





Retail Land Properties For Lease Or Sale / April 2017





916.779.1000





ETHAN CONRAD
PROPERTIES INC.

Retail Land Properties For Lease Or Sale

Building	SF Available	Land Use	Price	Lease Rate	Type	Features	Comments	Primary Contact
 <p>Granite Bay Village 8595-8727 Auburn Folsom Rd Granite Bay Download Flyer</p>	27,000	Retail	\$783,000.00 (\$29.00 PSF)	\$5,800.00	NNN	Located at the intersection of Douglas Blvd and Auburn Folsom Rd. Anchored by Ace Hardware and Ripped Fitness.	Granite Bay Village is one of Granite Bay's most prominent shopping centers. Located at the busy intersection of Douglas Blvd and Auburn Folsom Rd within the highly desirable neighborhood of Placer County. NNN costs are approximately \$0.45 PSF.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
 <p>Glenbrook Shopping Center Land 8700-8760 La Riviera Drive Highway 50 Corridor Download Flyer</p>	30,500	Retail	\$671,000 (\$22.00 PSF)	\$4,800.00	NNN	Glenbrook is a neighborhood retail center serving an area with limited retail.	High volume Big Lots anchored center. Easy access from Highway 50 and Watt Avenue. Strong daytime population with steady evening and weekend traffic.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
 <p>Rivergate Shopping Center Land 2346 Sunrise Boulevard Highway 50 Corridor Download Flyer</p>	1.82 acres Divisible to 0.59 acres Divisible to 1.23 acres	Retail	\$1,546,000 \$19.50 \$976,600 (\$38.00 PSF) \$1,286,000 (\$24.00 PSF)	Upon request	NNN	Center has almost 1,000 feet of Sunrise Boulevard frontage with over 80,000 cars passing by on a daily basis.	Former Kmart building now fully leased to Smart & Final Sportsman's Warehouse and Pet Club. Remodel complete. Center is a full block in size from Zinfandel to Coloma on Sunrise. One of the highest traffic intersections in the Greater Sacramento area as well as offers excellent freeway access. Strategically located in the center of a trade area which offers a strong daytime population supported by 14.8 million SF of industrial and office space less than 10 minutes south of the center with a daytime population of 55,000.	Ethan Conrad 916.779.1000 ethan@ethanconradprop.com
 <p>Natomas Fountains Truxel Road - Gateway Park Blvd. Land Northgate/North Natomas Download Flyer</p>	12.5 acres (Divisible) Pads 1-3 acres	Retail Retail	\$8,031,000 (\$14.75 PSF) \$19.50 - 28.00	Upon Request	NNN	Retail zoning change in process. Very high traffic counts. Quick access to I-80.	Excellent visibility on both Truxel as well as Gateway Park Blvd. Property has a fair amount of improvements and utilities already installed on it, including a driveway and a portion of a parking lot. Area surrounding property almost fully "built out". Quick access to I-80. 1-3 acre pads available for lease.	Ethan Conrad 916.779.1000 ethan@ethanconradprop.com

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 <p>Watt Rose Square 4980 - 4986 Watt Ave North Highlands Download Flyer</p>	0.34 acre	Retail	\$289,000 (\$19.50 PSF)	\$2,700.00	NNN	Excellent visibility and access from Watt Ave. Close proximity to I-80, light rail station and future Walmart.	Located along one of Sacramento's main north-south thoroughfares. Just south of McClellan Park. Parking lot and most infrastructure already installed for pad development.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>4020 North Freeway Blvd. Northgate/North Natomas Download Flyer</p>	0.55 acre	Retail/Office or Industrial	\$195,000 (\$8.13 PSF)	\$1,400.00	NNN	Zoned M1. Fantastic exposure to westbound I-80 onramp. Rapid access to I-80.	Located in Sacramento County. Easy access to I-80 and I-5. Close proximity to Sacramento International Airport and the CBD. New retail/shopping/restaurants in Natomas Gateway accessible within minutes.	Ethan Conrad 916.779.1000 ethan@ethanconradprop.com
 <p>San Juan Center 9045 Fair Oaks Blvd Carmichael Download Flyer</p>	0.35 acre	Retail		\$4,700.00		Hard corner site at signalized intersection with excellent visibility. Traffic count of over 48,000 cars per day.	This property is located in the established City of Carmichael and is surrounded by dense residential subdivisions. Pad is situated at the intersection of Fair Oaks Blvd and San Juan Ave.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>Florin Towne Center 8275 Florin Rd Elk Grove/South Sacramento Download Flyer</p>	Pad for 9,600 SF building Pad for 12,700 SF building	Retail Retail	\$9.50-\$12.50 PSF \$9.50-\$12.50 PSF	Upon Request Upon Request	NNN NNN	Located on busy Florin Rd at signalized intersection. Monument and building signage available. Located on busy Florin Rd at signalized intersection. Monument and building signage available.	Center now remodeled. Close proximity to Frasinetti's Winery with excellent visibility on high traffic Florin Rd. Located in the center of South Sacramento in the Power Inn submarket. Potential pad for drive-thru restaurant or coffee kiosk. Potential pad for drive-thru restaurant or coffee kiosk. NNN costs are \$0.35 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com

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 <p>Nimbus Winery Village Land 12401-12409 Folsom Blvd Rancho Cordova Download Flyer</p>	20,832 SF	Retail	\$562,000 (\$27.00 PSF)	\$3,750.00	NNN	Freeway highly visible property in the Sacramento MSA path of growth. Adjacent to new 6,000 acre master planned community.	Remodel now completed. Landmark - Nimbus Winery Village. Established destination entertainment shopping center with 1,100 feet of freeway frontage on Highway 50. Retailers include Cattlemens, Spaghetti Factory, Tommy T's Comedy Club, Monster Golf and BrainyZoo. Pad fronting Folsom Blvd available. Ideal for coffee kiosk. NNN costs are \$0.36 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>Stonelake Landing Shopping Center 2509-2623 West Taron Court Elk Grove Download Flyer</p>	2509 West Taron: 34,923 SF 2623 West Taron: 33,165 SF	Retail	\$506,400 (\$14.50 PSF) \$647,000 (\$19.50 PSF)	\$3,060.00 \$4,448.00	NNN	High traffic count. Freeway visible monument signage. Signalized intersection.	Stonelake Landing is a high-identity retail center located off I-5 and Elk Grove Blvd. Elk Grove Blvd is the major thoroughfare linking Hwy 99 and I-5. Center offers excellent opportunity for a variety of uses to service the affluent communities of Laguna West, Lakeside and Stone Lake. 2623 West Taron Court is drive-thru approved.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
 <p>San Luis Plaza 911-949 W. Pacheco Blvd Los Banos Download Flyer</p>	±15,000 SF	Retail	N/A	\$4,500.00		Located in the main retail corridor of the trade area with other major traffic generators including Walmart and Target.	Next to strong performing Target and Walmart. Close proximity to Los Banos Municipal airport and Merced College, Los Banos Campus. NNN costs are approximately \$0.29 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>Sutter Creek Crossroads Hwy 49 & Hwy 104 Sutter Creek Download Flyer</p>	1.13 Acres	Retail	\$664,000 (\$13.50 PSF)	N/A		10,581 SF planned building. Located on the northwest corner of Hwy 49 & Hwy 104. Neighboring retailers include Lowe's, Safeway, Petco, Walmart, Kmart, Dollar Tree and more.	Sutter Creek Crossroads is located at the most important intersection of the entire trade area. Area benefits from significant tourist activity stemming from the area's proximity to Yosemite, Lake Tahoe, Kirkwood, Amador County wineries and Jackson Rancheria.	Chase Burke 916.779.1000 chase@ethanconradprop.com