



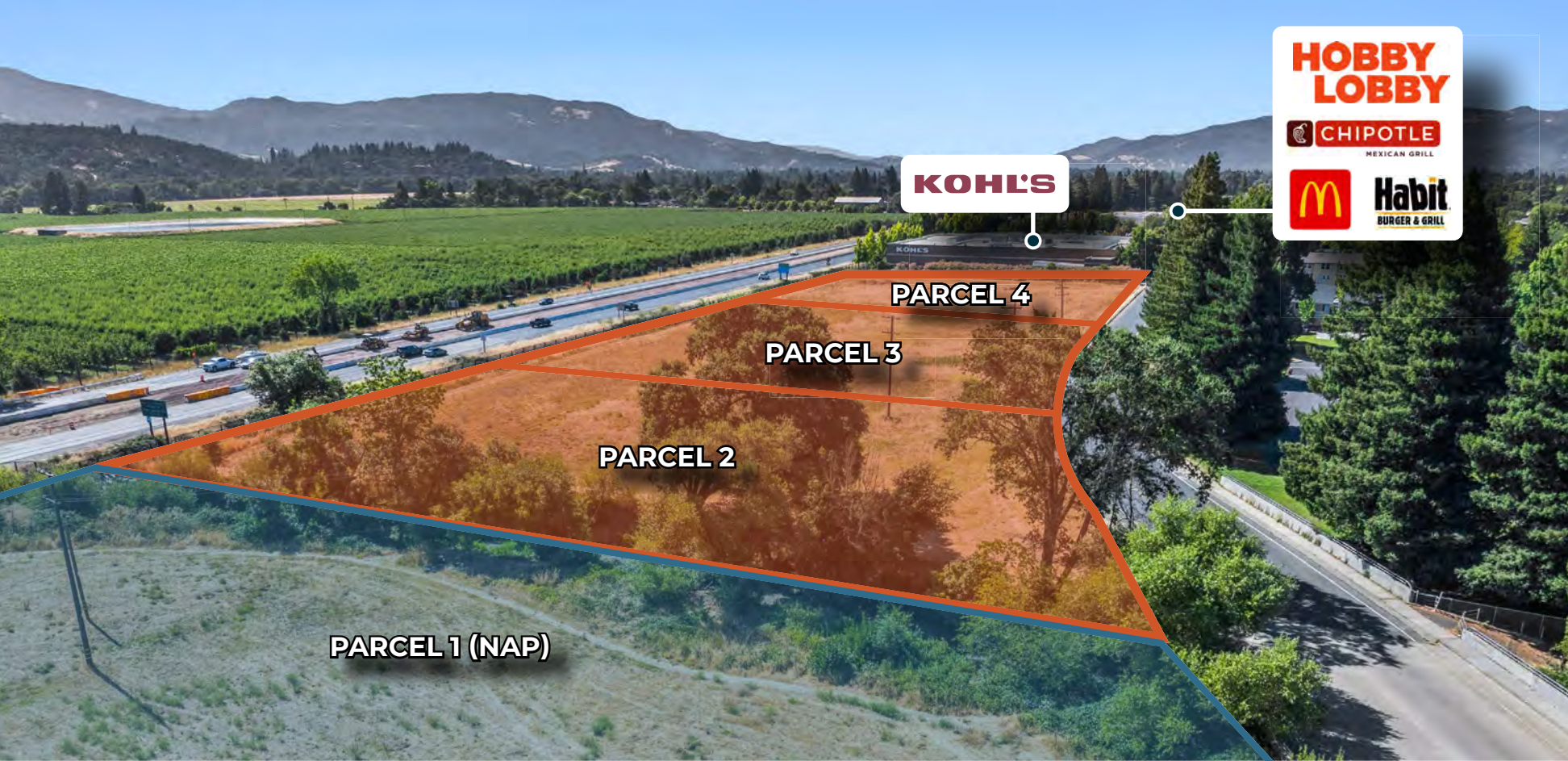
Ukiah, CA

Highway 101 at Orchard Ave – Commercial Land

Multi-Parcel Development Site in Ukiah's Primary Retail Corridor



CP PARTNERS
COMMERCIAL REAL ESTATE



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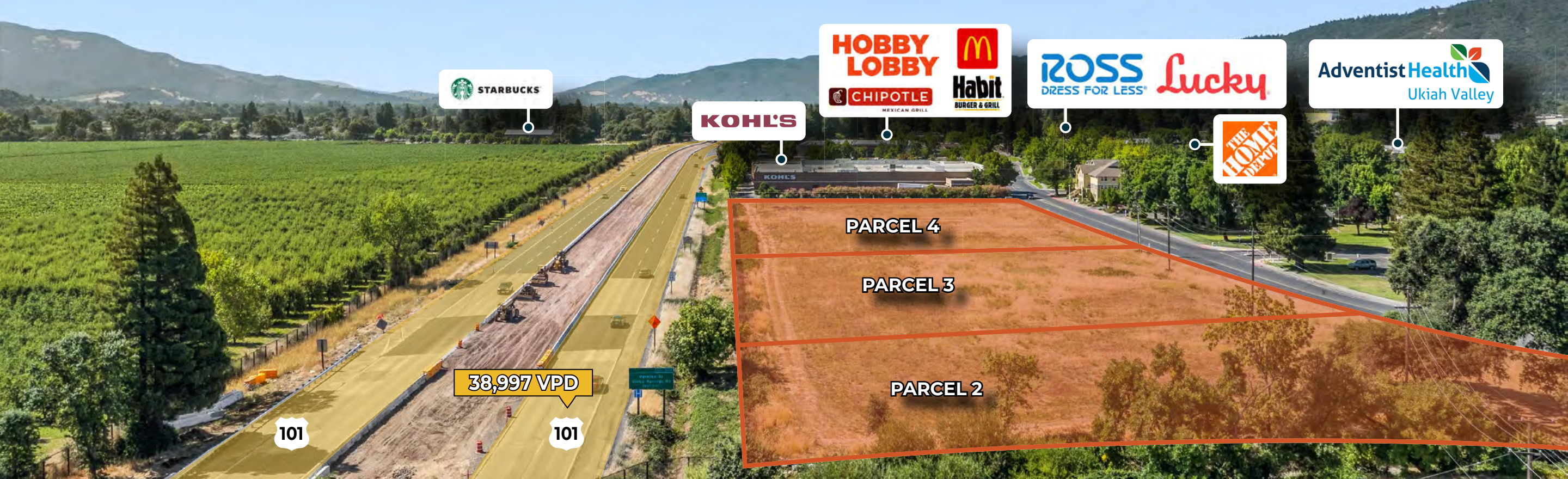
Highway 101 at Orchard Ave – Commercial Land

669-675 N Orchard Ave, Ukiah, CA 95482 [➔](#)

PRICE: **\$3,047,000** PRICE/SF: **\$13.50/SF**

Offered Individually or as a Portfolio

ZONING	Community Commercial (C-1)
JURISDICTION	City of Ukiah
PARCEL 2 SIZE & APN	1.93 AC 84,071 SF 002-030-13
PARCEL 3 SIZE & APN	1.62 AC 70,567 SF 002-030-14
PARCEL 4 SIZE & APN	1.63 AC 71,031 SF 002-030-15
COMBINED LAND SIZE	5.18 AC 225,669 SF



Located on Highway 101 in Ukiah, this ±5.18-acre, three-parcel commercial land offering sits directly north of the city's primary retail corridor

This offering presents ±5.18 acres of commercial land across three contiguous parcels directly north of Kohl's on North Orchard Avenue in Ukiah, California, the Mendocino County seat and the region's primary retail and economic hub. The site fronts U.S. Highway 101 with 38,997 vehicles per day within Ukiah's most established retail corridor, anchored by Kohl's, Home Depot, and the Pear Tree Center.

The trade area boasts an average household income of \$104,537 within five miles and benefits from proximity to Adventist Health Ukiah Valley, Mendocino College, and the \$144M Mendocino County Superior Courthouse under construction nearby. Ukiah serves over 50,000 people daily, more than triple its resident population of ~17,000. The site's commercial zoning supports development ranging from single-tenant pad sites to a multi-building, campus-style project.



Site & Access Overview

- Three contiguous parcels totaling ±5.18 acres directly north of Kohl's on North Orchard Avenue, with frontage on U.S. Highway 101 carrying 38,997 vehicles per day
- Positioned within Ukiah's most established retail corridor, anchored by Kohl's, Home Depot, and the Lucky, Hobby Lobby, Ross Dress for Less, and Big 5-anchored Pear Tree Center
- The City of Ukiah is upgrading the Perkins Street/North Orchard Avenue intersection adjacent to the Highway 101 interchange under its Urban Core Rehabilitation project
- The \$144M, 82,000-square-foot Mendocino County Superior Courthouse is under construction at Perkins Street and Hospital Drive, on track to open summer 2027 as the largest civic project in county history

Zoning & Development Flexibility

- The corridor is zoned Community Commercial (C-1) allowing up to fifty feet in height
- Uses permitted or allowed include retail, restaurants, offices, hotels and motels, mini and convenience storage, auto sales and service, and multifamily housing
- The ±5.18-acre, three-parcel assemblage supports a range of footprints, from a single-tenant pad to a multi-building, campus-style project

Economic Drivers & Corridor Strength

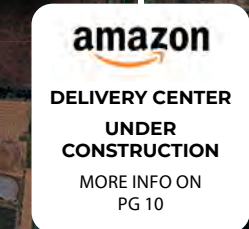
- Ukiah is the Mendocino County seat and functions as the region's principal retail, employment, and medical hub, anchored in part by Adventist Health Ukiah Valley, which serves both Mendocino and Lake Counties
- The site benefits from established surrounding retail and consistent consumer traffic generated by the adjacent Kohl's and the Orchard Avenue retail corridor
- The adjacent Kohl's recorded 311,400 visits over the trailing twelve months
- Amazon is constructing a 59,000-square-foot last-mile delivery center on ±14 acres at 1775 North State Street, with completion expected in 2026
- Ukiah serves a population of over 104,000 within a half-hour radius, more than six times its own resident base, anchoring a county with over \$1.7 billion in annual taxable sales

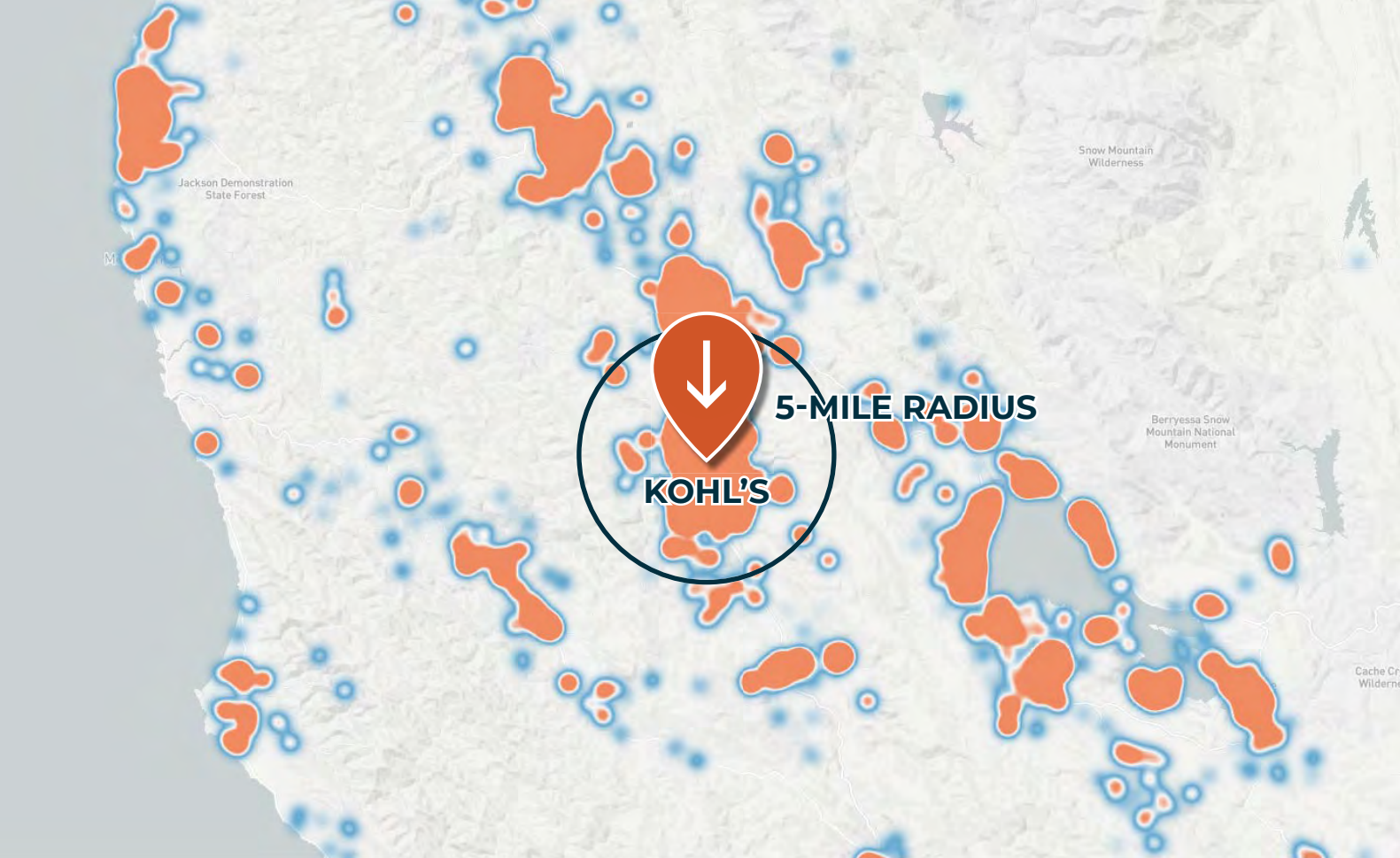


Nearby Retail Drivers

The subject property sits within **Ukiah's most established retail corridor**, anchored by national credit tenants Kohl's, Home Depot, Ross, and Hobby Lobby. This concentration of big-box anchors has already done the heavy lifting of building consumer habit, drawing consistent daily traffic from across Mendocino County and **cementing the immediate area as the city's primary shopping destination**. For a new development, proximity to this level of retail activity translates directly into built-in foot traffic, reduced market risk, and immediate visibility to shoppers who already treat this node as their go-to retail stop.







Visitation Heatmap

The shading on the map above shows the **home location of people who visited the adjacent Kohl's** over the past 12 months.

Visitation Data

311.4K Visits

OVER THE PAST 12 MONTHS TO
THE ADJACENT KOHL'S

33 Min

AVERAGE DWELL TIME AT
THE ADJACENT KOHL'S

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	7,854	22,980	29,303
2030 PROJ.	7,944	23,190	29,679



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$91,979	\$103,627	\$104,537
MEDIAN	\$71,785	\$77,661	\$78,615

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Ukiah, CA

A Historic City in Northern CA



About Ukiah

- Ukiah, the county seat of Mendocino County, is approximately 55 miles north of Santa Rosa and 140 miles northwest of Sacramento
- The city is home to Mendocino College, a public community college offering associate degree programs and vocational training
- The region is known for its vineyards and wineries, particularly as part of the Mendocino Wine County
- Lake Mendocino, located just north of Ukiah, is a popular destination for boating, fishing, camping, and hiking

Economy & Transportation

- Ukiah is the largest city and economic hub of Mendocino County
- Steady population growth and increasing tourism provide a strong foundation for continued retail success in the region
- The city is accessible by major highways, including U.S. Route 101, which provides access to the San Francisco Bay Area and the Oregon border

87,305

MENDOCINO COUNTY ESTIMATED
POPULATION (2025)

\$4.69 Billion

MENDOCINO COUNTY
GDP

Location Overview | 9



New Ukiah Courthouse in Development

CALIFORNIA COURTS | JUDICIAL BRANCH OF CALIFORNIA | JANUARY 29, 2026

The Superior Court of California, County of Mendocino - New Ukiah Courthouse project provides a new 7-courtroom courthouse of 82,000 square feet in the city of Ukiah. It includes secured parking for judicial officers and approximately 160 surface parking spaces for jurors and the public, with solar power generation capability.

The project will be located on a previously acquired site located in the city of Ukiah. It will replace one existing facility: the Mendocino County Courthouse.

[READ FULL ARTICLE](#) ➤



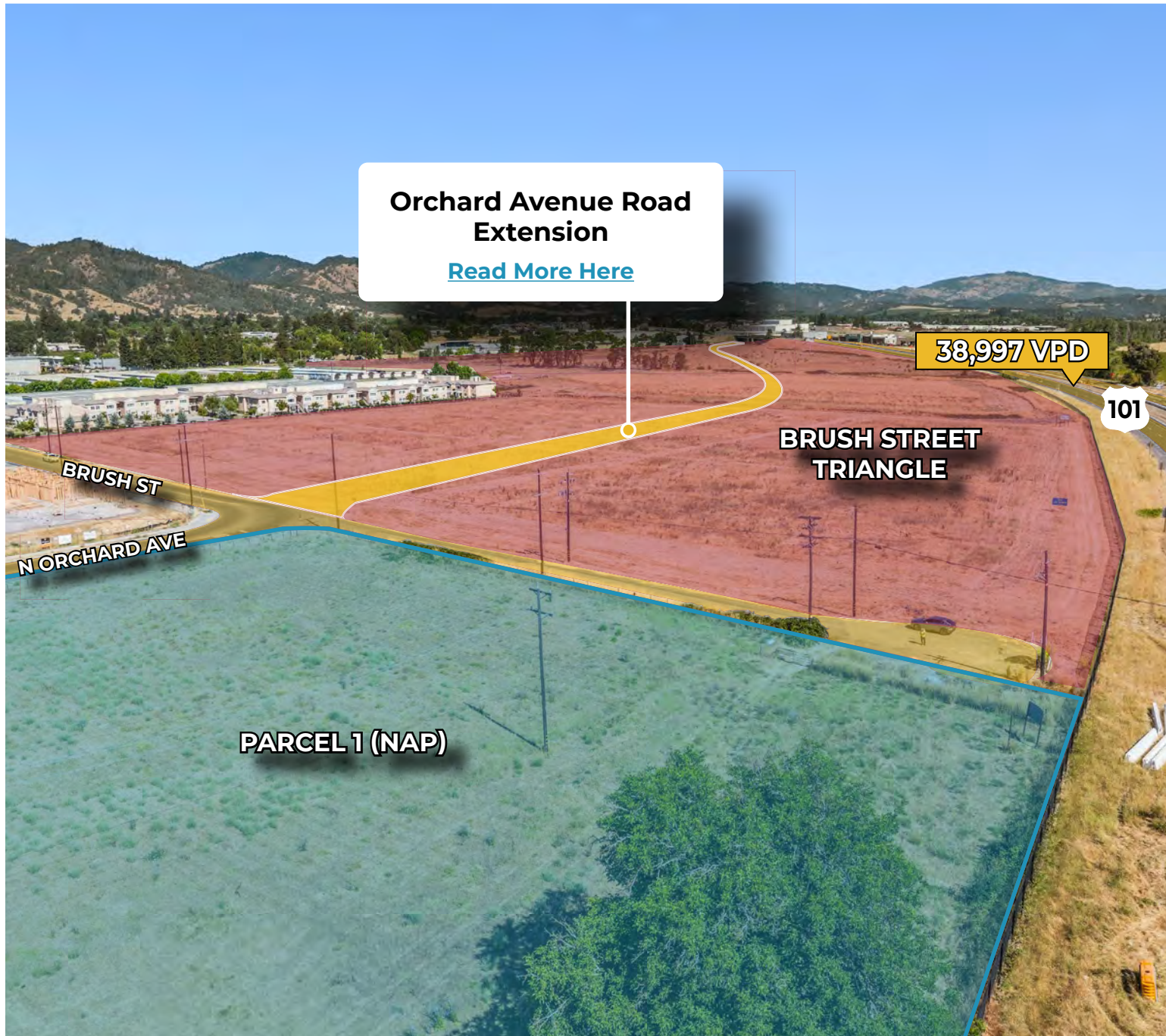
Amazon is building a new delivery center just outside of Ukiah

CALIFORNIA COURTS | JUDICIAL BRANCH OF CALIFORNIA | JANUARY 29, 2026

Amazon is constructing a delivery center in Mendocino County, and its location is just north of Ukiah at the Friends of Liberty Industrial Park.

According to site plan documents obtained from the county, Amazon purchased just under 14 acres at the business park. The new facility, which the documents show will cover 59,000 square feet, is being built by Alston Construction, a Sacramento-based contractor.

[READ FULL ARTICLE](#) ➤



About Ukiah's Proposed Annexation and Road Extension

CITY OF UKIAH | AUGUST 2026

Ukiah's proposed annexation project builds on a long-standing City policy direction to strengthen regional planning, enhance service delivery, and protect agricultural and open space lands. In recent years, the City has completed an updated 2040 General Plan, secured a Master Tax Sharing Agreement with Mendocino County, implemented a Sphere of Influence Update, and consolidated emergency and water services through regional partnerships. The City has also passed Right to Farm and Right to Industry ordinances to protect agricultural and industrial land uses within city boundaries.

The current proposal, known as the "Sapling 2.0 Option," builds on the previously proposed "Sapling" shape with two updates: the addition of the Brush Street Triangle at the request of area property owners, and the removal of approximately 15 acres of land currently protected under the Williamson Act.

The City of Ukiah has studied and environmentally reviewed a northward extension of North Orchard Avenue across Orr Creek to Brush Street, providing through-access to the north if funded and built.

Inquire for more information.

[READ MORE](#) ➤

[WATCH VIDEO](#) ➤



Subject Property
COMMERCIAL LAND



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