

DEVELOPMENT OPPORTUNITY

BUILD-TO-SUIT • REVERSE BUILD-TO-SUIT • GROUND LEASE

±15.67-ACRE RETAIL SITE • 1842 TODD ROAD, LAKEPORT, CA 95453



TODD RD (9,900+ VPD)



PARALLEL RD (5,900+ VPD)
CA HWY 29 (15,300+ VPD)

DISTANCE TO:

Bay Area	73 mi
Napa	113 mi
Sacramento	124 mi

JOIN*



*Pre-leasing commitments
Conceptual site plan only; subject to change
Maximum available buildable SF: ±40,600



For leasing inquiries, please contact:

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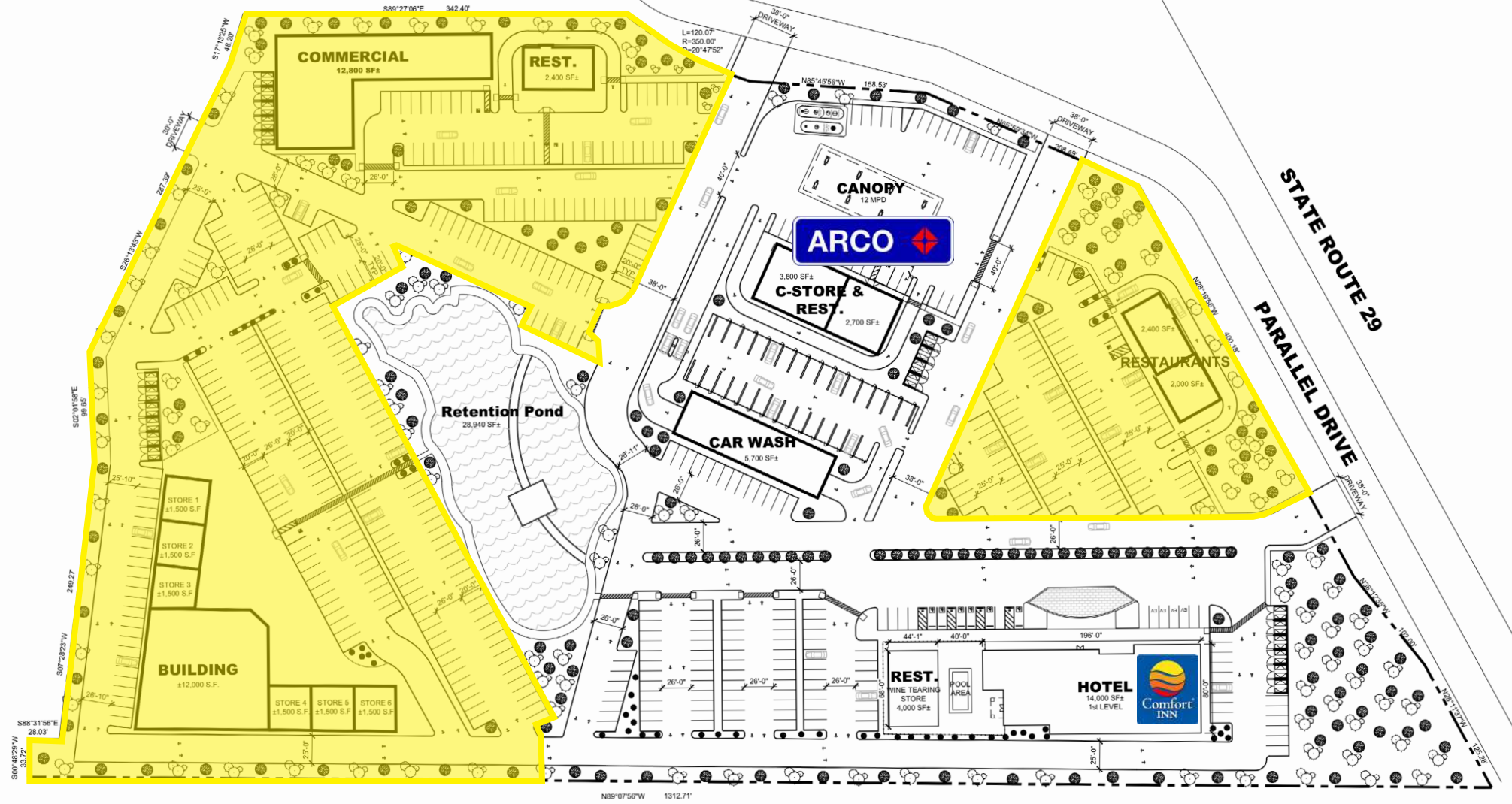
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Commercial Real Estate



**CONCEPTUAL SITE PLAN ONLY
SUBJECT TO CHANGE**



PROJECT HIGHLIGHTS

1842 TODD ROAD, LAKEPORT, CA 95453

Site Description	
Property Address:	1842 Todd Road, Lakeport, CA 95453
Market:	Clearlake, CA CBSA
Submarket:	Lakeport, CA
Parcel Area:	±677,788 SF (±15.67 AC)
Min. Lot Size:	Negotiable
Max Lot Coverage:	80%
Max Available Building SF:	±40,600
Development Structure:	BTS, Reverse BTS, or Ground Lease
Sales Price:	Inquire for Details
Lease Structure:	NNN or NN
Rent PSF:	Negotiable
Term Length:	Negotiable
APN:	005-043-09-00
Zoning:	C-2 (Major Retail)
Cross Streets:	Todd Rd. & Parallel Dr.
Combined Traffic Counts:	±9,200
Features:	Freeway Frontage, Dual Curb Cuts, Pylon Signage
Population Density (1-3-5 mi):	2,500+ / 7,600+ / 10,500+
Median HH Income (1-3-5 mi):	\$35,948+ / \$50,76+ / \$50,992+

The NNN Properties Group is pleased to exclusively offer for lease or sale commercial pad sites situated on a prime ±15.67-acre parcel featuring tremendous freeway visibility, access, and a growing population base located on the southwest quadrant of CA Highway 29 and Todd Rd./Lakeport Blvd. in the city of Lakeport, CA. Featuring pre-leasing commitments from Arco and Comfort Inn, this C-2-zoned project has all public utilities stubbed to the site at grade, and is primed for a multitude of development uses, including high-density hotels/motels, restaurants, retail and office space. The Lakeport Planning Department is motivated to fully develop the site and is looking forward to accommodating a project that would allow for its highest and best use.

- » Shovel-ready, ±15.67-acre commercial site at grade; can build up to ±40,600 square feet
- » Excellent business opportunity for retailers looking to enter a growing market anchored by retirees & tourists
- » C-2 zoning allows for variety of STNL retail pad uses, including drive-thrus
- » Flexible deal structures, including build-to-suits, reverse built-to-suits, ground leases or potential sale of lots; architect and Lakeport Planning Commissioner on dvpt. team
- » Situated directly off CA Highway 29 with highway pylon and monument signage available
- » Excellent ingress/egress and access off CA Highway 29, which features over 15,000+ VPD
- » Ample potential parking (up to 8.6 surface spaces per 1,000 SF)
- » Low barriers to entry market with growing population base
- » Join an exciting new commercial multi-tenant development with existing pre-leasing commitments from Arco and Comfort Inn



COMPETITION MAP & AERIALS



MARKET OVERVIEW



10K+ RESIDENTS
WITHIN 5 MILES



\$66K+ AVG. INCOME
WITHIN 3 MILES

[CLICK HERE FOR COMPREHENSIVE DEMOGRAPHICS REPORT](#)

Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	2,261	7,568	10,706
2018 Estimate	2,225	7,471	10,552
2010 Census	2,130	7,298	10,220
Growth 2018-2023	1.62%	1.30%	1.46%
Growth 2010-2018	4.46%	2.37%	3.25%
2018 Population Hispanic Origin	476	1,547	2,210
2018 Population by Race			
White	1,910	6,455	9,148
Black	34	104	136
Am. Indian & Alaskan	129	453	652
Asian	48	141	175
Hawaiian & Pacific Island	4	16	20
Other	99	301	421
Households			
2023 Projection	1,024	3,083	4,358
2018 Estimate	1,006	3,042	4,290
2010 Census	955	2,966	4,129
Growth 2018 - 2023	1.79%	1.35%	1.59%
Growth 2010 - 2018	5.34%	2.56%	3.90%
Owner Occupied	590	1,936	2,828
Renter Occupied	416	1,106	1,463
2018 Avg Household Income	\$48,978	\$66,653	\$66,028
2018 Med Household Income	\$34,999	\$50,689	\$51,074
2018 Households by Household Income			
<\$25,000	279	628	899
\$25,000 - \$50,000	376	873	1,204
\$50,000 - \$75,000	197	633	922
\$75,000 - \$100,000	76	341	532
\$100,000 - \$125,000	2	94	126
\$125,000 - \$150,000	36	219	285
\$150,000 - \$200,000	25	186	224
\$200,000+	15	67	98



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