



Excess Properties

For Sale/Lease



2525 4TH ST | EUREKA, CA

- Highly visible pad development opportunity location on Highway 101 in Eureka, CA.
- Directly adjacent to Target with easy ingress and egress to and from the south-bound side of Highway 101
- Traffic counts of over 35,000 cars per day passing by the site

Erik Westedt

RE License #CA - 01372758

Tel +1 213 545 4500

erik.westedt@am.jll.com

Blake Kaplan

RE License #CA - 02001158

Tel +1 909 702 3367

blake.kaplan@am.jll.com

Size

± 8,300 SF Outparcel

Traffic Counts

US 101 : 35,140 CPD

4th St : 17,200 CPD

Aerials









Key Area Retailers

Target

Circle K

Starbucks

Area Profile

	1 Mile Radius	3 Mile Radius	5 Mile Radius
 Estimated Population	7,073	36,936	47,940
 Daytime Population	10,520	45,197	55,167
 Total Housing Units	3,014	15,071	19,573
 Median Age	38	38	39
 Average Household Income	\$51,773	\$55,819	\$59,176
 Median Household Income	\$33,496	\$39,399	\$40,840

Top Tapestry Lifestyle Segments 3 Mile Radius



SET TO IMPRESS

27.9%

We are young, either still in college or working, and renting apartments in large multiunit buildings in the city or the suburbs. We still keep in close touch with family. We are very image conscious and often buy clothes impulsively to look good. We are really into music.



OLD AND NEWCOMERS

14.9%

Our neighborhoods are transitioning: most of us are singles on a budget and renting because we're either beginning our careers or ending them. Some of us go online to play games and visit dating sites; watch movies at home; listen to country music; and read newspapers.



IN STYLE

14.5%

We are professional couples or singles with no kids and strong work ethics. We support the arts, travel, and extensive reading. We focus on home maintenance and improvement. We use our phones to check for the best prices and redeem both print and mobile coupons.