

# RETAIL OPPORTUNITIES AVAILABLE

## PAD + INLINE SPACE

1236 AIRPORT PARK BLVD., UKIAH, CA



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# LOW AERIAL

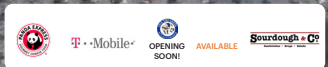
1236 AIRPORT PARK BLVD., UKIAH, CA



North



20,823 ADT



Airport Park Blvd. 10,576 ADT

Talmage Road 10,374 ADT



Ukiah Municipal Airport

# OVERVIEW

1236 AIRPORT PARK BLVD., UKIAH, CA

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 Space: 1,539 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



# MARKET AERIAL

1236 AIRPORT PARK BLVD., UKIAH, CA



**PEAR TREE CENTER**

BOBBI BROWN SALLY BEAUTY SUPERCUTS MAURICES

ROSS DRESS FOR LESS SUBWAY BASKIN BR ROBBINS BIG5 SPORTING GOODS

Lucky AT&T HOBBY LOBBY

**UKIAH CROSSROADS**

HARBOR FREIGHT BOOT BARN SPEEDWAY IN-N-OUT BURGERS

SUBWAY Raley's DOLLAR TREE Little Caesars

# DEMOGRAPHICS

1236 AIRPORT PARK BLVD., UKIAH, CA

1 MILE | 3 MILES | 5 MILES



## POPULATION

7,691	24,134	27,637
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## DAYTIME POPULATION

351	1,264	1,532
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## ESTIMATED HOUSEHOLDS

2,971	9,288	10,567
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## EST. AVE. HOUSEHOLD NET WORTH

\$80,383	\$131,985	\$131,074
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## BACHELOR DEGREE OR HIGHER

15.0%	23.5%	23.0%
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## TOTAL RETAIL ANNUAL EXPENDITURES

\$129.83 M	\$442.4 M	\$510.02 M
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\*Demographics Source: Regis USA 04.08.26

