

Retail Properties For Lease Or Sale / February 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><b>Cobblestone Plaza</b> Cypress &amp; Hartnell Ave Redding Download Flyer Anchor Download Flyer</p>	28 Hartnell:	2,170	85,142	No	Retail	\$0.98	NNN	Excellent visibility and access on East Cypress Ave.	122,091	N/A	<p><b>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now being remodeled.</b> 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 \$3.69 PSF.</p>	<p>Ken Miller 530.768.1650 kenmiller@shasta.com Ethan Conrad 916.779.1000 ethan@ethanconradprop.com</p>
	32 Hartnell:	1,766		No	Retail	\$1.10	NNN					
	60 Hartnell:	2,786		No	Retail	\$0.98	NNN					
	64 Hartnell:	1,420		No	Retail	\$1.08	NNN					
	68 Hartnell:	2,283		No	Retail	\$1.38	NNN					
	72 Hartnell:	868		No	Retail	\$1.35	NNN					
	76 Hartnell:	2,138		No	Retail	\$0.95	NNN					
	80 Hartnell:	1,266		No	Retail	\$1.25	NNN					
	84 Hartnell:	1,035		No	Retail	\$1.15	NNN					
	88 Hartnell:	2,324		No	Retail	\$1.08	NNN					
	96 Hartnell:	989		No	Retail	\$1.25	NNN					
	100 Hartnell:	59,881		Yes	Retail	\$8.40-\$9.60	NNN					
	128 Hartnell:	1,125		No	Retail	\$1.25	NNN					
136 Hartnell:	1,091	No	Retail	\$0.89	NNN							
152-160 Hartnell:	4,000	No	Retail	\$0.79	NNN							
 <p><b>Gateway Center</b> 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><b>FULL 5% LEASE COMMISSION. Now Remodeled.</b> 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</p>





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 <p><b>Yuba Sutter Mall</b> 1215 Colusa Ave Yuba City <a href="#">Download Flyer</a></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><b>Now being remodeled. Over 90% occupancy.</b> 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 &amp; 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>	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	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><b>The Livingston Building</b> 605 - 725 High Street Auburn/Loomis <a href="#">Download Flyer</a></p>	Suite 213:	718	12,417	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><b>FULL 5% LEASE COMMISSION. Now remodeled.</b> 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.</p> <p>NNN costs are \$0.31 PSF.</p>	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	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					
	Suite 675:	1,841		No	Retail	\$1.15	NNN					





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 <p><b>Gold Country Mall</b> 1031-1039 High Street 882-886 Lincoln Way Auburn/Loomis <a href="#">Download Flyer</a></p>	1039 High St		8,933					Great location in Old Town Auburn. Access from High St and Lincoln Way. Beautiful courtyard.	23,527	N/A	<b>FULL 5% LEASE COMMISSION. Now remodeled.</b> 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. 886 Lincoln Way is available 1/1/18.  NNN costs are \$0.35 PSF.	Kelly Rule 916.779.1000 <a href="mailto:kelly@ethanconradprop.com">kelly@ethanconradprop.com</a>
	Suite 10:	758		No	Retail	\$1.55	NNN					
	Suite 10A:	959		No	Retail	\$0.95	NNN					
	Suite 12:	2,701		No	Retail	\$1.15	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						
 <p><b>Skyridge Courtyard Center</b> 660, 670 &amp; 680 Auburn Folsom Rd Auburn/Loomis <a href="#">Download Flyer</a></p>	660 Auburn Folsom		6,928					Minutes from I-80 and downtown Auburn. Excellent visibility on Auburn Folsom Rd.	22,133	N/A	<b>FULL 5% LEASE COMMISSION. Now remodeled.</b> Beautiful retail/office center with attractive landscaping, strong traffic counts and excellent visibility.  NNN costs are \$0.45 PSF.	Kelly Rule 916.779.1000 <a href="mailto:kelly@ethanconradprop.com">kelly@ethanconradprop.com</a>
	Suite 101:	1,460		No	Retail	\$1.49	NNN					
	Suite 102:	1,432		No	Retail	\$1.39	NNN					
	Suite 104/105:	2,641		No	Retail	\$1.45	NNN					
670 Auburn Folsom												
Suite 108:	1,395		No	Retail	\$1.39	NNN						
 <p><b>2100 - 2110 Del Paso Blvd</b> Arden/Watt/Howe <a href="#">Download Flyer</a></p>	2100A:	2,245	5,355	No	Retail	\$0.85	NNN	Located in the Uptown Arts District. Close proximity to Light Rail Station.	6,195	\$923,055 (\$149.00 PSF)	<b>FULL LEASE COMMISSION (5%). Remodeling complete.</b> 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. 2110 is a 2nd generation dance studio.  Low NNN costs of \$0.45 PSF	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	2100C:	805		No	Retail	\$1.35	NNN					
	2110	2,305		No	Retail	\$1.09	NNN					
 <p><b>1508 Howe Avenue</b> Arden/Watt/Howe <a href="#">Download Flyer</a></p>	Suite 200:	7,775	7,775	No	Retail	\$1.19	NNN	Recently remodeled and in excellent condition. Over 2 million SF of retail within 1 mile.	14,491	N/A	<b>Recently remodeled.</b> 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 equiped with a roll-up door for deliveries. 4,764 SF Showroom & 3,011 Warehouse. \$1.09 PSF "As-Is".  NNN costs are \$0.24 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>





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 <p><b>Arcade Square Shopping Center</b> 3319 - 3465 Watt Ave Arden/Watt/Howe <a href="#">Download Flyer</a></p>	3319 Watt Ave:	11,794	28,555	No	Retail	\$1.59-\$1.69	NNN	High visibility from Watt Ave with over 61,000 cars daily. Easy access to I-80 and Business 80.	76,673	N/A	<b>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled.</b> 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.  NNN costs are \$0.40 PSF	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	3321-110 Watt Ave:	1,195		No	Retail	\$1.80	NNN					
	3323 Watt Ave:	2,068		No	Retail	\$1.65	NNN					
	3335A Watt Ave:	1,036		No	Retail	\$1.99	NNN					
	3403 Watt Ave:	1,026		No	Retail	\$1.65	NNN					
	3421/3423 Watt Ave:	4,072		No	Retail	\$1.39	NNN					
3437 Watt Ave:	7,364	No	Retail	\$1.25	NNN							
 <p><b>3405 El Camino Ave</b> Arden/Watt/Howe <a href="#">Download Flyer</a></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	<b>FULL 5% LEASE COMMISSION.</b> Located directly across the street from remodeled Country Club Center and one block from Country Club Mall. Former thrift store.  NNN costs are \$0.36 PSF	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 <p><b>Woodmont Plaza</b> 10940 Fair Oaks Carmichael/Fair Oaks <a href="#">Download Flyer</a></p>	Suite 300:	1,157	4,072	No	Retail	\$1.39	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)	<b>FULL LEASE COMMISSION (5%). Remodel complete.</b> 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.	Ryan Smyth 916.779.1000 <a href="mailto:rsmyth@ethanconradprop.com">rsmyth@ethanconradprop.com</a> Daron Whittle 916.779.1000 <a href="mailto:daron@ethanconradprop.com">daron@ethanconradprop.com</a>
	Suite 500:	1,482		No	Retail	\$1.19	NNN					
	Suite 700:	1,433		No	Retail	\$1.25	NNN					
 <p><b>5025 Marconi Avenue</b> Carmichael/Fair Oaks <a href="#">Download Flyer</a></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)	<b>Now remodeled.</b> 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 <a href="mailto:kelly@ethanconradprop.com">kelly@ethanconradprop.com</a>

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 Manzanita Place 4100 - 4120 Manzanita Ave Carmichael/Fair Oaks <a href="#">Download Flyer</a>	4104 Manzanita: 4120 Manzanita:	2,452 1,120	3,572	No No	Retail Retail	\$1.65 \$1.59	NNN 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	<b>FULL 5% LEASE COMMISSION. Now Remodeled.</b> Property has excellent visibility on Manzanita Ave with strong day and evening population and high traffic counts. 2nd generation restaurant space available! Monument signage available.  NNN costs are \$0.52 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 Manzanita Oaks Center 4141 Manzanita Ave Carmichael/Fair Oaks <a href="#">Download Flyer</a>	Suite 120: Suite 150:	1,480 3,576	5,056	No No	Retail Retail	\$1.49 \$1.15	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.	N/A	N/A	<b>FULL 5% LEASE COMMISSION. Now Being Remodeled.</b> Property has excellent visibility on Manzanita Ave with strong day and evening population and high traffic counts. Monument signage available.  NNN costs are \$0.47 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 Manzanita Oaks Center 4141 Manzanita Ave Carmichael/Fair Oaks <a href="#">Download Flyer</a>	Pad	8,800	8,800	No	Retail	\$4,600.00	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.	N/A	N/A	<b>FULL 5% LEASE COMMISSION. Now Being Remodeled.</b> Property has excellent visibility on Manzanita Ave with strong day and evening population and high traffic counts. Monument signage available.  NNN costs are \$0.47 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 San Juan Center 9045 Fair Oaks Blvd Carmichael/Fair Oaks <a href="#">Download Flyer</a>	Suite C: Suite D: Suite E: Suite H:	1,210 1,835 1,237 1,094	5,376	No No No No	Retail Retail Retail Retail	\$1.30 \$1.30 \$1.30 \$1.60	NNN NNN NNN NNN	Located at the intersection of San Juan Ave and Fair Oaks Blvd in Carmichael.	13,080	N/A	<b>FULL 5% LEASE COMMISSION. Now Remodeled.</b> 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.  NNN costs are \$0.40 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>





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 <b>5948 Auburn Blvd</b> Orangevale/Citrus Heights <a href="#">Download Flyer</a>	Suite F:	1,321	9,149	No	Retail	\$1.19	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	<b>FULL 5% LEASE COMMISSION. Renovation complete.</b> Building has flexible and functional tenant improvements. Surrounded by densely populated residential. Suite J is a 2nd generation restaurant.  NNN costs are \$0.34 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite G:	1,314		No	Retail	\$1.19	NNN					
	Suite I:	1,032		No	Retail	\$1.19	NNN					
	Suite J:	5,482		No	Retail	\$1.39	NNN					
 <b>7433 Greenback Lane</b> Orangevale/Citrus Heights <a href="#">Download Flyer</a>	Suite I:	891	4,001	No	Retail	\$1.09	NNN	Well located building on busy Greenback Lane. Visible monument signage. High traffic along Greenback Lane. Parking 5.30/1,000.	N/A	N/A	<b>FULL 5% LEASE COMMISSION. Completely remodeled.</b> 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. Suite J/K available with 30 days notice.  NNN costs are \$0.35 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite J/K:	3,110		No	Retail	\$1.09	NNN					
 <b>Greenback Oaks</b> 8800-8820 Greenback Lane Orangevale/Citrus Heights <a href="#">Download Flyer</a>	Suite A/B:	3,520	9,495	No	Retail	\$1.59	NNN	Well located building on busy Greenback Lane. Visible monument signage. High traffic along Greenback Lane.	N/A	N/A	<b>FULL 5% LEASE COMMISSION. Now being remodeled.</b> 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 <a href="mailto:kelly@ethanconradprop.com">kelly@ethanconradprop.com</a>
	Suite C:	1,000		No	Retail	\$1.39	NNN					
	Suite D:	1,375		No	Retail	\$1.29	NNN					
	Suite E/F/G:	3,600		No	Retail	\$1.29	NNN					
 <b>Lee Plaza</b> 5950 Florin Road Elk Grove / South Sac <a href="#">Download Flyer</a>	Suite 101:	3,102	5,978	No	Retail	\$1.49	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	<b>FULL 5% LEASE COMMISSION.</b> 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 <a href="mailto:kelly@ethanconradprop.com">kelly@ethanconradprop.com</a>
	Suite 102:	2,876		No	Retail	\$1.49	NNN					













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 College Greens West 8345 - 8371 Folsom Boulevard Arden/Watt/Howe <a href="#">Download Flyer</a>	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	<b>FULL 5% LEASE COMMISSION.</b> Property now looks beautiful based on complete remodel. Anchored by Raley's and 99c 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										
 College Greens West 8353 Folsom Boulevard Arden/Watt/Howe <a href="#">Download Flyer</a>	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 99c Only Store.  NNN costs are \$0.41 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
 Glenbrook Shopping Center 8700 - 8760 La Riviera Drive Highway 50 Corridor <a href="#">Download Flyer</a>	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	<b>FULL 5% LEASE COMMISSION. Remodel is complete.</b> 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					
 Plaza De Oro 2901 Sunrise Boulevard Highway 50 <a href="#">Download Flyer</a>	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




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 <b>Rivergate Shopping Center</b> 2310 - 2342 Sunrise Boulevard Highway 50 Corridor <a href="#">Download Flyer</a>	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	<b>FULL 5% LEASE COMMISSION.</b> 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.  NNN costs are approximately \$0.37 PSF.	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					
 <b>Coloma Village</b> 11070 - 11082 Coloma Rd Highway 50 Corridor <a href="#">Download Flyer</a>	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	<b>FULL 5% LEASE COMMISSION. Remodel complete.</b> Co-anchored by Sherwin Williams and Wienerschnitzel. Banquet Hall space available. Monument signage available.  NNN costs are approximately \$0.35 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	Suite 5:	1,392	No	Retail	\$1.25	NNN						
	Suite 7:	1,398	No	Retail	\$1.25	NNN						
	Suite 8:	1,396	No	Retail	\$1.25	NNN						
	Suite 9:	1,393	No	Retail	\$1.25	NNN						
 <b>Sunrock Center</b> 3054 - 3068 Sunrise Blvd Highway 50 Corridor <a href="#">Download Flyer</a>	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	<b>FULL 5% LEASE COMMISSION. Now Remodeled.</b> 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.  NNN costs are approximately \$0.26 PSF.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@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							
 <b>10115 Folsom Blvd.</b> Highway 50 Corridor <a href="#">Download Flyer</a>	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	<b>FULL 5% LEASE COMMISSION. Now remodeled.</b> 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.  NNN costs are approximately \$0.35 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	Suite 102:	1,750		No	Retail	\$1.29	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	
 <b>Nimbus Winery Village</b> 12401 - 12409 Folsom Blvd Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 106:	871	11,307	No	Retail	\$1.49	NNN	Freeway oriented property in the Sacramento MSA path of growth. Adjacent to new 6,000 acre master planned community.	86,731	N/A	<b>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Remodel now complete.</b> 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. *Available with 30 days notice.  NNN costs are \$0.37 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com	
	Suite 107:	563		No	Retail	\$0.89	NNN						
	Suite 109*:	3,917		No	Retail	\$1.39	NNN						
	Suite 125:	3,000 - 5,956		Yes	Retail	\$1.39 - \$1.49	NNN						
 <b>Elkhorn Plaza</b> 4307 - 4419 Elkhorn Blvd Rio Linda/N Highlands <a href="#">Download Flyer</a>	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	<b>FULL 5% LEASE COMMISSION. Remodeling complete!</b> Located in an ideal 360 degree trade area.  2nd generation restaurant space available (former pizza), 3,984 SF space was a Round Table.  NNN costs are approximately \$0.43 PSF.	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						
 <b>5400 Date Avenue</b> Rio Linda/N Highlands <a href="#">Download Flyer</a>	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	<b>Significant remodel of building complete.</b> The property is one of the highest visibility, most attractive buildings on the I-80 corridor.  NNN costs are only \$0.26 PSF.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com	
 <b>Watt Rose Square</b> 4980 - 4986 Watt Ave Rio Linda/North Highlands <a href="#">Download Flyer</a>	4980 Watt Ave		8,261					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	<b>FULL LEASE COMMISSION (5%). Remodel now complete.</b> Located along one of Sacramento's main north-south thoroughfares. Monument signage available. Close proximity to I-80, lightrail station and future Walmart. 4980 Watt Ave, Suites C & D feature roll-up doors.  NNN costs are approximately \$0.45 PSF.	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						
Suite C:	1,105	No	Retail	\$1.29	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><b>Watt North Highlands</b> 7453 - 7517 Watt Ave Rio Linda/North Highlands <a href="#">Download Flyer</a></p>	7459 Watt Ave		29,549					Neighborhood shopping center close to McClellan Park. High traffic counts.	121,618	N/A	<b>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled.</b> 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 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	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><b>Elk Hills II</b> 3992 Foothills Blvd Roseville / Rocklin <a href="#">Download Flyer</a></p>	Suite 110:	1,200	2,445	No	Retail	\$1.59	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	<b>FULL 5% LEASE COMMISSION.</b> 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 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 150:	1,245		No	Retail	\$1.49	NNN					
 <p><b>Melbourne Plaza</b> 1265 Pleasant Grove Blvd Roseville / Rocklin <a href="#">Download Flyer</a></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)	<b>FULL LEASE COMMISSION (5%).</b> 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 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>




## 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><b>Placer Center Plaza</b> 1811 Douglas Blvd Roseville / Rocklin <a href="#">Download Flyer</a></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><b>FULL 5% LEASE COMMISSION. Remodel now complete.</b> 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>	<p>Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a></p>
 <p><b>Sunset Park</b> 2205 - 2251 Sunset Boulevard Roseville / Rocklin <a href="#">Download Flyer</a></p>	<p>2205 - Suite 501:</p> <p>2209 - Suite 901:</p> <p>2209 - Suite 905:</p> <p>2217 - Suite 703:</p> <p>2221 - Suite 105:</p>	<p>1,424</p> <p>2,239</p> <p>2,129</p> <p>1,897</p> <p>2,084</p>	<p>9,773</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>	<p>Retail</p> <p>Retail</p> <p>Retail</p> <p>Retail</p> <p>Retail</p>	<p>\$1.85</p> <p>\$1.75</p> <p>\$1.69</p> <p>\$1.09</p> <p>\$1.45</p>	<p>NNN</p> <p>NNN</p> <p>NNN</p> <p>NNN</p> <p>NNN</p>	<p>Center located at Sunset Blvd and Park Drive. Tenants include Bank of America and Domino's Pizza.</p>	<p>45,698</p> <p>N/A</p> <p>6,605</p> <p>N/A</p> <p>N/A</p>	<p>N/A</p> <p>N/A</p> <p>\$1,572,000 (\$238.00 PSF)</p> <p>N/A</p> <p>N/A</p>	<p><b>FULL 5% LEASE COMMISSION. Remodel Now Complete.</b> 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>	<p>Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a></p>
 <p><b>Rocklin Pointe</b> 4780 Granite Drive Roseville / Rocklin <a href="#">Download Flyer</a></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><b>FULL 5% LEASE COMMISSION. Remodel now complete.</b> 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>	<p>Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a></p>
 <p><b>Fairway Commons</b> 10241 &amp; 10271 Fairway Drive Roseville / Rocklin <a href="#">Download Flyer</a></p>	10271 - Suite 100:	1,910	1,910	No	Retail	\$1.85	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>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>	<p>Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a></p>





## 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 <a href="#">Download Flyer</a></p>	5905	8,492	50,666	No	Retail	\$1.18	NNN	Excellent visibility on the prominent corner of Pacific St and Sunset Blvd.	73,225	N/A	<b>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled.</b> Anchor space (±21,607 SF) available. 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. 6005 A&B can be combined at 21,607 SF at \$0.95 PSF.  NNN costs are \$0.35 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	6005-A	8,604		No	Retail	\$0.98	NNN					
	6005-B	13,003		No	Retail	\$0.98	NNN					
	6015-6	1,828		No	Retail	\$1.33	NNN					
	6015-7*	3,633		No	Retail	\$1.03	NNN					
	6015-10*	812		No	Retail	\$1.59	NNN					
	6015-11	1,598		No	Retail	\$1.33	NNN					
	6015-13/16	12,696		No	Retail	\$0.79	NNN					
 <p>Vista De Lago 7095 Douglas Blvd Granite Bay <a href="#">Download Flyer</a></p>	Suite A:	2,084	10,809	No	Retail	\$1.89	NNN	Located at the major intersection of Douglas Blvd and Auburn Folsom Rd.	15,079	\$3,391,000 (\$224.88 PSF)	<b>FULL LEASE COMMISSION (5%) FOR LESS THAN 5,000 SF. Upgraded Architecture.</b> Located in the highly desirable neighborhood of Placer County at the intersection of Douglas Blvd and Auburn Folsom Rd. Suite E features attractive upgraded architecture and tenant improvements.  NNN costs are approximately \$0.47 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite C:	988		No	Retail	\$1.49	NNN					
	Suite D:	988		No	Retail	\$1.49	NNN					
	Suite E:	6,749		No	Retail	\$1.39	NNN					
 <p>Granite Bay Village 8595 - 8727 Auburn Folsom Rd Granite Bay <a href="#">Download Flyer</a></p>	Suite 8626:	946	28,518	No	Retail	\$1.89	NNN	Located at the major intersection of Douglas Blvd and Auburn Folsom Rd.	90,442	N/A	<b>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled.</b> 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. 2nd generation salon, and restaurant space available. Suite 8701 & 8705 can be 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 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	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 <a href="#">Download Flyer</a></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	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 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>

## 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
 <b>Briggs Ranch Shopping Center</b> 24988 - 25004 Blue Ravine Rd Folsom <a href="#">Download Flyer</a>	24988 Suite 100-A:	937	2,139	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	<b>Now Remodeled. Center is 99% leased!</b> 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.  NNN costs are approximately \$0.42 PSF.	David White JLL 916.440.1826 <a href="mailto:david.white@am.jll.com">david.white@am.jll.com</a> John Brecher JLL 916.440.1826 <a href="mailto:john.brecher@am.jll.com">john.brecher@am.jll.com</a> Ethan Conrad 916.779.1000 <a href="mailto:ethan@ethanconradprop.com">ethan@ethanconradprop.com</a>
	25005 Suite 119:	1,202		No	Retail	\$2.09	NNN					
 <b>Folsom Pavllions Shopping Center</b> 6606 - 6610 Folsom-Auburn Rd Folsom <a href="#">Download Flyer</a>	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	<b>FULL 5% LEASE COMMISSION. Now remodeled.</b> Established shopping center anchored by McDonald's and SpeedDee 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 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	6610-5:	1,723		No	Retail	\$1.89	NNN					
	6610-6:	1,413		No	Retail	\$1.99	NNN					
 <b>American River Plaza</b> 9500 Greenback Lane 9475 Madison Ave Folsom <a href="#">Download Flyer</a>	9500 Greenback		25,931					Located at the major intersection of Greenback Lane and Madison Ave.	107,779	N/A	<b>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled.</b> Established shopping center anchored by Big Lots and Ace Hardware. Co-tenants Starbucks, Round Table Pizza, Carl's Jr, Subway and Sport Clips. Suite 24: Lease pending.  NNN costs are approximately \$0.42 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 4:	1,942		No	Retail	\$1.59	NNN					
	Suite 6:	1,709		No	Retail	\$1.59	NNN					
	Suite 7:	1,971		No	Retail	\$1.59	NNN					
	Suite 9:	2,481		Yes	Retail	\$1.69	NNN					
	Suite 24:	2,695 - 10,976		Yes	Retail	\$1.39-\$1.55	NNN					
	Suite 27:	1,726		No	Retail	\$1.59	NNN					
	Suite 28:	1,676		No	Retail	\$1.59	NNN					
	Suite 35:	1,686 - 3,450		Yes	Retail	\$1.79-\$2.09	NNN					
 <b>31 15th Street</b> West Sacramento <a href="#">Download Flyer</a>	Suite 1:	4,717-7,961	12,678	Yes	Retail	\$0.69 - \$0.89	NNN	Building has Jefferson Boulevard frontage which is the main north/south arterial in West Sacramento.	30,587	\$2,263,438 (\$74 PSF)	<b>FULL LEASE COMMISSION (5%). Remodelling complete! Great visibility at signalized intersection.</b> 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 \$0.07 PSF.	Ryan Smyth 916.779.1000 <a href="mailto:rsmyth@ethanconradprop.com">rsmyth@ethanconradprop.com</a> Daron Whittle 916.779.1000 <a href="mailto:daron@ethanconradprop.com">daron@ethanconradprop.com</a>

## 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><b>La Borgata</b> 3901-3911 Park Drive El Dorado Hills <a href="#">Download Flyer</a></p>	3905 Park Dr: Suite 110:	2,517	2,517	No	Retail	\$2.09	NNN	Convenient access to Hwy 50. Neighboring tenants include: Raley's, Wells Fargo Bank, Bella Bru, Beach Hut Deli, Jack in the Box and Shell.	18,276	N/A	<b>FULL 5% LEASE COMMISSION. Now remodeled.</b> La Borgata is a luxurious mixed-use center located in the heart of El Dorado Hills. The center features six beautiful buildings and plush landscaping that give it the feel of a Mediterranean Village. The center is anchored by high profile tenants: Sienna Bistro, Sky Sushi & Bank of America.  NNN costs are approximately \$0.52 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 <p><b>Atwater Town Center</b> 1025 - 1155 Bellevue Rd Atwater <a href="#">Download Flyer</a></p>	1025 1135 1085	7,500 1,310 61,182	69,992	No No No	Retail Retail Retail	\$0.94 \$1.29 \$0.65 - \$0.75	NNN NNN 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	<b>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled.</b> Recently signed lease with Fitness Evolution for ±26,000 SF! 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 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 <p><b>San Luis Plaza</b> 911-949 W. Pacheco Blvd 1435-1451 W I St Los Banos <a href="#">Download Flyer</a></p>	915: 921*: 925: 929: 933: 947A: 947B: 963*: 1451:	56 945 3,183 3,200 2,555 9,958 6,219 6,708 1,230	34,054	No No No No No No No No No	Retail Retail Retail Retail Retail Retail Retail Retail Retail	\$450 per month \$1.35 \$1.20 \$1.20 \$1.15 \$0.75 \$0.89 \$0.89 \$1.25	NNN NNN NNN NNN NNN NNN NNN NNN NNN	Located in the main retail corridor of the trade area with other major traffic generators including Walmart and Target.	151,514	N/A	<b>FULL 5% LEASE COMMISSION FOR LESS THAN 5,000 SF. Now remodeled.</b> Recently signed lease with Fitness Evolution for ±26,000 SF! 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 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 <p><b>Stone Creek Plaza</b> 1301 W. Pacheco Blvd Los Banos <a href="#">Download Flyer</a></p>	16,188 23,400 - 51,344		67,532	No Yes	Retail Retail	\$0.80 - \$0.95 \$0.80 - \$0.95	NNN NNN	Adjacent to strong performing Walmart with planned 60,000 SF Supercenter expansion.	159,184	N/A	<b>Now remodeled! Hobby Lobby and Fitness Evolution open!</b> 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 <a href="mailto:john.brecher@amjll.com">john.brecher@amjll.com</a> Ethan Conrad 916.779.1000 <a href="mailto:ethan@ethanconradprop.com">ethan@ethanconradprop.com</a>



## 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>Mercantile Row Shopping Center 2270 E. El Monte Way Dinuba <a href="#">Download Flyer</a></p>		58,300	58,300	No	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)	<p><b>Now Remodeled.</b> Recently signed lease with Fitness Evolution for ±27,000 SF! Very attractive rent and purchase price. Located along E El Monte Way, the main thoroughfare in the city of Dinuba.</p> <p>NNN costs are approximately \$0.20 PSF.</p>	Chase Burke 916.779.1000 chase@ethanconradprop.com