



Retail Properties For Lease Or Sale / May 2018

916.779.1000




ETHAN CONRAD

PROPERTIES INC.

Retail Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 <p>Cobblestone Plaza Cypress & Hartnell Ave Redding Download Flyer Anchor Download Flyer</p>	28 Hartnell:	2,170	79,989	No	Retail	\$1.09	NNN	Excellent visibility and access on East Cypress Ave.	122,091	N/A	<p>FULL 5% LEASE COMMISSION FOR 4,000 SF OR LESS. 30% Rent discount until Anchor is 50% leased. Now remodeled. Located in the heart of Redding, the center is next door to the upcoming Dignity Health clinic and Prestige Health Care. Junior anchor space available.</p> <p>NNN costs are approximately \$0.38 PSF. 100 Hartnell - NNN \$0.22 PSF.</p>	<p>Chase Burke 916.779.1000 chase@ethanconradprop.com</p>
	60 Hartnell:	2,786		No	Retail	\$1.19	NNN					
	64 Hartnell:	1,420		No	Retail	\$1.25	NNN					
	68 Hartnell:	2,283		No	Retail	\$1.49	NNN					
	76 Hartnell:	2,138		No	Retail	\$1.09	NNN					
	80 Hartnell:	1,266		No	Retail	\$1.25	NNN					
	88 Hartnell:	2,324		No	Retail	\$1.19	NNN					
	96 Hartnell:	989		No	Retail	\$1.35	NNN					
	100 Hartnell:	59,881		Yes	Retail	\$0.69-0.79	NNN					
	128 Hartnell:	861		No	Retail	\$1.39	NNN					
	136 Hartnell:	1,091		No	Retail	\$1.19	NNN					
160 Hartnell:	2,780	No	Retail	\$0.99	NNN							
 <p>Gateway Center 10118 - 10144 Commercial Ave Penn Valley Download Flyer</p>	10130:	2,239	2,239	No	Retail	\$1.09	NNN	Excellent access to Hwy 20. 2nd floor executive suites. Strong residential demographics.	15,175	N/A	<p>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now Remodeled. Located near Lake Wildwood gated community and golf course.</p> <p>Attractive, successful Retail/Office center in good location.</p> <p>NNN costs are approximately \$0.46 PSF.</p>	<p>Kelly Rule 916.779.1000 kelly@ethanconradprop.com Rob Douglass 916.779.1000 robert@ethanconradprop.com</p>





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 <p>Yuba Sutter Mall 1215 Colusa Ave Yuba City Download Flyer</p>	Suite B209:	4,570	71,938	No	Retail	Inquire	NNN	Located at the corner of Hwy 99 and Hwy 20. Only regional mall for 35 miles with over 407,000 SF of retail space and acres of parking.	407,000	N/A	<p>Now being remodeled. Over 90% occupancy. Yuba Sutter Mall is a successful mall with healthy tenant sales and strong new lease activity as well as consistent lease renewals by the existing tenants.</p> <p>Yuba Sutter Mall is anchored by Sears, JCPenney and Ross. National tenants include: Aeropostale, Bath and Body Works, Payless Shoes, American Eagle, Footlocker, DeVons Jewelers and more.</p> <p>Junior anchor suites available. Food court space and Retail kiosks also available.</p> <p>*Available with 60 days notice. C329, G701, G706, G703 & G721 are available with 30 days notice.</p> <p>Suites B209/B211/B213 can total 19,233 SF.</p> <p>Rent and NNN costs will be provided upon request.</p>	<p>Kelly Rule 916.779.1000 kelly@ethanconradprop.com Blake Bishop 503.444.9288 blake.bishop@cbre.com John Stevens 415.351.1226 john.stevens@cbre.com</p>
	Suite B211*:	7,705*		No	Retail	Inquire	NNN					
	Suite B213*:	6,958*		No	Retail	Inquire	NNN					
	Suite C301*:	15,952*		No	Retail	Inquire	NNN					
	Suite C313:	1,270		No	Retail	Inquire	NNN					
	Suite C329:	2,189		No	Retail	Inquire	NNN					
	Suite C331:	1,089		No	Retail	Inquire	NNN					
	Suite C332:	1,952		No	Retail	Inquire	NNN					
	Suite D409:	3,122		No	Retail	Inquire	NNN					
	Suite F611:	748		No	Retail	Inquire	NNN					
	Suite F615:	546		Yes	Retail	Inquire	NNN					
	Suite G701:	5,513		No	Retail	Inquire	NNN					
	Suite G703:	1,499		No	Retail	Inquire	NNN					
	Suite G706:	1,250		No	Retail	Inquire	NNN					
	Suite G719:	4,575		No	Retail	Inquire	NNN					
	Suite G720:	2,855		No	Retail	Inquire	NNN					
	Suite G721:	2,298		No	Retail	Inquire	NNN					
	Suite G722:	2,227		No	Retail	Inquire	NNN					
	Suite G723:	2,893		No	Retail	Inquire	NNN					
	Suite H801:	637		No	Retail	Inquire	NNN					
Suite H803:	584	No	Retail	Inquire	NNN							
Suite H805:	391	No	Retail	Inquire	NNN							
Suite H809:	728	No	Retail	Inquire	NNN							
Suite H811:	387	No	Retail	Inquire	NNN							
 <p>Westgate Shopping Center 361-383 W Main Street Woodland Download Flyer</p>	353-B	968	3,760	No	Retail	\$2.25	NNN	Located at W Main St and Hwy 98. Center benefits from strong demographics and is near Woodland Memorial Hospital.	118,038	N/A	<p>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now being remodeled. Anchored by high volume Raley's Supermarket with co-tenants Sears Hometwon Store, Jo-Ann's Fabrics, Edward Jones and Country Waffles.</p> <p>NNN costs are \$0.48 PSF.</p>	<p>Kelly Rule 916.779.1000 kelly@ethanconradprop.com</p>
	353-K	842		No	Retail	\$1.90	NNN					
	383-C	1,950		No	Retail	\$1.95	NNN					
 <p>The Livingston Building 605 - 725 High Street Auburn/Loomis Download Flyer</p>	Suite 213:	718	10,576	No	Retail	\$1.49	NNN	Excellent access to Hwy 80 at Elm Ave. Strong traffic count. Large parking lot in rear.	39,182	N/A	<p>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled. Located in the heart of historic Downtown Auburn one block from I-80. Close to Auburn Fair Grounds. Former barbershop and former chocolate shop with minor restaurant improvements. 2nd generation Bar/Pub, space w/ kitchen.</p> <p>NNN costs are \$0.31 PSF.</p>	<p>Kelly Rule 916.779.1000 kelly@ethanconradprop.com</p>
	Suite 218:	2,678		No	Retail	\$1.69	NNN					
	Suite 220:	3,720		No	Retail	\$1.15	NNN					
	Suite 655:	1,456		No	Retail	\$1.15	NNN					
	Suite 665:	2,004		No	Retail	\$1.15	NNN					





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 Gold Country Mall 1031-1039 High Street 882-886 Lincoln Way Auburn/Loomis Download Flyer	1039 High St Suite 10A:	959	10,630	No	Retail	\$0.95	NNN	Great location in Old Town Auburn. Access from High St and Lincoln Way. Beautiful courtyard.	23,527	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled. Located in the heart of Downtown Auburn. Part of historic Auburn. Three blocks from I-80. Entrances on both High Street and Lincoln Way. Utilities are included in rent. NNN costs are \$0.35 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	Suite 12:	2,701		No	Retail	\$1.15	NNN					
	882 Lincoln Way	2,455	No	Retail	\$1.35	NNN						
	884 Lincoln Way Suite 23:	1,072	No	Retail	\$1.32	NNN						
	Suite 24:	911	No	Retail	\$1.32	NNN						
	Suite 25:	616	No	Retail	\$1.32	NNN						
Suite 26:	1,916	No	Retail	\$1.32	NNN							
 Skyridge Courtyard Center 660, 670 & 680 Auburn Folsom Rd Auburn/Loomis Download Flyer	660 Auburn Folsom Suite 101:	1,460	6,972	No	Retail	\$1.49	NNN	Minutes from I-80 and downtown Auburn. Excellent visibility on Auburn Folsom Rd.	22,133	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled. Beautiful retail/office center with attractive landscaping, strong traffic counts and excellent visibility. *Available 7/1/18. Suite 101 is a former Starbucks. Suite 104/105 is a 2nd gen restaurant. NNN costs are \$0.45 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	Suite 102:	1,432		No	Retail	\$1.39	NNN					
	Suite 103*:	1,439		No	Retail	\$1.39	NNN					
	Suite 104/105:	2,641		No	Retail	\$1.45	NNN					
 Tower Market Center 2270 - 2290 Nicolaus Rd Lincoln Download Flyer	2270 Nicolaus Rd Suite 109*:	1,475	5,140	No	Retail	\$1.39	NNN	Located in the growing city of Lincoln. Surrounded by residential subdivisions.	16,630	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now being remodeled. In close proximity to Lincoln High School. Drive-thru ground lease opportunity available. *Available with 30 days notice. NNN costs are \$0.39 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	2290 Nicolaus Rd Suite 104:	3,665		No	Retail	\$1.25	NNN					
 2100 - 2110 Del Paso Blvd Arden/Watt/Howe Download Flyer	2100C:	805	805	No	Retail	\$1.35	NNN	Located in the Uptown Arts District. Close proximity to Light Rail Station.	6,195	N/A	FULL LEASE COMMISSION (5%) FOR LESS THAN 5,000 SF. Remodeling complete. Excellent visibility on the corner of Del Paso Blvd and Dixieanne Ave. Nice four tenant retail building with onsite parking. Zoned C-2 SPA. Close proximity to light rail service. Low NNN costs of \$0.45 PSF	Chase Burke 916.779.1000 chase@ethanconradprop.com





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 <p>1700 Arden Way Arden/Watt/Howe Download Flyer</p>	Suite 200:	17,907 - 40,407	40,407	Yes	Retail	\$1.15 - \$1.40	NNN	Co-anchored by Party City. Located across Arden Fair Mall. In close proximity to Cal Expo.	40,407	N/A	<p>Now being remodeled. Adjacent to the Point West Shopping Center on highly traveled Arden Way. Across the street from Arden Fair Mall and Market Square Shopping Center.</p> <p>NNN costs are \$0.20 PSF.</p>	<p>Jon Schultz 916.446.8261 jon.schultz@cbre.com Ethan Conrad 916.779.1000 ethan@ethanconradprop.com</p>
 <p>1508 Howe Avenue Arden/Watt/Howe Download Flyer</p>	Suite 200:	7,775	7,775	No	Retail	\$1.09	NNN	Recently remodeled and in excellent condition. Over 2 million SF of retail within 1 mile. Monument signage and building signage facing Howe Ave available.	14,491	N/A	<p>Recently remodeled. Strategically located across the street from Howe Bout Arden and in the middle of Sacramento's strongest retail hubs, Arden Fair Mall trade area. Along with the retail is the Point West Office Park which boasts a daytime population of over 9,500 employees. The Howe Avenue corridor is active 7 days a week. Building is equipped with a roll-up door for deliveries. 4,764 SF Showroom & 3,011 Warehouse. \$1.19 "all-showroom".</p> <p>NNN costs are \$0.24 PSF.</p>	<p>Chase Burke 916.779.1000 chase@ethanconradprop.com</p>
 <p>Arcade Square Shopping Center 3319 - 3465 Watt Ave Arden/Watt/Howe Download Flyer</p>	3319 Watt Ave: 3321-110 Watt Ave: 3323 Watt Ave: 3335A Watt Ave: 3403 Watt Ave: 3421/3423 Watt Ave: 3437 Watt Ave:	11,794 1,195 2,068 1,036 1,026 4,072 7,364	28,555	No	Retail	\$1.59-\$1.69 \$1.80 \$1.65 \$1.99 \$1.65 \$1.39 \$1.25	NNN	High visibility from Watt Ave with over 61,000 cars daily. Easy access to I-80 and Business 80.	76,673	N/A	<p>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled. Located at one of Sacramento's busiest thoroughfares. Property is a full city block in length on Watt Ave. Center is surrounded strong residential population as well as Elementary, Middle and High Schools within walking distance. Anchored by Grocery Outlet and Autozone. 3319 is available with 30 days notice.</p> <p>NNN costs are \$0.40 PSF</p>	<p>Chase Burke 916.779.1000 chase@ethanconradprop.com</p>
 <p>3405 El Camino Ave Arden/Watt/Howe Download Flyer</p>	Suite 3:	5,763	5,763	No	Retail	\$0.90	NNN	Excellent signage on the corner of El Camino Ave and Yorktown Ave. One block from Watt Ave between I-80 and Hwy 50.	16,322	N/A	<p>FULL 5% LEASE COMMISSION. Located directly across the street from remodeled Country Club Center and one block from Country Club Mall. Former thrift store.</p> <p>NNN costs are \$0.36 PSF</p>	<p>Chase Burke 916.779.1000 chase@ethanconradprop.com</p>





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 <p>Woodmont Plaza 10940 Fair Oaks Carmichael/Fair Oaks Download Flyer</p>	Suite 300: Suite 500: Suite 700:	1,157 1,482 1,433	4,072	No No No	Retail Retail Retail	\$1.39 \$1.19 \$1.25	NNN NNN NNN	Mix use suites suitable for Medical, Dental, Office and Retail. Turn-key hair salon. Dense residential population.	8,941	\$1,493,000 (\$167.00 PSF)	FULL LEASE COMMISSION (5%) FOR LESS THAN 5,000 SF. Remodel complete. Located just south of Sunset Ave and Fair Oaks Blvd in the heart of Fair Oaks. Across the street from new 17 home Woodmont gated community. NNN costs are approximately \$0.49 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>5025 Marconi Avenue Carmichael/Fair Oaks Download Flyer</p>	5025 Marconi Ave:	44,948	44,948	Yes	Retail	\$0.69 - \$0.84	NNN	Centrally located within a dense residential suburb of Sacramento. 2.6 miles from American River College.	44,948	\$3,551,000 (\$79.00 PSF)	Now remodeled. This former grocery store is located at the corner of Marconi Ave and Walnut Ave. Shopping center tenants include CVS Pharmacy, Chevron and Round Table Pizza. Divisible to 13,685. Lease rate \$0.79 - \$0.88 PSF, NNN if divided. NNN costs are \$0.27 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
 <p>Manzanita Place 4100 - 4120 Manzanita Ave Carmichael/Fair Oaks Download Flyer</p>	4120 Manzanita:	1,120	1,120	No	Retail	\$1.59	NNN	Located at the intersection of Manzanita Ave and Fair Oaks Blvd in Carmichael. Anchored by Safeway and Rite-Aid, across the street from Bel Air Shopping Center.	12,645	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now Remodeled. Property has excellent visibility on Manzanita Ave with strong day and evening population and high traffic counts. Monument signage available facing Manzanita Ave. NNN costs are \$0.52 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>Manzanita Oaks Center 4141 Manzanita Ave Carmichael/Fair Oaks Download Flyer</p>	Suite 120: Suite 125: Suite 150:	1,480 959 3,576	6,015	No No No	Retail Retail Retail	\$1.49 \$1.39 \$1.19	NNN NNN NNN	Located at the intersection of Manzanita Ave at Cypress Ave in Carmichael. Adjacent to Safeway and Rite-Aid, across the street from Bel Air Shopping Center.	30,983	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now Remodeled. Property has excellent visibility on Manzanita Ave with strong day and evening population and high traffic counts. Monument signage available. Suite 120 is a 2nd gen salon. NNN costs are \$0.47 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com





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 <p>San Juan Center 9045 Fair Oaks Blvd Carmichael/Fair Oaks Download Flyer</p>	Suite C: Suite E: Suite H: Suite I:	1,210 1,237 1,094 1,320	4,861	No No No No	Retail Retail Retail Retail	\$1.30 \$1.30 \$1.60 \$1.49	NNN NNN NNN NNN	Located at the intersection of San Juan Ave and Fair Oaks Blvd in Carmichael.	13,080	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now Remodeled. Property has excellent visibility on the corner of Fair Oaks Blvd and San Juan Ave with strong day and evening population and high traffic counts. Lease pending for coffee kiosk on corner. Suite H is a 2nd generation salon. Suite I is available with 30 days notice. NNN costs are \$0.40 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>5948 Auburn Blvd Orangevale/Citrus Heights Download Flyer</p>	Suite F: Suite G: Suite I: Suite J:	1,321 1,314 1,032 5,482	9,149	No No No No	Retail Retail Retail Retail	\$1.19 \$1.19 \$1.19 \$1.39	NNN NNN NNN NNN	Well located building on busy Auburn Blvd. Visible monument signage. Zoning GC. High traffic along Auburn Blvd. Parking 4.9/1,000.	20,056	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Renovation complete. Building has flexible and functional tenant improvements. Surrounded by densely populated residential. Suite J is a 2nd generation restaurant and bar. NNN costs are \$0.34 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>7433 Greenback Lane Orangevale/Citrus Heights Download Flyer</p>	Suite L: Suite H*: Suite I*: Suite J/K*:	1,000 1,125 891 3,110	6,126	No No No No	Retail Retail Retail Retail	\$1.09 \$1.09 \$1.09 \$1.00	NNN NNN NNN NNN	Well located building on busy Greenback Lane. Visible monument signage. High traffic along Greenback Lane. Parking 5.30/1,000.	17,796	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Completely remodeled. Prime retail location at signalized intersection. Neighboring tenants include Safeway, Sam's Club, Burlington Coat Factory, Kohl's, Ross Dress For Less, Wells Fargo, Rent A Center, DollarTree and O'Reilly Auto Parts. *Available with 30 days notice. NNN costs are \$0.43 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>Greenback Oaks 8800-8820 Greenback Lane Orangevale/Citrus Heights Download Flyer</p>	Suite A/B: Suite C: Suite D: Suite E/F/G:	3,520 1,000 1,375 3,600	9,495	No No No No	Retail Retail Retail Retail	\$1.59 \$1.39 \$1.29 \$1.29	NNN NNN NNN NNN	Well located building on busy Greenback Lane. Visible monument signage. High traffic along Greenback Lane.	20,815	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now being remodeled. Prime retail location at signalized intersection. Neighboring tenants include Walmart Supercenter, Winco Foods, Walgreens, Bank of America, US Post Office and Denny's. NNN costs are \$0.39 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com





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 <p>Lee Plaza 5950 Florin Road Elk Grove / South Sac Download Flyer</p>	Suite 101: Suite 102:	3,102 2,876	5,978	No No	Retail Retail	\$1.49 \$1.49	NNN NNN	Outstanding visibility to Florin Rd. Directly across the street from Florin Towne Centre which is anchored by a Walmart Supercenter.	20,357	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Significant remodel now complete. Property looks really attractive, great visibility and has a very large monument sign and easy access. Next to one of the busiest Krispy Kreme locations in Northern California. Best value on Florin Rd between Highway 99 and Stockton Blvd. NNN costs are only \$0.42 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
 <p>Florin Towne Center 8275 Florin Road Elk Grove / South Sac Download Flyer</p>	Suite 100: Suite 110: Suite 170*:	2,615 988 6,114	9,717	No No No	Retail Retail Retail	\$1.39 \$1.10 \$0.85	NNN NNN NNN	Located on busy Florin Rd at signalized intersection. Monument and building signage available.	18,107	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. 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. *Available with 30 days notice. NNN costs are only \$0.39 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
 <p>Lotus Plaza 6024 - 6048 Stockton Blvd Elk Grove / South Sac Download Flyer</p>	6024 8,865 6036 Suite 110: Suite 115: Suite 125: Suite 135: Suite 140: Suite 145: 6048 Suite 110: Suite 130:	8,865 1,152 1,152 2,232 1,152 1,152 2,300 1,951 5,350	25,306	Yes No No No Yes Yes Yes Yes Yes	Retail Retail Retail Retail Retail Retail Retail Retail Retail	\$1.15 - \$1.35 \$1.45 \$1.35 \$1.40 \$1.25 \$1.25 \$0.95 - \$1.05 \$1.00 - \$1.20	NNN NNN NNN NNN NNN NNN NNN NNN NNN	Located in the heart of "Little Saigon". Close proximity to major retailers and restaurants.	32,028	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled. Well located in South Sacramento just off Hwy 99. Surrounded by dense residential population. Next to Lotus Casino. Potential restaurant space and former laundromat available both partially improved. Next to Lotus Casino, who is planning on expanding to triple current size. New monument sign installed. NNN costs are only \$0.35 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
 <p>Fulton & Cottage Center 2151 Fulton Ave Arden/Watt/Howe Download Flyer</p>	Suite 120*:	1,433	1,433	No	Retail	\$1.59	NNN	Located in the Fulton Ave corridor on the corner of Fulton Ave and Cottage Way.	14,338	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Highly visible monument sign on Fulton Ave. Co-anchor by a high traffic Starbucks. Excellent exposure on Fulton Ave. *Available with 30 days notice. NNN at only \$0.37 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com





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 <p>College Greens West 8345 - 8371 Folsom Boulevard Arden/Watt/Howe Download Flyer</p>	8343 - Suite 100:	1,235	8,287	No	Retail	\$1.99	NNN	Drive-thru restaurant space, pad space and shop space all available. Well located retail property.	51,462	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Property now looks beautiful based on complete remodel. Anchored by Raley's and 99¢ Only and Jack-in-the-Box, Starbucks, Bank of America, Carl's Jr., Subway, Chase Bank are all in the Center. Suite 115 available with 30 days notice. NNN at only \$0.42 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	8345 - Suite 103:	1,286		No	Retail	\$1.39	NNN					
	8345 - Suite 105:	3,439		No	Retail	\$1.45	NNN					
	8345 - Suite 109:	1,244		No	Retail	\$1.39	NNN					
	8345 - Suite 115:	1,083										
 <p>College Greens West 8353 Folsom Boulevard Arden/Watt/Howe Download Flyer</p>	8353 Folsom:	7,077	7,077	No	Retail	\$1.49	NNN	Fully Fixturized Restaurant space.	7,077	\$1,592,325 (\$225.00 PSF)	Turnkey freestanding restaurant space is located on busy Folsom Boulevard. Substantial F, F & E. College Greens West Shopping Center is shadow anchored by Raley's and 99¢ Only Store. NNN costs are \$0.41 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
 <p>Glenbrook Shopping Center 8700 - 8760 La Riviera Drive Highway 50 Corridor Download Flyer</p>	Suite 8714:	1,645	6,933	No	Retail	\$1.39	NNN	2nd generation pizza and Chinese restaurant spaces - fully fixturized. One of few neighborhood centers serving the College Greens neighborhood.	69,805	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Remodel is complete. Fully operating pizza restaurant for lease (includes F, F & E). The center has a completely new look! Anchored by Big Lots. Located in a densely populated neighborhood with a mix of single family and multi-family residences. 8760D available with 30 days notice. NNN costs are \$0.38 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	Suite 8718:	1,791		No	Retail	\$1.39	NNN					
	Suite 8740B:	1,684		No	Retail	\$1.95	NNN					
	Suite 8760D:	1,813		No	Retail	\$1.49	NNN					
 <p>Plaza De Oro 2901 Sunrise Boulevard Highway 50 Download Flyer</p>	Suite 100:	6,545	6,545	Possible	Retail	\$1.19	NNN	Excellent visibility on the signalized intersection of Sunrise Boulevard and Sunrise Gold Circle. Outstanding residential growth potential to the east, south and southwest. Monument signage.	19,326	N/A	This retail component is part of an 80,021 SF office/flex project located at the fully signalized intersection of Sunrise Blvd. and Sunrise Gold Circle. NNN costs are \$0.38 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com




Retail Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 <p>Rivergate Shopping Center 2310 - 2342 Sunrise Boulevard Highway 50 Corridor Download Flyer</p>	2310 Sunrise-2:	2,195	8,278	No	Retail	\$2.95	NNN	Center has almost 1,000 feet of Sunrise Boulevard frontage with over 80,000 cars passing by on a daily basis.	143,196	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Shop space remodeling now complete! Former Kmart building now fully leased to Smart & Final, Sportsman's Warehouse and Pet Club. 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.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	2310 Sunrise-5:	2,088		No	Retail	\$1.85	NNN					
	2340 Sunrise-24:	1,110		No	Retail	\$1.80	NNN					
	2342 Sunrise-36:	1,398		No	Retail	\$1.50	NNN					
	11110 Coloma-45:	1,487		No	Retail	\$1.75	NNN					
NNN costs are approximately \$0.37 PSF.												
 <p>Coloma Village 11070 - 11082 Coloma Rd Highway 50 Corridor Download Flyer</p>	11082 Coloma Rd		5,579					Nearby retail includes Sportsman's Warehouse, Smart & Final and Pet Club. Located 1/4 mile from Sunrise Blvd.	36,665	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Remodel complete. Rent reduced. Co-anchored by Sherwin Williams and Wienerschnitzel. Banquet Hall space available. Monument signage available.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	Suite 5:	1,392	No	Retail	\$1.19	NNN						
	Suite 7:	1,398	No	Retail	\$1.19	NNN						
	Suite 8:	1,396	No	Retail	\$1.19	NNN						
	Suite 9:	1,393	No	Retail	\$1.19	NNN						
NNN costs are approximately \$0.35 PSF.												
 <p>Sunrock Center 3054 - 3068 Sunrise Blvd Highway 50 Corridor Download Flyer</p>	Suite C:	1,475	11,468	No	Retail/Showroom	\$0.89	NNN	Excellent visibility from Sunrise Blvd. Easy access to Hwy 50. Monument and building signage available.	32,958	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now Remodeled. Centrally located in one of Rancho Cordova's busiest thoroughfares with great visibility and access from Sunrise Blvd. Suite C available with 30 days notice.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	w/ wh	1,745		No	Warehouse	\$0.59	NNN					
	Suite F:	3,469		No	Retail/Showroom	\$0.89	NNN					
	Suite H:	1,557		No	Retail/Showroom	\$0.89	NNN					
	w/ wh	850		No	Warehouse	\$0.59	NNN					
Suite I:	1,526	No	Retail/Showroom	\$0.89	NNN							
w/ wh	846	No	Warehouse	\$0.59	NNN							
NNN costs are approximately \$0.26 PSF.												
 <p>10115 Folsom Blvd. Highway 50 Corridor Download Flyer</p>	Suite 100:	2,599	4,349	No	Retail	\$1.15	NNN	Excellent monument signage available. Easy access to freeway. Parking 7/1,000. Close proximity to lightrail and new Folsom Lake College of Rancho Cordova.	6,200	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled. Flexible and functional tenant improvements. Allowance available. Surrounded by densely populated residential. Daytime population of over 50,000 in a 3 mile radius. Suite 102 has a roll-up door for deliveries.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	Suite 102:	1,750		No	Retail	\$1.29	NNN					
NNN costs are approximately \$0.35 PSF.												





Retail Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 <p>Nimbus Winery Village 12401 - 12409 Folsom Blvd Highway 50 Corridor Download Flyer</p>	Suite 106:	871	13,872	No	Retail	\$1.49	NNN	Freeway oriented property in the Sacramento MSA path of growth. Adjacent to new 6,000 acre master planned community. Space w/ patio perfect for wine bar.	86,731	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Remodel now complete. Landmark - Nimbus Winery Village. Established destination entertainment shopping center with frontage on Highway 50. Anchored by on site retail including Old Spaghetti Factory, Tommy T's Comedy Club, Cattleman's Steakhouse, Brainy Zoo, Fort Rock Brewing and Monster Mini Golf.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	Suite 107:	563		No	Retail	\$0.89	NNN					
	Suite 108:	2,565		No	Retail	\$1.39	NNN					
	Suite 109:	3,917		No	Retail	\$1.39	NNN					
	Suite 125:	3,000 - 5,956		Yes	Retail	\$1.39 - \$1.49	NNN					
NNN costs are \$0.37 PSF.												
 <p>Elkhorn Plaza 4307 - 4419 Elkhorn Blvd Rio Linda/N Highlands Download Flyer</p>	Suite 4311:	1,279	12,807	No	Retail	\$1.55	NNN	Located at the busy intersection of Elkhorn Blvd. and Walerga Rd. Center is anchored by 99 Cent Only store and Goodwill.	39,091	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Remodeling complete! Located in an ideal 360 degree trade area. Two 2nd generation restaurant spaces available. 4403 was a Round Table and 4419 was a take-out pizza restaurant.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite 4345:	1,904		No	Retail	\$1.35	NNN					
	Suite 4353:	2,726		No	Retail	\$1.35	NNN					
	Suite 4403:	3,984		No	Retail	\$1.45	NNN					
	Suite 4409:	1,646		No	Retail	\$1.45	NNN					
	Suite 4419:	1,268		No	Retail	\$1.45	NNN					
NNN costs are approximately \$0.43 PSF.												
 <p>5400 Date Avenue Rio Linda/N Highlands Download Flyer</p>	10,118	10,118	10,118	No	Retail	\$1.09	NNN	Excellent freeway visibility (217,000 avg. daily traffic). CycleGear, Sleep Train, Sacramento Exercise Equipment, 5.11 Tactical and Goodwill are tenants. Abundant parking.	152,719	N/A	Significant remodel of building complete. The property is one of the highest visibility, most attractive buildings on the I-80 corridor.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
NNN costs are only \$0.26 PSF.												
 <p>Watt Rose Square 4980 - 4986 Watt Ave Rio Linda/North Highlands Download Flyer</p>	4980 Watt Ave		7,156					Excellent visibility and access from Watt Ave. Located on a major signalized intersection just south of McCellan Park. High traffic counts.	20,122	N/A	FULL LEASE COMMISSION (5%) FOR LESS THAN 5,000 SF. Remodel now complete. Located along one of Sacramento's main north-south thoroughfares. Monument signage available. Close proximity to I-80, light rail station and future Walmart. 4980 Watt Ave, Suites C & D feature roll-up doors.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite C:	1,598		No	Retail	\$1.49	NNN					
	Suite D:	1,985		No	Retail	\$1.49	NNN					
	4986 Watt Ave											
Suite B:	3,573	No	Retail	\$1.15	NNN							
NNN costs are approximately \$0.45 PSF.												





Retail Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 <p>Watt North Highlands 7453 - 7517 Watt Ave Rio Linda/North Highlands Download Flyer</p>	7459 Watt Ave		29,549					Neighborhood shopping center close to McClellan Park. High traffic counts.	121,618	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled. Shopping center co-anchored by Food Maxx, Aaron's and Bank of America. Junior anchor space available. Up to 12,713 SF of contiguous space available. NNN costs are approximately \$0.39 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite 114:	2,800		No	Retail	\$1.49	NNN					
	7471 Watt Ave											
	Suite 106:	4,255		No	Retail	\$0.99	NNN					
	Suite 107B:	1,616		No	Retail	\$1.25	NNN					
	Suite 109:	1,513		No	Retail	\$1.25	NNN					
	7505 Watt Ave											
	Suite B:	6,384		No	Retail	\$0.79	NNN					
	Suite A:	6,329		No	Retail	\$0.79	NNN					
	7511 Watt Ave											
	Suite 102:	1,192		No	Retail	\$1.25	NNN					
	Suite 104:	1,183		No	Retail	\$1.25	NNN					
Suite 105:	1,198		No	Retail	\$1.25	NNN						
Suite 106:	1,295		No	Retail	\$1.25	NNN						
Suite 107:	1,784		No	Retail	\$1.49	NNN						
 <p>Elk Hills II 3992 Foothills Blvd Roseville / Rocklin Download Flyer</p>	Suite 110:	1,200	2,445	No	Retail	\$1.49	NNN	Situated at one of Roseville's key intersections. Site is located in close proximity to the densely populated Del Webb Sun City neighborhood which is a 1,200 acre community of active adults who live in 3,110 single family homes.	12,877	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Located at one of Roseville's key intersections. This center is across the street from a high volume Bel-Air and Rite Aid. Strong daytime population that includes large companies such as TSI Semiconductors, Hewlett Packard and Surewest. NNN costs are \$0.44 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite 150:	1,245		No	Retail	\$1.49	NNN					
 <p>Melbourne Plaza 1265 Pleasant Grove Blvd Roseville / Rocklin Download Flyer</p>	Suite 120:	1,649	1,649	No	Retail	\$1.49	NNN	This center is adjacent to Arco/AMPM with neighboring occupants such as Beach Hut Deli, Campelli's Pizza, Sushi Mon and Matsuyama Japanese Fusion.	4,209	\$1,036,000 (\$246.00 PSF)	FULL LEASE COMMISSION (5%) FOR LESS THAN 5,000 SF. Located along Pleasant Grove Blvd, the main East/West commercial arterial from Hwy 65 to West Roseville. Major employers include Hewlett Packard, Sutter and TSI Semiconductors. NNN costs are \$0.48 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com





Retail Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 <p>Placer Center Plaza 1811 Douglas Blvd Roseville / Rocklin Download Flyer</p>	Suite 7-8:	1,607 - 4,047	4,047	Yes	Retail	\$1.49	NNN	Adjacent to Hobby Lobby and Ross Dress for Less. Strong traffic counts on Douglas Blvd. Easy access to I-80.	14,474	N/A	<p>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Remodel now complete. Placer Center is a 176,268 SF community center on Douglas Blvd and Santa Clara Dr. Neighboring retailers include Target, Walmart, Home Depot, Petco, Raley's, Rite-Aid, Goodwill and Carl's Jr. Rent if space is divided for Suite 7 and 8: \$1.49 - \$1.59, NNN. Suite 7 available with 30 days notice.</p> <p>NNN costs are \$0.41 PSF.</p>	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>Sunset Park 2205 - 2251 Sunset Boulevard Roseville / Rocklin Download Flyer</p>	2205 - Suite 501: 2209 - Suite 901: 2209 - Suite 905: 2217 - Suite 703: 2221 - Suite 105:	1,424 2,239 2,129 1,897 2,084	9,773	No No No No No	Retail Retail Retail Retail Retail	\$1.85 \$1.75 \$1.69 \$1.09 \$1.45	NNN NNN NNN NNN NNN	Center located at Sunset Blvd and Park Drive. Tenants include Bank of America and Domino's Pizza.	45,698 N/A 6,605 N/A N/A	N/A N/A \$1,572,000 (\$238.00 PSF) N/A N/A	<p>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Remodel Now Complete. This center is surrounded by some of Placer County's more affluent neighborhoods with strong daytime populations. Benefits from strong demographics.</p> <p>NNN costs are \$0.49 PSF.</p>	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>Rocklin Pointe 4780 Granite Drive Roseville / Rocklin Download Flyer</p>	Suite 200:	1,079	1,079	No	Retail	\$1.69	NNN	Excellent access to Hwy 80. Hard corner at Sierra Meadows Dr & Granite Dr. Anchored by Jamba Juice.	11,374	N/A	<p>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Remodel now complete. Next door to Rocklin Unified School District and across the street from Safeway Shopping Center. Located at the gateway to Rocklin's Auto Mall which include Mercedes-Benz, Land Rover and Porsche.</p> <p>NNN costs are \$0.53 PSF.</p>	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>Fairway Commons 10241 & 10271 Fairway Drive Roseville / Rocklin Download Flyer</p>	10271 - Suite 100:	1,910	1,910	No	Retail	\$1.89	NNN	Only 1 space available. Located at the Highway 65 and Pleasant Grove Interchange with outstanding unobscured visibility to Highway 65.	64,457	N/A	<p>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Anchored by Big Lots and 99 Cent Only. 99 Cent Only now open! This attractive center is located at the center of Roseville's retail hub with over 3 million square feet of retailers at the interchange. 10271 Fairway Dr Suite 100 available with 30 days notice. Monthly rent: \$3,534.00, NNN.</p> <p>NNN costs are \$0.32 PSF.</p>	Chase Burke 916.779.1000 chase@ethanconradprop.com




Retail Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 <p>Sunset Plaza 5905-6015 Pacific Street Roseville / Rocklin Download Flyer</p>	6015-7*	3,633	6,043	No	Retail	\$1.35	NNN	Excellent visibility on the prominent corner of Pacific St and Sunset Blvd.	73,225	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Remodel complete! 52,000 SF of space leased since change of ownership and remodel. Located on a prominent intersection 1/4 of a mile from I-80 and within 2 minutes of the Galleria Mall in Roseville. Neighboring tenants include: Walmart, Sherwin Williams, Dutch Bros, Carquest, Les Schwab and 7-Eleven. *Available with 30 days notice. NNN costs are \$0.35 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	6015-10	812		No	Retail	\$1.59	NNN					
	6015-11	1,598		No	Retail	\$1.45	NNN					
 <p>Granite Bay Village 8595 - 8727 Auburn Folsom Rd Granite Bay Download Flyer</p>	Suite 8613:	1,194	28,766	No	Retail	\$1.89	NNN	Located at the major intersection of Douglas Blvd and Auburn Folsom Rd.	90,442	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled. 2nd generation dental, and restaurant space available. Located in the highly desirable neighborhood of Placer County at the intersection of Douglas Blvd and Auburn Folsom Rd. Anchored by Ace Hardware and Ripped Fitness. Suite 8701 & 8705 can combined for a total of 17,606 SF offered at \$1.29 PSF. NNN costs are approximately \$0.43 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite 8649:	3,956		No	Retail	\$1.39	NNN					
	Suite 8679:	3,993		No	Retail	\$1.47	NNN					
	Suite 8701:	7,692		Yes	Retail	\$1.39	NNN					
	Suite 8705:	9,914		No	Retail	\$1.49	NNN					
	Suite 8727:	2,017		No	Retail	\$1.69	NNN					
 <p>1835 Prairie City Rd Folsom Download Flyer</p>	Suite 300:	1,221	1,221	No	Retail	\$1.85	NNN	Fronts Prairie City Rd across from Safeway. Anchored by Phoenix Schools.	22,068	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Close proximity to Intel, Folsom High School and a surrounding neighborhood with higher average household incomes. Excellent visibility! NNN costs are approximately \$0.37 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>Briggs Ranch Shopping Center 24988 - 25004 Blue Ravine Rd Folsom Download Flyer</p>	24988 Suite 100-A:	937	3,595	No	Retail	\$2.19	NNN	The center is located along East Natoma, which is a major thoroughfare that services El Dorado Hills residents. New anchor 99 Ranch Market now open!	20,846	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now Remodeled. Center is 99% leased! This site services Empire Ranch, an upscale master plan of residential projects. Empire Ranch is the largest home community in Folsom and has an on-site high school, elementary school and public championship golf course. Situated across the street from the Raley's Shopping Center. Suite 111 is a 2nd gen dental space. NNN costs are approximately \$0.42 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	25005 Suite 111:	1,456		No	Retail	\$2.25	NNN					
	25005 Suite 119:	1,202		No	Retail	\$2.09	NNN					

Retail Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 Folsom Pavilions Shopping Center 6606 - 6610 Folsom-Auburn Rd Folsom Download Flyer	6610-3:	1,412	4,548	No	Retail	\$1.99	NNN	Located at the major intersection of Greenback Lane and Folsom-Auburn Rd.	42,889	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled. Established shopping center anchored by McDonald's and SpeeDee Oil Change. Co-tenants Pete's Pizza, El Pueblo Cocina and Coffee Republic. Monument signage available. Over 120,000 cars per day at this intersection. NNN costs are approximately \$0.55 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	6610-5:	1,723		No	Retail	\$1.89	NNN					
	6610-6:	1,413		No	Retail	\$1.99	NNN					
	 American River Plaza 9500 Greenback Lane 9475 Madison Ave Folsom Download Flyer	9500 Greenback		25,931					Located at the major intersection of Greenback Lane and Madison Ave.	107,779	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled. Established shopping center anchored by Big Lots and Ace Hardware. Co-tenants Starbucks, Round Table Pizza, Carl's Jr, Subway and Sport Clips. Suite 7 is available with 30 days notice. Suite 8 has a large patio; ideal for restaurant. NNN costs are approximately \$0.42 PSF.
Suite 4:		1,942	No	Retail	\$1.49	NNN						
Suite 6:		1,709	No	Retail	\$1.49	NNN						
Suite 7:		1,971	No	Retail	\$1.49	NNN						
Suite 9:		2,481	Yes	Retail	\$1.59	NNN						
Suite 24:		2,695 - 10,976	Yes	Retail	\$1.25-\$1.39	NNN						
Suite 27:		1,726	No	Retail	\$1.49	NNN						
Suite 28:		1,676	No	Retail	\$1.49	NNN						
Suite 35:		1,686 - 3,450	Yes	Retail	\$1.69-\$1.99	NNN						
 31 15th Street West Sacramento Download Flyer	Suite 1:	4,717-7,961	12,678	Yes	Retail	\$0.69 - \$0.95	NNN	Building has Jefferson Boulevard frontage which is the main north/south arterial in West Sacramento.	30,587	\$2,263,438 (\$74 PSF)	FULL LEASE COMMISSION (5%) FOR LESS THAN 5,000 SF. Remodeling complete! Great visibility at signalized intersection. Close to downtown, Rivercats stadium and restaurants. Great freeway access to I-80, Hwy 50 and Hwy 99. Divisible to 4,717 SF & 7,961 SF. NNN costs are \$0.12 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 Atwater Town Center 1025 - 1155 Bellevue Rd Atwater Download Flyer	1025	7,500	69,992	No	Retail	\$0.94	NNN	Located just one mile east of Hwy 99. Large anchor space available. Signalized ingress/egress. Ample parking. Prominent monument signage available.	109,698	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled. Fit Republic recently opened a 26,000 SF gym in the building! Situated at Bellevue Rd, Atwater's main retail corridor with excellent visibility and strong traffic counts. NNN costs are approximately \$0.37 PSF. *Anchor NNN costs are approximately \$0.28 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	1135	1,310		No	Retail	\$1.29	NNN					
	1085	61,182		Yes	Retail	\$0.65 - \$0.75	NNN*					

Retail Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 <p>San Luis Plaza 911-949 W. Pacheco Blvd 1435-1451 W I St Los Banos Download Flyer</p>	915:	56	37,295	No	Retail	\$450 per month	NNN	Located in the main retail corridor of the trade area with other major traffic generators including Walmart and Target.	151,514	N/A	FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled. Next to strong performing Target and Walmart. Close proximity to Los Banos Municipal airport and Merced College, Los Banos Campus. *Available with 30 days notice. NNN costs are approximately \$0.27 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	919:	1,732		No	Retail	\$1.35	NNN					
	921*:	945		No	Retail	\$1.35	NNN					
	925:	3,183		No	Retail	\$1.20	NNN					
	929:	3,200		No	Retail	\$1.20	NNN					
	933:	2,555		No	Retail	\$1.15	NNN					
	947A:	9,958		No	Retail	\$0.75	NNN					
	947B:	6,219		No	Retail	\$0.89	NNN					
	949C:	1,509		No	Retail	\$1.25	NNN					
963*:	6,708	No	Retail	\$0.89	NNN							
1451:	1,230	No	Retail	\$1.25	NNN							
 <p>Stone Creek Plaza 1301 W. Pacheco Blvd Los Banos Download Flyer</p>	16,188	23,400 - 51,344	67,532	No	Retail	\$0.80 - \$0.95	NNN	Adjacent to strong performing Walmart with planned 60,000 SF Supercenter expansion.	159,184	N/A	Now remodeled! Hobby Lobby and Fit Republic open! Next to strong performing Target and Walmart. Close proximity to Los Banos Municipal airport and Merced College, Los Banos Campus. 26,521 SF Garden Center: \$0.39 PSF, Gross. NNN costs are approximately \$0.23 PSF.	John Brecher JLL 916.440.1826 john.brecher@am.jll.com Ethan Conrad 916.779.1000 ethan@ethanconradprop.com
	Yes			Retail	\$0.80 - \$0.95	NNN						
 <p>Mercantile Row Shopping Center 2270 E. El Monte Way Dinuba Download Flyer</p>		58,300	58,300	Yes	Retail	\$0.59 - \$0.69	NNN	Located along Dinuba's main East-West corridor. Part of the Mercantile Row Shopping Center anchored by Rite-Aid.	86,579	\$6,043,000 (\$69.80 PSF)	Now Remodeled. Fit Republic recently opened a 27,000 SF gym in the building! Very attractive rent and purchase price. Located along E El Monte Way, the main thoroughfare in the city of Dinuba. NNN costs are approximately \$0.20 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com