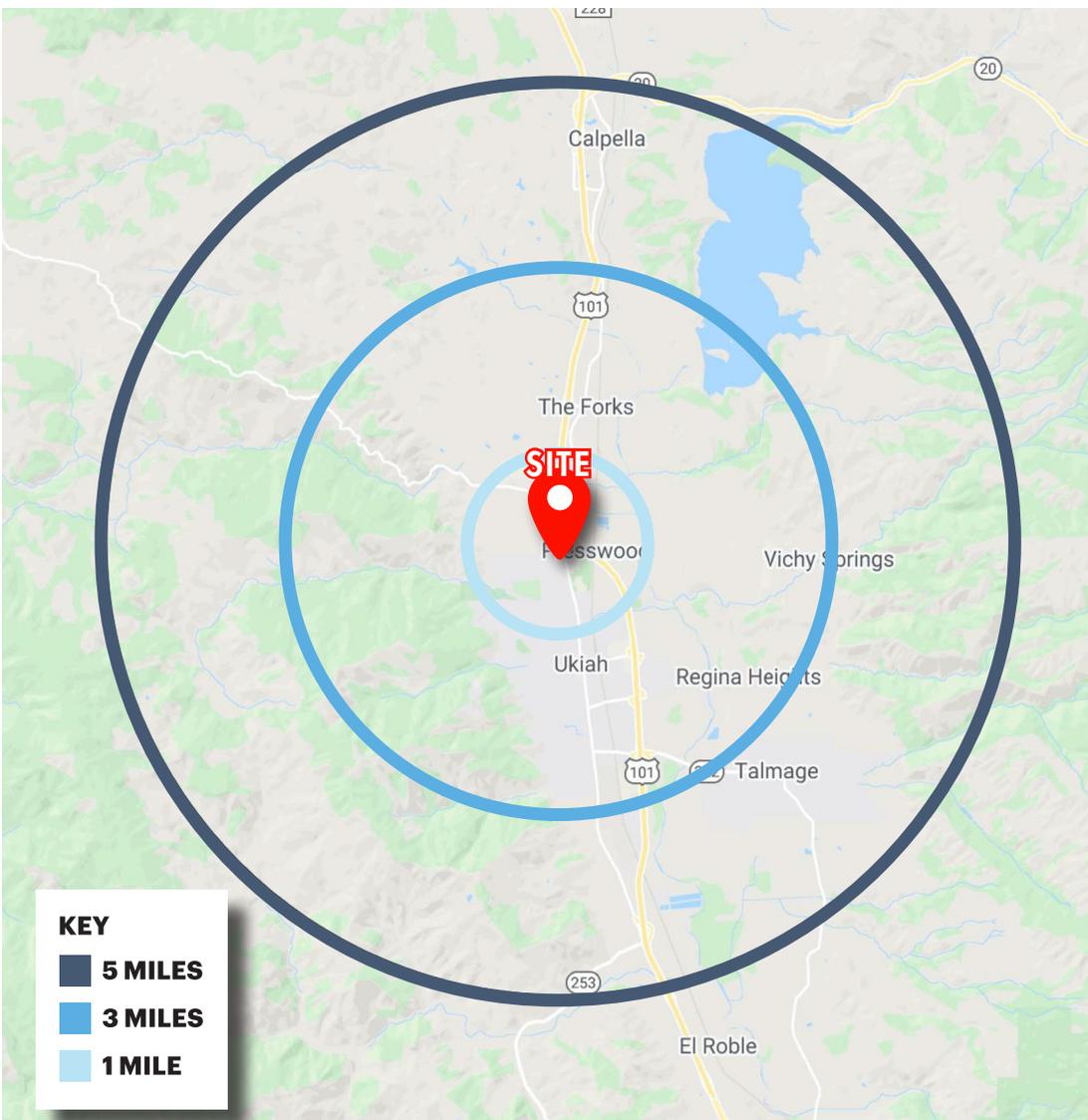
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DEMOGRAPHICS

Starbucks & Chevron Travel Plaza

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KEY

- 5 MILES
- 3 MILES
- 1 MILE

ESTIMATED POPULATION		
1 MILE	3 MILES	5 MILES
6,601	25,527	31,316
DAYTIME EMPLOYEES		
1 MILE	3 MILES	5 MILES
4,377	20,604	23,685
AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$96,370	\$88,663	\$87,797
BACHELOR'S DEGREE OR HIGHER		
1 MILE	3 MILES	5 MILES
29.0%	24.6%	24.1%
HOUSEHOLD RETAIL EXPENDITURES		
1 MILE	3 MILES	5 MILES
\$75.97 M	\$296.5 M	\$352.72 M
HOUSEHOLD DENSITY (PSM)		
1 MILE	3 MILES	5 MILES
2,102	903	399
HOUSEHOLDS WITH CHILDREN		
1 MILE	3 MILES	5 MILES
791	3,088	3,778
HOME VALUES \$1,000,000 OR MORE		
1 MILE	3 MILES	5 MILES
29	178	227



*Demographics Source: Sites USA REGIS Online 11/14/23

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