

FOR LEASE | ±55,000 SF

Established Grocery Anchor

355 Lakeport Boulevard, Lakeport, CA 95453

YOUR NAME HERE



JENNIFER HIBBITTS | 415-272-2162
jennifer@lockehouse.com | 01418027

GREY BRADSHAW | 415-728-7036
gbradshaw@lockehouse.com | 02200913

 **LOCKEHOUSE**
RETAIL GROUP

Lakeport is the county seat of Lake County, located along the western shore of Clear Lake in Northern California. Known for its small-town charm, waterfront setting, and scenic mountain views, Lakeport serves as a regional hub for shopping, dining, government services, and outdoor recreation. The city offers easy access to boating, fishing, wine country, and year-round tourism, making it a popular destination for both residents and visitors seeking a relaxed lakeside lifestyle.

PROPERTY HIGHLIGHTS

- ±55,000 SF grocery anchor space available for lease
- Located within a ±7-acre retail shopping center serving the broader Lake County trade area of approximately 67,000 residents
- Significant pylon and building signage
- Co-tenants include UPS, US Cellular, Farmers Insurance, Pilates & Strength, StoneFire Pizza Co.
- Adjacent to the new Lake County Courthouse (under construction), planned Tribal Health Medical Center and proposed main fire station
- Surrounded by established retail, dining, services, and daily-needs traffic



355 Lakeport Blvd is a 7.02-acre retail property located in the heart of Lakeport's primary business corridor within Lake County, California. The site offers excellent visibility and access along Lakeport Boulevard and is surrounded by established retail, dining, service businesses, and recreational attractions near Clear Lake. The property is conveniently located near the planned Lake County Courthouse, adjacent to ongoing public and private investment, and in proximity to a proposed main fire station currently in the planning stages. Positioned within the Clearlake/Lakeport regional market, the site presents a rare opportunity for a grocer or large-format retailer to serve the broader Lake County trade area.



RARE EXISTING GROCERY BOX OPPORTUNITY

±55,000 SF former grocery / large-format retail box available in Lakeport's primary commercial corridor.



COUNTYWIDE CIVIC & WELLNESS TRAFFIC DRIVERS

Directly adjacent to the planned Lake County Courthouse and near the new Wellness Clinic at the former Vista Point Plaza, creating multiple destination uses that draw from across Lake County.



MAJOR GROCERY VOID IN THE MARKET

Rare opportunity to backfill a major grocery vacancy and establish a dominant presence in the Lake County market.

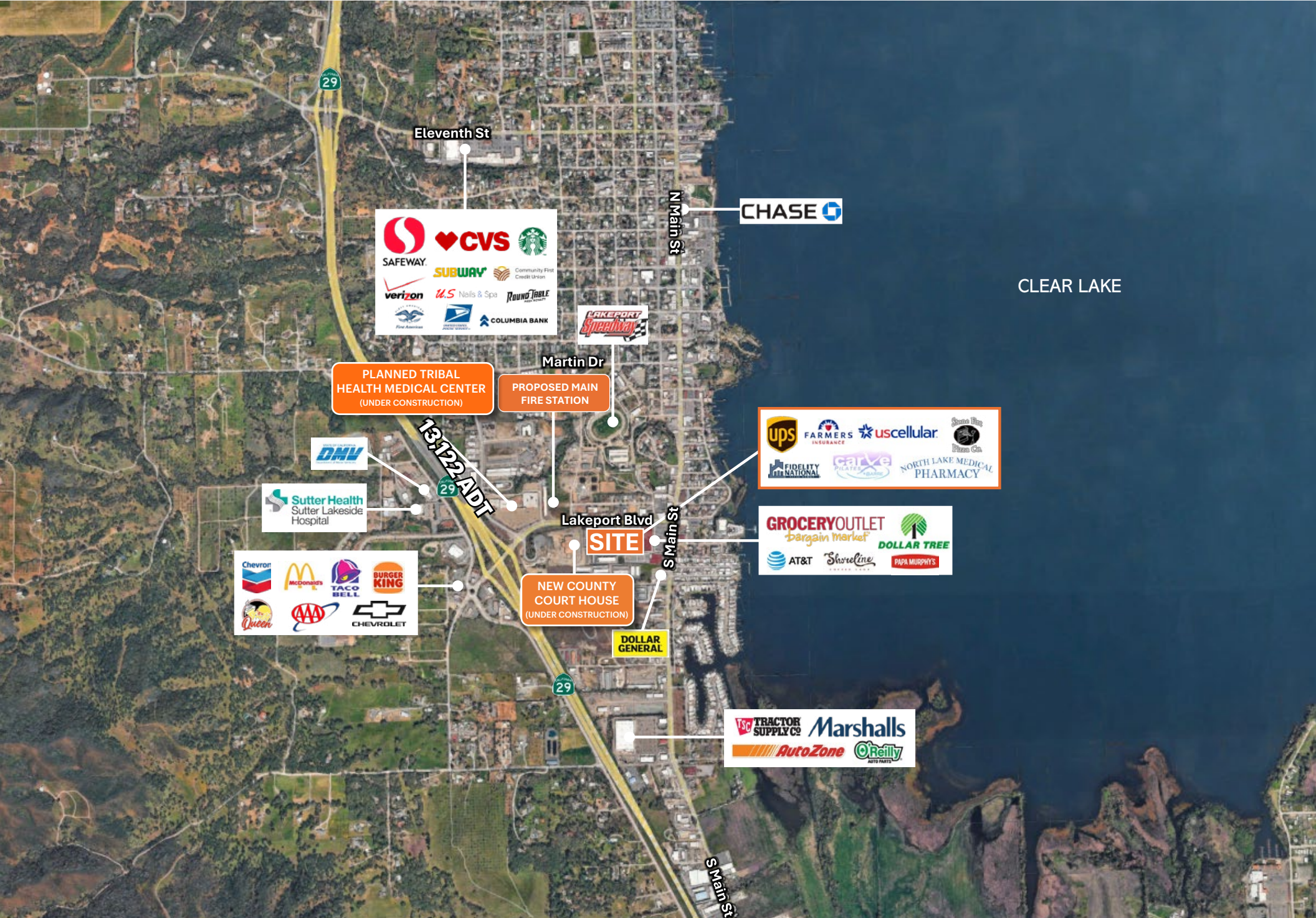


PROVEN RETAIL DEMAND

Nearby retailers generate meaningful sales volume, including Safeway at ±\$47.23M in estimated annual card sales, Grocery Outlet at ±\$17.66M, and Marshalls at ±\$14.09M.







Eleventh St

N Main St

CHASE

CLEAR LAKE

PLANNED TRIBAL
HEALTH MEDICAL CENTER
(UNDER CONSTRUCTION)

PROPOSED MAIN
FIRE STATION

Martin Dr

Lakeport Blvd

SITE

NEW COUNTY
COURT HOUSE
(UNDER CONSTRUCTION)

DOLLAR
GENERAL

S Main St

S Main St

13,122 ADT

DMV

Sutter Health
Sutter Lakeside
Hospital

Chevron
McDonald's
TACO BELL
BURGER KING
AAA
CHEVROLET

ups
FARMERS
INSURANCE
uscellular
State Farm
Fidelity
INVESTMENTS
CALPERS
NORTH LAKE MEDICAL
PHARMACY

GROCERY OUTLET
bargain market
DOLLAR TREE
AT&T
Shoreline
PAPA MURPHY'S

TRACTOR
SUPPLY CO
Marshalls
AutoZone
O'Reilly
AUTO PARTS

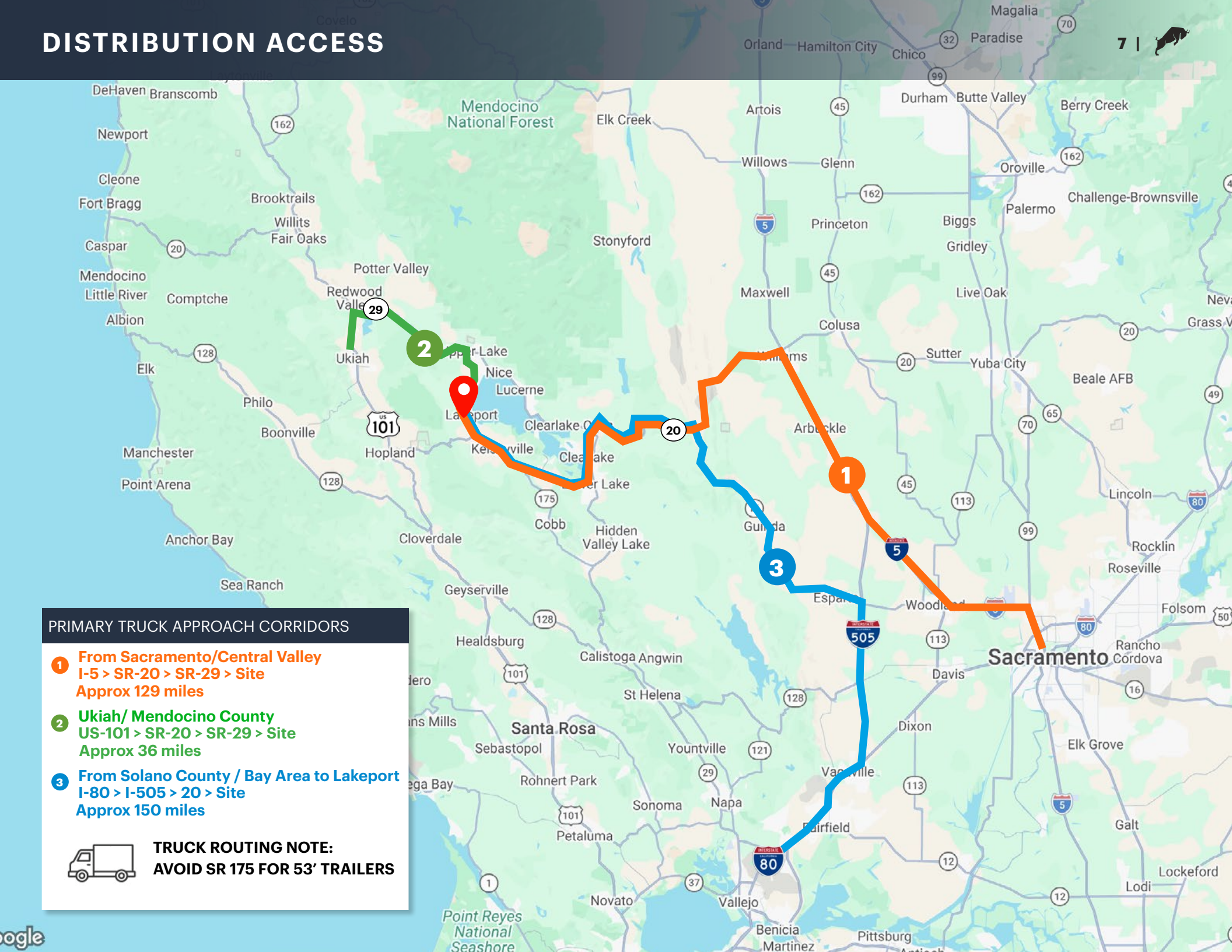
DISTRIBUTION ACCESS

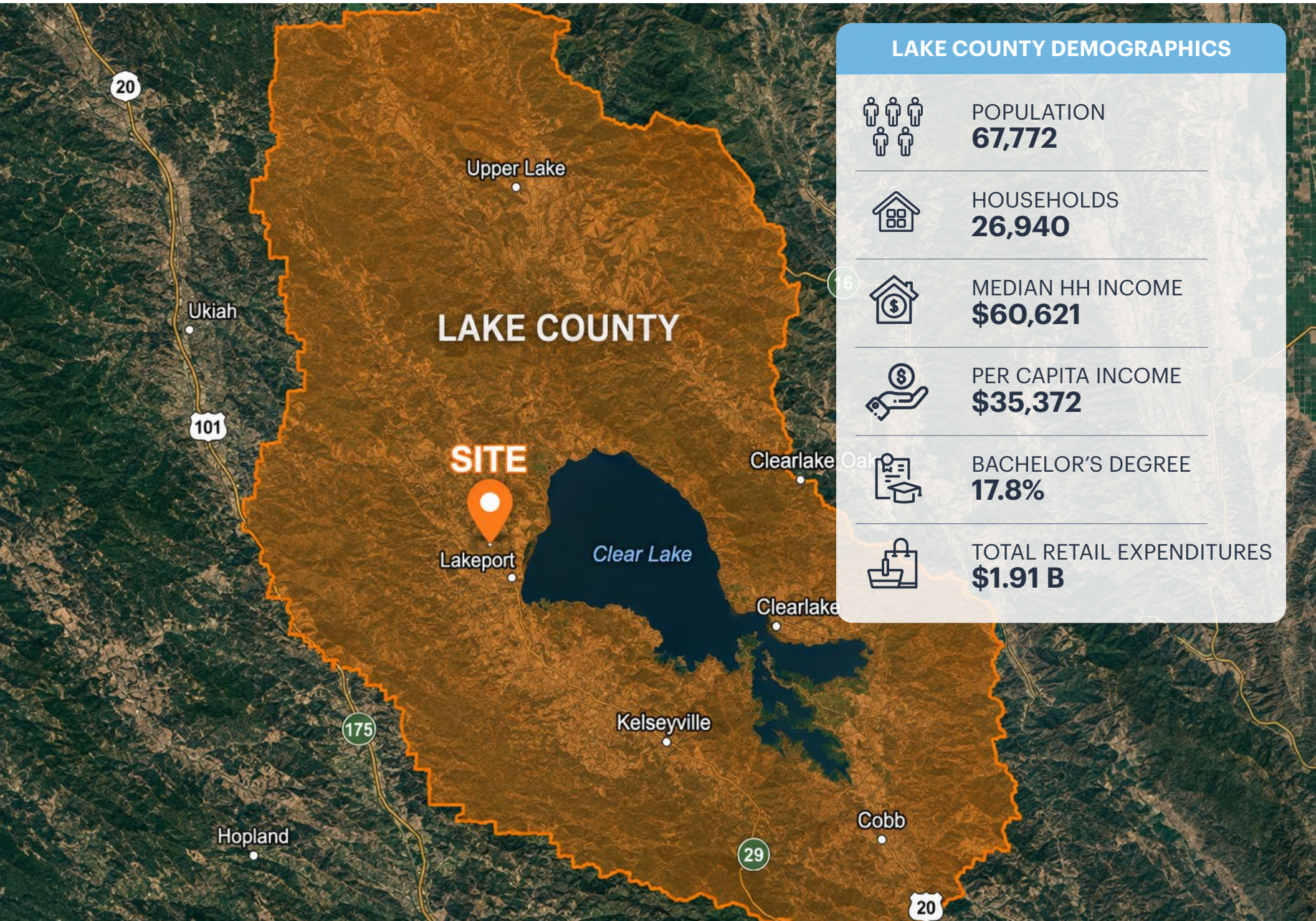
PRIMARY TRUCK APPROACH CORRIDORS

- 1** From Sacramento/Central Valley
I-5 > SR-20 > SR-29 > Site
Approx 129 miles
- 2** Ukiah/ Mendocino County
US-101 > SR-20 > SR-29 > Site
Approx 36 miles
- 3** From Solano County / Bay Area to Lakeport
I-80 > I-505 > 20 > Site
Approx 150 miles



TRUCK ROUTING NOTE:
AVOID SR 175 FOR 53' TRAILERS





LAKE COUNTY DEMOGRAPHICS



POPULATION
67,772



HOUSEHOLDS
26,940



MEDIAN HH INCOME
\$60,621



PER CAPITA INCOME
\$35,372



BACHELOR'S DEGREE
17.8%



TOTAL RETAIL EXPENDITURES
\$1.91 B





Lake County



Contact Listing Agents for More Information

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