

# 2ND GENERATION DRIVE-THRU FOR LEASE

## SEC STATE ST & FORD RD

UKIAH, MENDOCINO COUNTY, CA



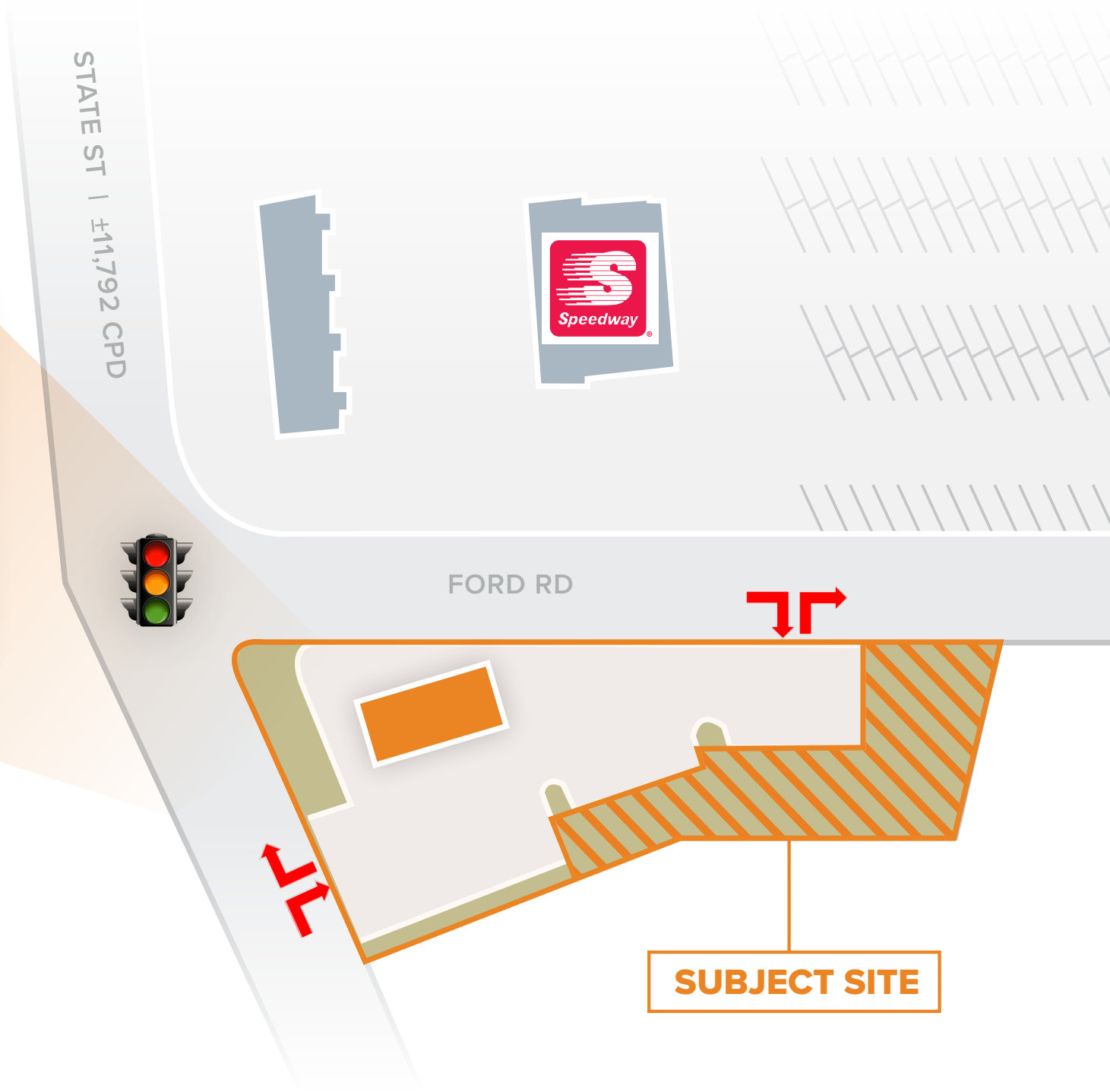
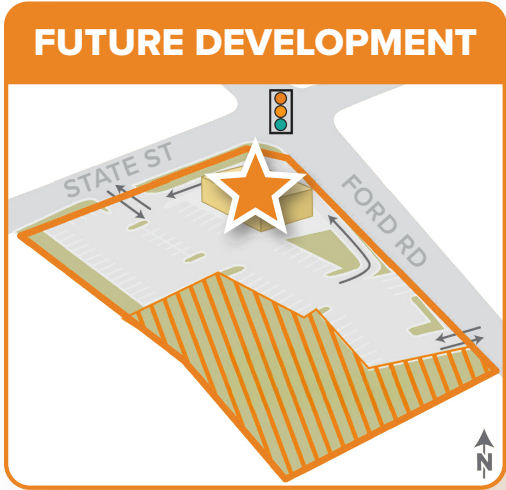
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# PROPERTY SUMMARY

## LOCATION

Located right off the US 101 at the southeast corner of N State St and Ford Rd. The subject site sits on 1.3 acres with 70 spaces at grade. This 3,414 SF freestanding building is an outparcel to Ukiah Crossroad, a 100k SF neighborhood shopping center anchored by Raleys.

## HIGHLIGHTS

- **1.3 Acres** available with development flexibility.
- Currently 3,414 SF of **existing freestanding drive-thru**.
- **Signalized** location.
- Option to **subdivide**



### POPULATION

1 mile	3 mile	5 mile
6,228	23,641	29,027



### AVG. HOUSEHOLD INCOME

1 mile	3 mile	5 mile
\$111,152	\$99,762	\$98,894



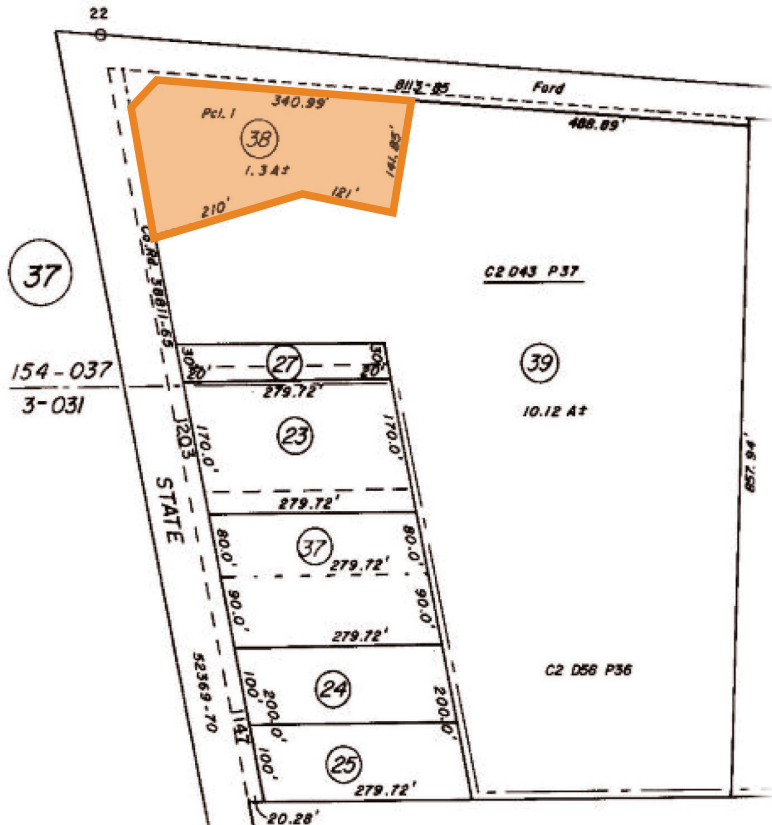
### DAYTIME POPULATION

1 mile	3 mile	5 mile
5,867	20,354	24,486

## PROPERTY SPECIFICATIONS

**Zoning:** [\(Link\)](#)

## PARCEL MAP



3,414 SF of existing freestanding building area with additional area for development



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