

PRIME Corner Retail Location for Lease

90 South Main Street, Willits, CA



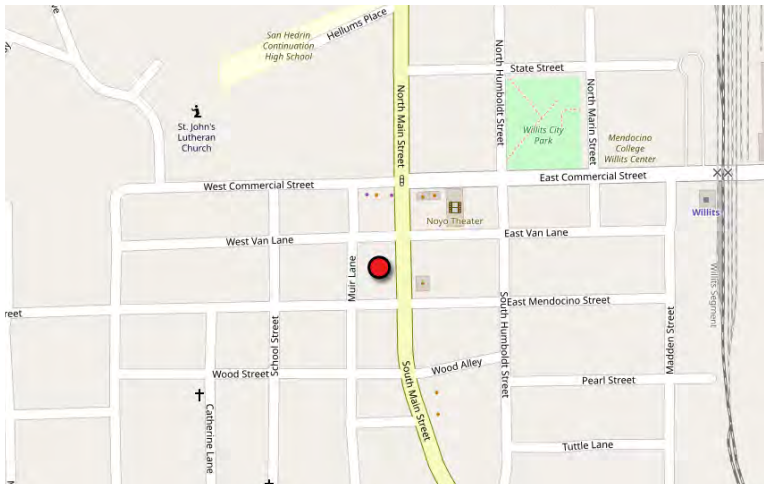
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,277	10,888	11,906
Avg. HH Income	\$42,838	\$47,717	\$49,452

LEASE RATE

\$1.00 psf/NNN

PROPERTY SUMMARY

- ◆ Freestanding Retail Building
- ◆ 6,600± sf of Space
- ◆ 9,395± sf Lot
- ◆ Zoned C-1 (Community Commercial)
- ◆ Traffic Count: Main St. 27,249 ADT (North and South on Main St.)



Vicinity Map



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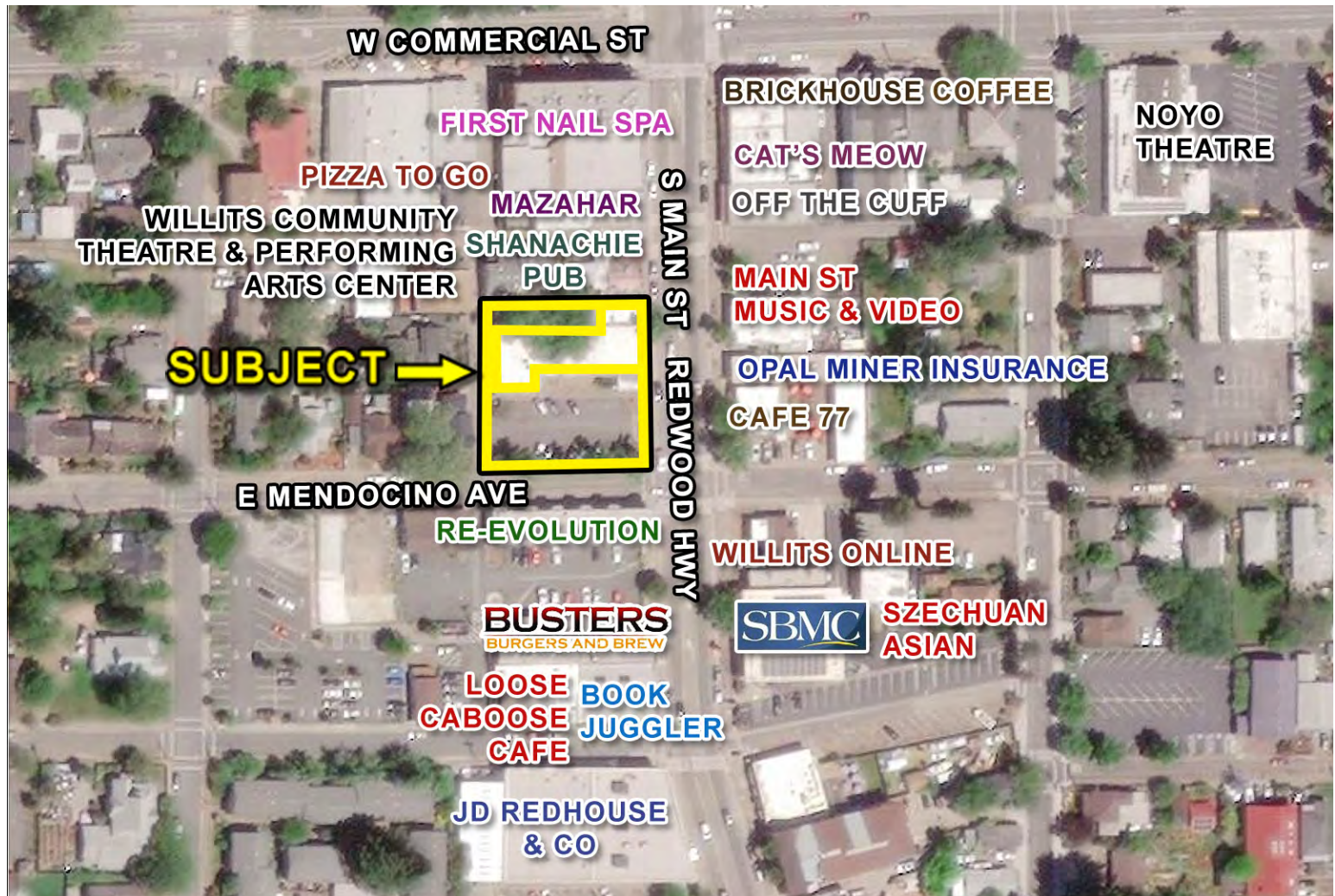
Marshall Kelly, Broker Associate

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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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This property owner requests that you do not disturb any tenant occupying the space, as the property will only be shown in coordination with the Listing Agent on appointment basis

ADDRESS

90 S. Main St.

CITY

Willits, California
County of Mendocino

TOTAL BUILDING SF

6,600 ± Sq. Ft.

RENTABLE SPACE

Approx. 6,600 Sq. Ft

ASKING RENT

\$1.00/SF NNN Est. Nets \$0.11 / SF

DESCRIPTION OF PREMISES- FEATURES

Prime retail corner building in Downtown Willits. The building has been a Rexall drugstore for many years. Possible uses include a restaurant, bank or title office, retail merchandise store, liquor and deli store, bakery and many other potential uses.

DESCRIPTION OF LOCATION -AREA

Willits, "Gateway to the Redwoods" is at the heart of Mendocino County. It is located 20 miles north of Ukiah and is at the beginning of the redwood forests as you approach on Highway 101 from the South. It is also at a junction for travelers going west on route 20 towards Fort Bragg and the town of Mendocino. There is a new bypass allowing highway 101 travelers to bypass the traffic congestion that had made driving downtown so crowded in the past. Tourists can still visit Willits and then drive west towards Fort Bragg or Mendocino and avoid the normal traffic jams of the past. Willits has several quality neighborhood shopping centers which include Safeway and Grocery Outlet along with several smaller retail strip centers. However, the property is one of the best downtown locations in terms of visibility, parking and access to the downtown area.



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