

# KOHL'S PAD SITE - Ground Lease Only

437 N Orchard Ave., Ukiah, CA 95482 (#1383)



## HIGHLIGHTS

- ±43,560 SF Pad Site for Ground Lease
- Clearly Visible from Highway 101
- Prime Location just Off Exit 549
- Ample and Convenient Parking
- Highly Trafficked Retail Corridor
- [Zoning C1 \(Community General\)](#)

## NEARBY AREA ANCHORS

**KOHL'S**



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,624	25,048	29,071
HOUSEHOLDS	3,083	9,680	11,114
AVG. HOUSEHOLD INCOME	\$83,637	\$103,262	\$104,791
CONSUMER SPENDING	\$88.15 M	\$325.13 B	\$377.83 B

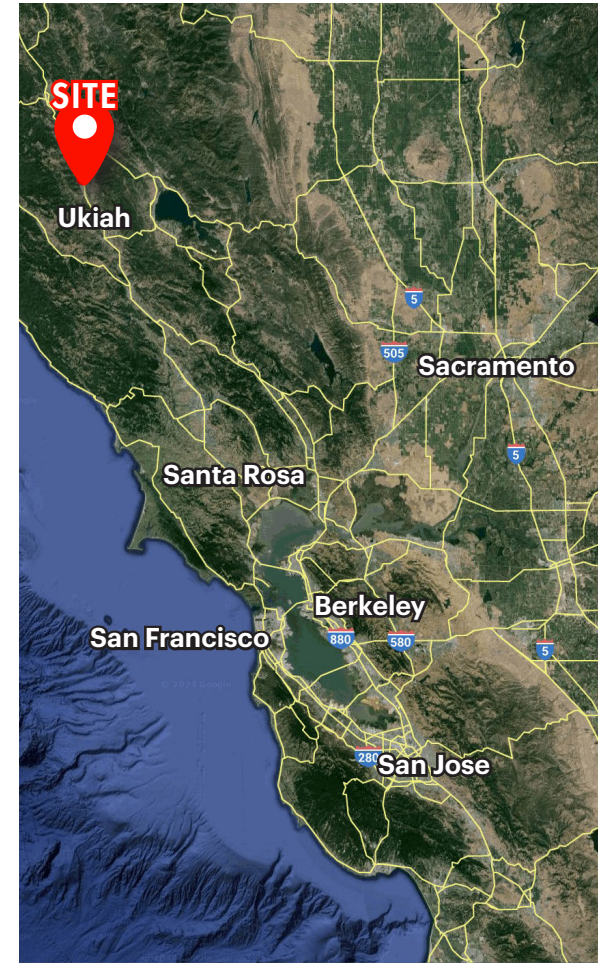
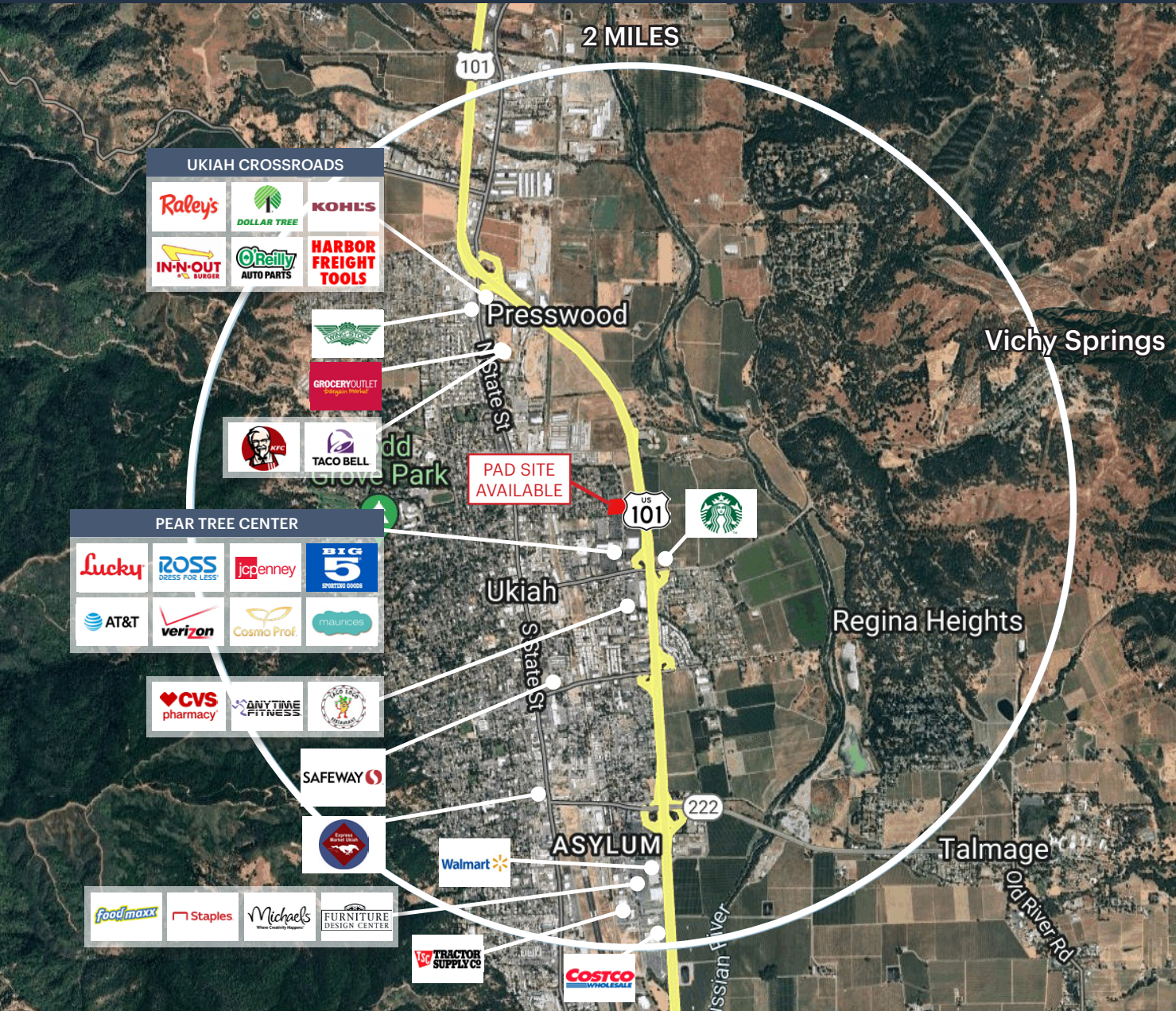
**ADRIA GIACOMELLI**  
 (925) 997-2307 | [adria@lockehouse.com](mailto:adria@lockehouse.com) | License #01498795





# KOHL'S PAD SITE - Ground Lease Only

437 N Orchard Ave., Ukiah, CA 95482 (#1383)



CITY	DISTANCE
SANTA ROSA	60.8 miles
SAN FRANCISCO	115 miles
BERKELEY	115 miles
SACRAMENTO	146 miles
SAN JOSE	159 miles



**ADRIA GIACOMELLI**  
 (925) 997-2307 | [adria@lockehouse.com](mailto:adria@lockehouse.com) | License #01498795