

FOR LEASE



LOCKEHOUSE

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PROPERTY HIGHLIGHTS

It's a rare opportunity to take over a fully built-out and equipped 12,500 SF flagship restaurant. Currently open and operating under the Hanger 39 flag in South Ukiah is a freestanding restaurant that has recently undergone extensive interior upgrades, offering unexpected character and charm for a large scale restaurant. The restaurant includes a type 47 liquor license, two full bars, wine cellar, state of the art kitchen (5 type 1 hoods, and 3 walk-ins), vaulted ceilings with chandeliers throughout, a private party area with fireplace and AV equipment for special events, an outdoor patio, private parking lot, welcoming lounge area and the list goes on. Easily accessible just 2 blocks to Hwy 101 and located on one of the main retail corridors in town with Walmart and Costco. This is a must see as it's opportunistic for a proven restaurateur skilled in operating a large format restaurant.

SUMMARY

ADDRESS	1180 Airport Blvd., Ukiah, CA 95482
CROSS STREET	Airport Park Blvd. & Commerce Dr.
COUNTY	Mendocino County
RENT	Call to Inquire
SIZE	12,500 SF
NOTE	Restaurant is Currently Open and Operating

HIGHLIGHTS

- Seeking a Proven Operator
- Updated Restaurant Boasts Charm and Character
- Located 2 Blocks to Hwy 101 On/Off Ramp
- Private Parking Lot with Ample and Convenient Parking
- Excellent Exposure, Monument Signage and Accessibility
- Perfect for Large Gatherings and Private Parties
- California Liquor License Type 47
- Features 2 Spacious Bars, Wine Cellar & Large Lounge/Lobby Area
- Private Room for Events with a Fireplace and AV Hook-Up
- Large Outdoor Patio Space for Dining
- Highly Trafficked Retail Corridor with Nearby Tenants including: Costco, Walmart, Friedman's, Hampton Inn, Comfort Inn, Holiday Inn Express, Fairfield Inn & Suites by Marriott, and More



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CLOSE UP MARKET AERIAL



*Traffic Counts Source: Sites USA REGIS Online 6/12/24

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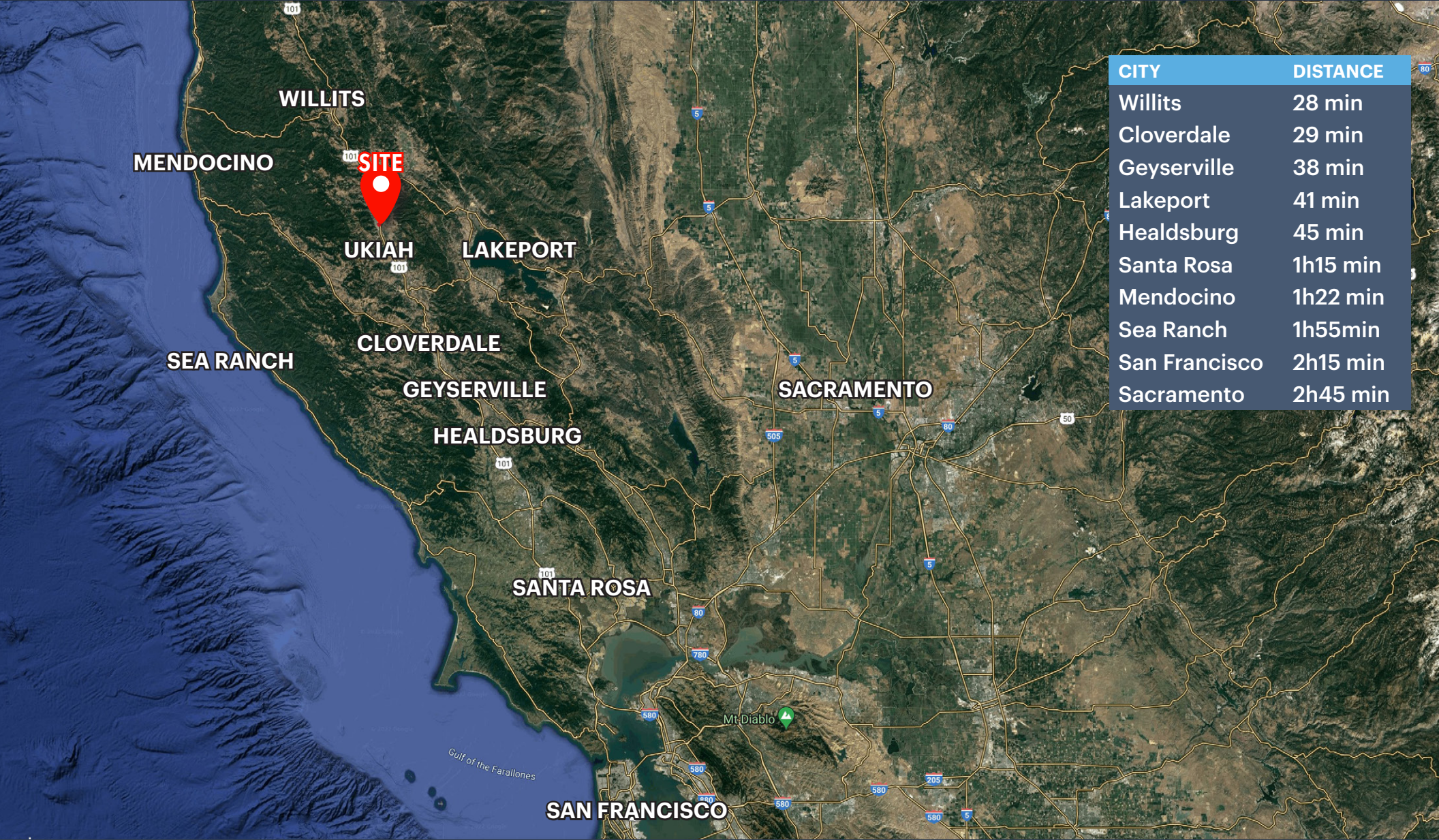


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CITY	DISTANCE
Willits	28 min
Cloverdale	29 min
Geyserville	38 min
Lakeport	41 min
Healdsburg	45 min
Santa Rosa	1h15 min
Mendocino	1h22 min
Sea Ranch	1h55min
San Francisco	2h15 min
Sacramento	2h45 min

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DEMOGRAPHICS



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,170	24,109	27,965



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,632	9,322	10,725



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
7,419	19,302	22,889



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
5,534	16,402	19,656



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$68,746	\$101,828	\$105,064



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$4,510	\$45,906	\$6,082



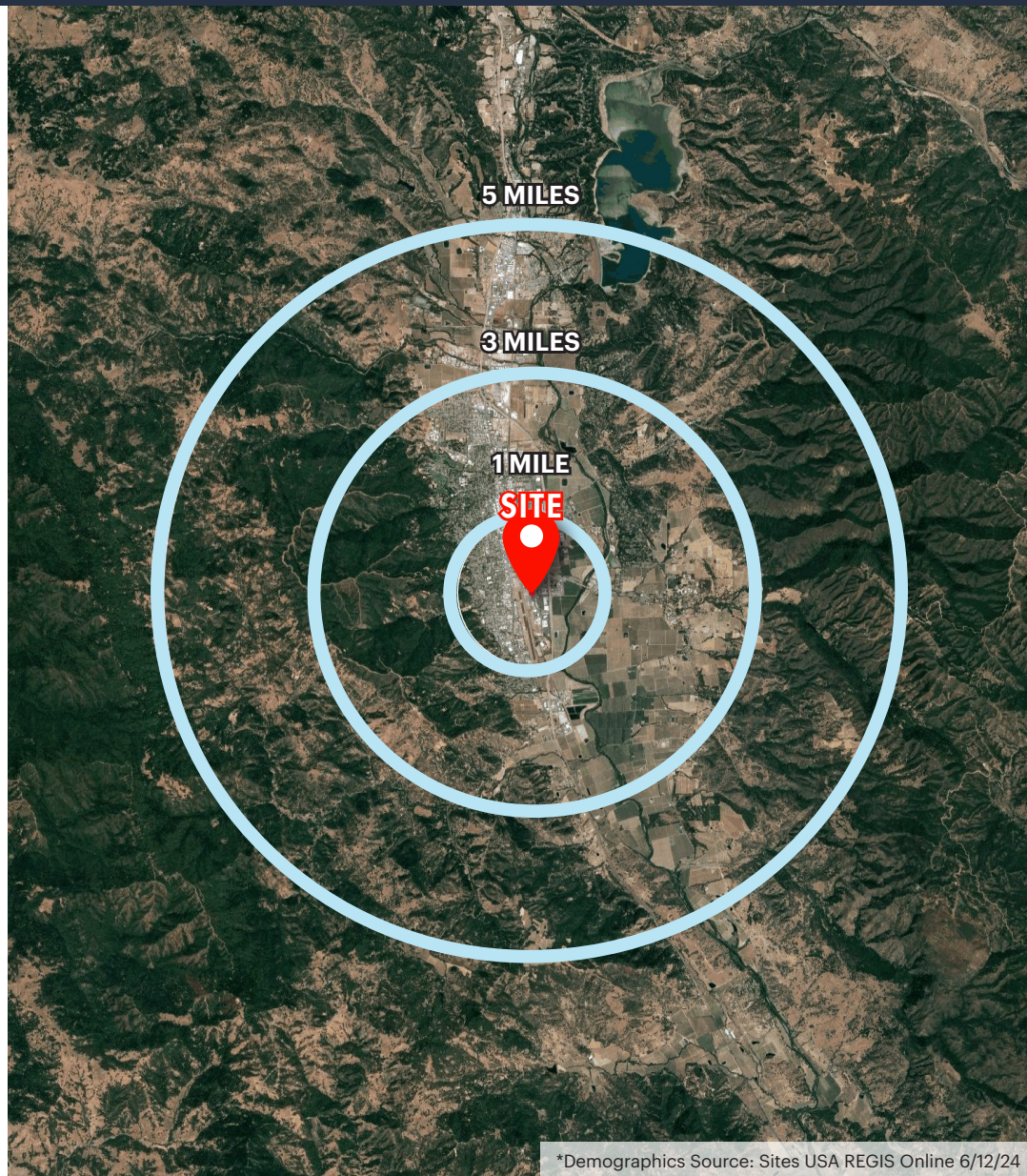
AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$539,733	\$783,999	\$828,305



FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$668	\$865	\$885



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