

RETAIL OPPORTUNITIES AVAILABLE

PAD + INLINE SPACE

1236 AIRPORT PARK BLVD., UKIAH, CA



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LOW AERIAL

1236 AIRPORT PARK BLVD., UKIAH, CA



OVERVIEW

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Located in Ukiah's dominant retail corridor, the property benefits from strong regional draw and destination traffic throughout Mendocino County, supported by high-performing national anchors including Costco, Walmart, FoodMaxx, and Tractor Supply, with limited competition within a 50+ mile radius. These top retailers generate substantial annual sales (Costco ~\$211M, Walmart ~\$92.6M, FoodMaxx ~\$20.7M), creating powerful co-tenancy synergy and consistent foot traffic that underscores the strength of the market. Positioned just off Highway 101, the site also captures steady flow from tourists, commuters, and freight traffic traveling to Northern California's key destinations, further solidifying its role as a critical retail and service hub with minimal nearby alternatives.

HIGHLIGHTS

- Pad Opportunity: 0.67 AC / 29,185 SF. Ground lease or ownership willing to consider build-to-suit
- Inline Retail Spaces: 1,500 SF + 1,200 SF available for lease
- Project co-tenants: Panda Express, Sourdough & Co, T-Mobile and Nick The Greek (Opening Soon!)
- 2 points of ingress / egress off Airport Park Blvd
- Located within Ukiah's primary retail corridor with Costco, WalMart, FoodMax, Tractor Supply, Michael's and Dollar Tree
- Within 1 minute of Hwy 101
- Area retail expenditure approximately \$755M annually



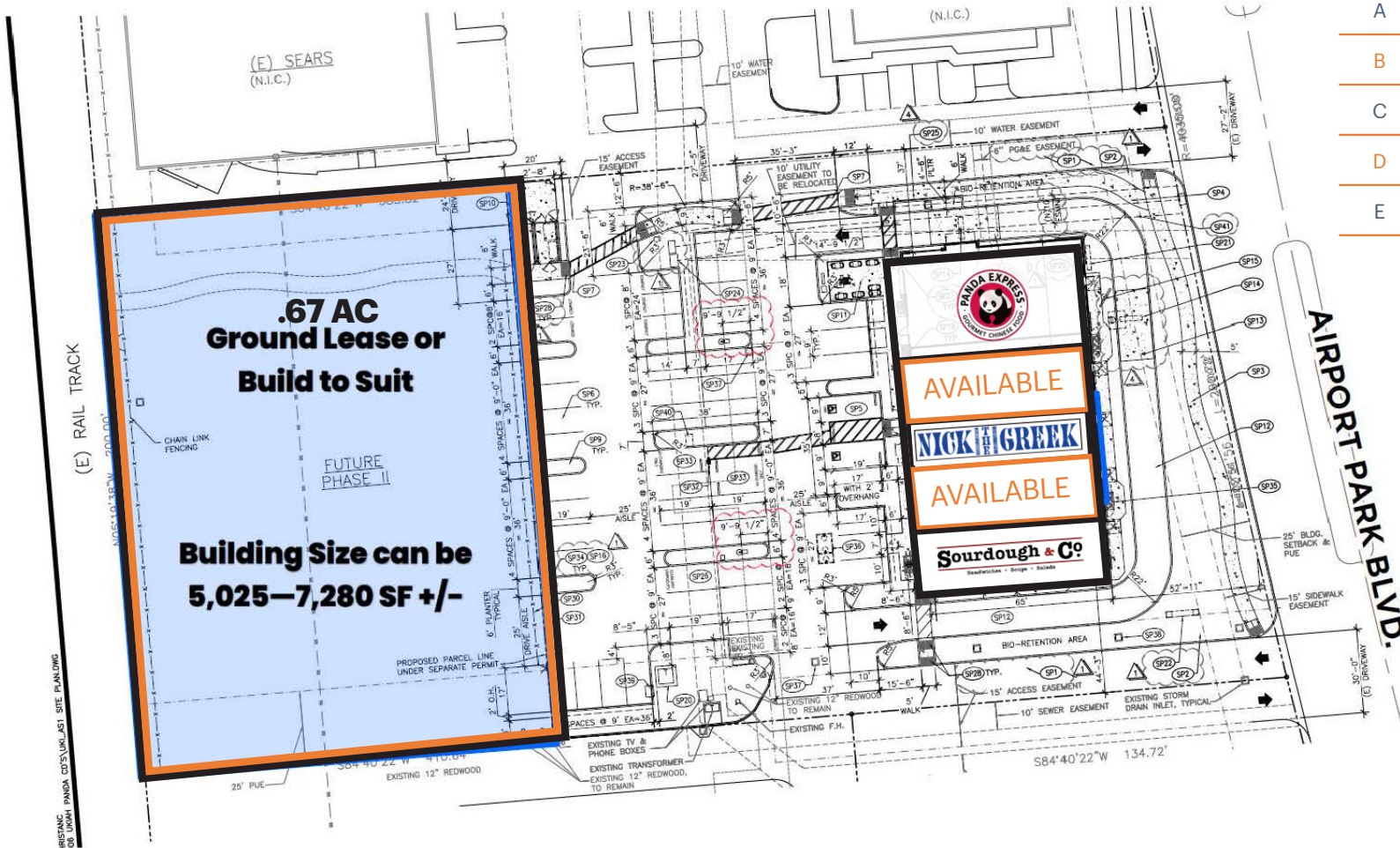
PANDA EXPRESS

MONTHLY UNIQUE VISITORS

28.77K

SITE PLAN

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SUITE	AVAILABILITY	SF
A	PANDA EXPRESS	2,232 SF
B	AVAILABLE	1,500 SF
C	NICK THE GREEK OPENING SOON!	1,200 SF
D	AVAILABLE	1,200 SF
E	SOURDOUGH & CO	1,539 SF

MARKET AERIAL

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UKIAH CROSSROADS

HARBOR FREIGHT BOOT BARN
SUBWAY Raley's DOLLAR TREE Little Caesars

PEAR TREE CENTER

SALLY BEAUTY SUPERCUTS maurices
ROSS SUBWAY BASKIN BR ROBBINS BIG5
Lucky AT&T HOBBY LOBBY

DEMOGRAPHICS

1236 AIRPORT PARK BLVD., UKIAH, CA

1 MILE | 3 MILES | 5 MILES



POPULATION

1 MILE	3 MILES	5 MILES
7,691	24,134	27,637



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
351	1,264	1,532



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,971	9,288	10,567



EST. AVE. HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$80,383	\$131,985	\$131,074



BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
15.0%	23.5%	23.0%



TOTAL RETAIL ANNUAL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$129.83 M	\$442.4 M	\$510.02 M

*Demographics Source: Regis USA 04.08.26

