

# FOR LEASE

Starbucks & Chevron Travel Plaza

Retail ±1,800 SF 1<sup>st</sup> Floor  
Office ±4,500 SF 2<sup>nd</sup> Floor



1460 N. Lovers Lane, Ukiah, CA 95482



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

**ADRIA GIACOMELLI**  
Partner  
(925) 997-2307  
adria@lockehouse.com  
License #01498795

**JIM SHEPHERD**  
Senior Vice President  
(925) 627-7902  
jim@lockehouse.com  
License #01260555



# PROPERTY HIGHLIGHTS

Starbucks & Chevron Travel Plaza

**Retail ±1,800 SF 1<sup>st</sup> Floor**  
**Office ±4,500 SF 2<sup>nd</sup> 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's. Also available is ±4,500 SF on the 2<sup>nd</sup> 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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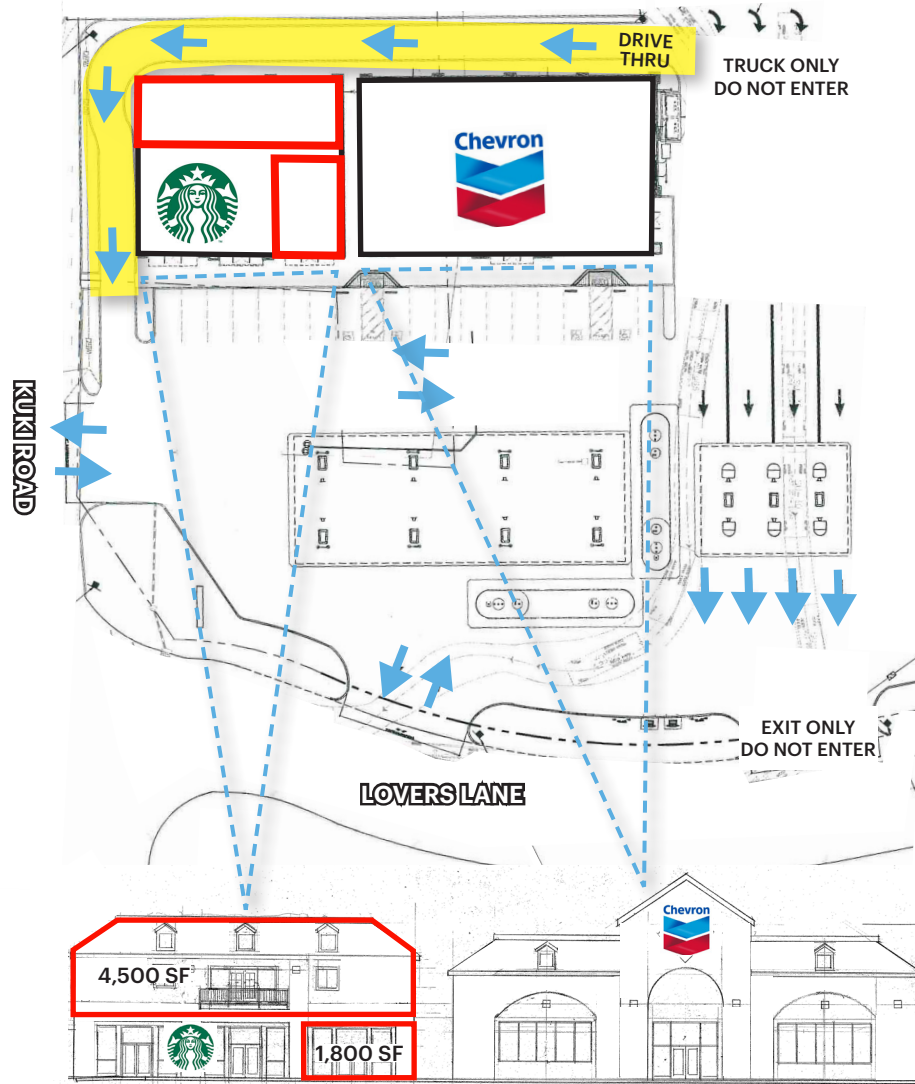
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# SITE PLAN

## Starbucks & Chevron Travel Plaza

Site Plan and Elevations Subject to Change



**Retail ±1,800 SF 1<sup>st</sup> Floor**  
**Office ±4,500 SF 2<sup>nd</sup> Floor**



- ±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  $\pm 1,800$  SF 1<sup>st</sup> Floor  
Office  $\pm 4,500$  SF 2<sup>nd</sup> Floor



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

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# MARKET AERIAL

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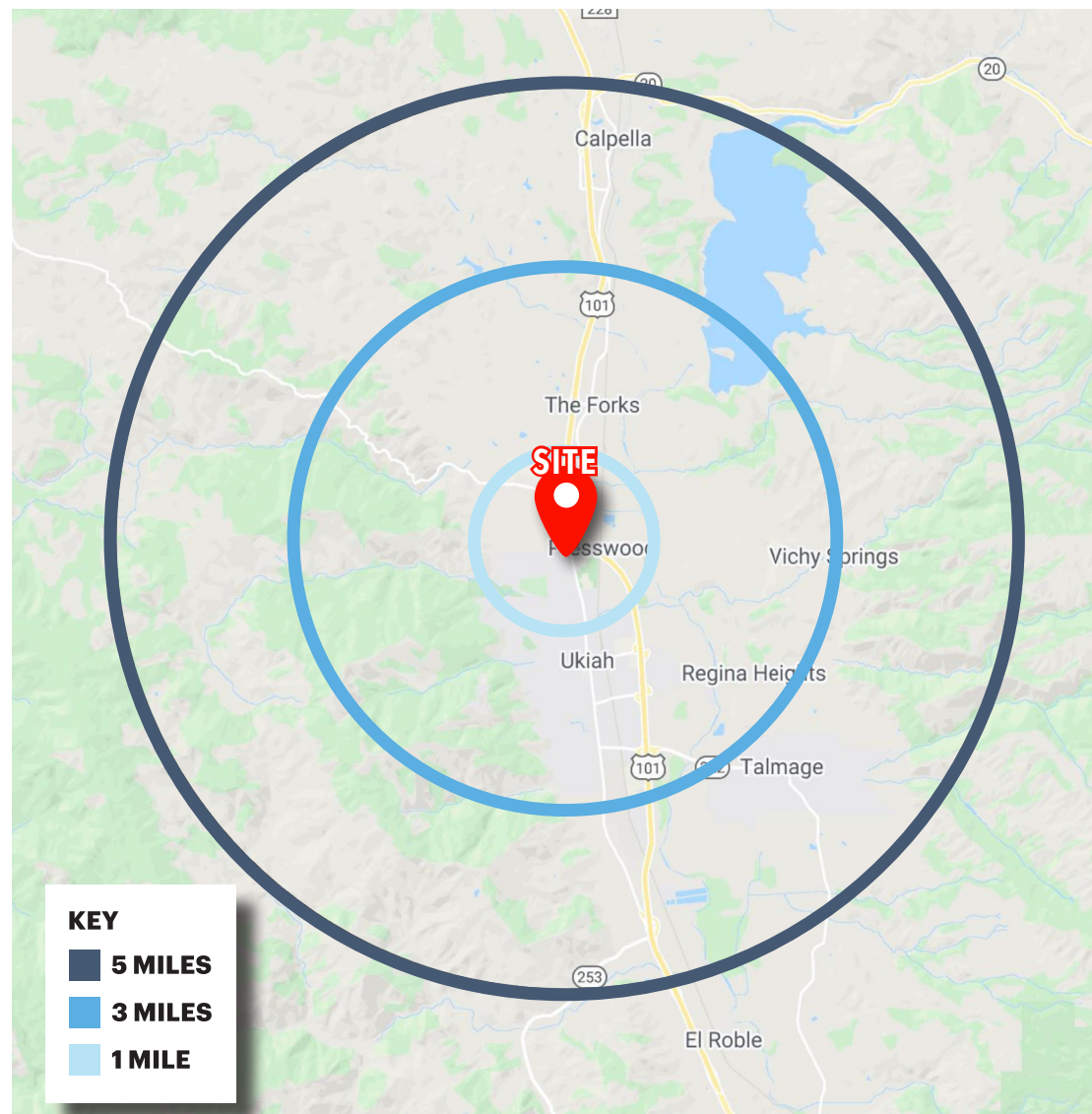
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# DEMOGRAPHICS

Starbucks & Chevron Travel Plaza

Retail ±1,800 SF 1<sup>st</sup> Floor  
Office ±4,500 SF 2<sup>nd</sup> Floor



| 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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