



Retail Properties For Lease Or Sale / July 2017

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>Gateway Center 10118 - 10144 Commercial Ave Penn Valley Download Flyer</p>	10130:	2,239	2,239	No	Retail	\$1.25	NNN	Excellent access to Hwy 20. 2nd floor executive suites. Strong residential demographics.	N/A	N/A	<p>FULL LEASE COMMISSION (5%) 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>Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com</p>
	Suite A101 **:	5,457	37,152	No	Retail		NNN	<p>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.</p>	N/A	N/A	<p>Now being remodeled. 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 Shoees, 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 30 days notice. **Available with 45 days notice. ***Available with 60 days notice.</p> <p>Rent and NNN costs will be provided upon request.</p>	<p>Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com</p>
Suite D409:	3,122		No	Retail		NNN						
Suite F605:	761		No	Retail		NNN						
Suite F611:	748		No	Retail		NNN						
Suite F613 *:	945		No	Retail		NNN						
Suite F615:	546		Yes	Retail		NNN						
Suite G701:	5,513		No	Retail		NNN						
Suite G703:	1,499		No	Retail		NNN						
Suite G706:	1,250		No	Retail		NNN						
Suite G711 *:	1,217		No	Retail		NNN						
Suite G719:	4,575		No	Retail		NNN						
Suite G720:	2,855		No	Retail		NNN						
Suite G721:	2,298		No	Retail		NNN						
Suite G722:	2,227		No	Retail		NNN						
Suite H801:	637		No	Retail		NNN						
Suite H803:	584		No	Retail		NNN						
Suite H805:	391		No	Retail		NNN						
Suite H809:	728		No	Retail		NNN						
Suite H811:	387		No	Retail		NNN						
Suite H815 *:	675		No	Retail		NNN						
Suite H817 *:	737		No	Retail		NNN						






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 The Livingston Building 605 - 725 High Street Auburn/Loomis Download Flyer	Suite 213:	718		No	Retail	\$1.49	NNN	Excellent access to Hwy 80 at Elm Ave. Strong traffic count. Large parking lot in rear.	N/A	N/A	FULL LEASE COMMISSION (5%). 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. NNN costs are \$0.31 PSF.	Carol Sizenstatter 916.779.1000 carol@ethanconradprop.com
	Suite 218:	2,678		No	Retail	\$1.69	NNN					
	Suite 220:	3,720		No	Retail	\$1.15	NNN					
	Suite 611:	655		No	Retail	\$1.25	NNN					
	Suite 617:	980		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					
 Gold Country Mall 1031-1039 High Street 882-886 Lincoln Way Auburn/Loomis Download Flyer	1039 High St		8,933					Great location in Old Town Auburn. Access from High St and Lincoln Way. Beautiful courtyard.	N/A	N/A	FULL LEASE COMMISSION (5%). 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.	Carol Sizenstatter 916.779.1000 carol@ethanconradprop.com
	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:	1072		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							Minutes from I-80 and downtown Auburn. Excellent visibility on Auburn Folsom Rd.	N/A	N/A	FULL LEASE COMMISSION (5%). Now remodeled. Beautiful retail/office center with attractive landscaping, strong traffic counts and excellent visibility. NNN costs are \$0.45 PSF.	Carol Sizenstatter 916.779.1000 carol@ethanconradprop.com
	Suite 101:	1,460	7,178	No	Retail	\$1.55	NNN					
	Suite 102:	1,432		No	Retail	\$1.45	NNN					
	Suite 104/105:	2,641		No	Retail	\$1.45	NNN					
670 Auburn Folsom	Suite 107:	1,645		No	Retail	\$1.40	NNN					
 2100 - 2110 Del Paso Blvd Arden/Watt/Howe Download Flyer	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)	FULL LEASE COMMISSION (5%). 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. 2110 is a 2nd generation dance studio. Low NNN costs of \$0.45 PSF	Chase Burke 916.779.1000 chase@ethanconradprop.com
	2100C:	805		No	Retail	\$1.35	NNN					
	2110	2,305		No	Retail	\$1.09	NNN					




Retail Properties For Lease Or Sale

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 1508 Howe Avenue Arden/Watt/Howe Download Flyer	Suite 100:	4,565	14,491	No	Retail	\$1.69	NNN	Recently remodeled and in excellent condition. Over 2 million SF of retail within 1 mile.	14,491	\$2,449,000 (\$169.00 PSF)	Now being remodeled. Strategically located 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 loading deck with a covered platform and two roll-up doors for deliveries.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite 200:	9,926		No	Retail	\$1.29	NNN					
NNN costs are \$0.24 PSF.												
 Arcade Square Shopping Center 3319 - 3465 Watt Ave Arden/Watt/Howe Download Flyer	3321-110 Watt Ave:	1,195	17,935	No	Retail	\$1.80	NNN	High visibility from Watt Ave with over 61,000 cars daily. Easy access to I-80 and Business 80.	N/A	N/A	FULL LEASE COMMISSION (5%). 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.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
	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:	4,247		No	Retail	\$1.39	NNN					
	3437 Watt Ave:	7,364		No	Retail	\$1.29	NNN					
	3465-117 Watt Ave:	999		No	Retail	\$2.15	NNN					
NNN costs are \$0.40 PSF												
 3405 El Camino Ave Arden/Watt/Howe Download Flyer	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.	N/A	N/A	FULL LEASE COMMISSION (5%). Located directly across the street from remodeled Country Club Center and one block from Country Club Mall. Former thrift store.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
	NNN costs are \$0.36 PSF											
 Woodmont Plaza 10940 Fair Oaks Carmichael/Fair Oaks Download Flyer	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)	FULL LEASE COMMISSION (5%). Remodel complete. Located just south of Sunset Ave and Fair Oaks Blvd in the heart of Fair Oaks. Just one block from new 17 home Woodmont gated community.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite 500:	1,482		No	Retail	\$1.19	NNN					
	Suite 700:	1,433		No	Retail	\$1.25	NNN					
NNN costs are approximately \$0.49 PSF.												





Retail Properties For Lease Or Sale

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 5025 Marconi Avenue Carmichael/Fair Oaks Download Flyer	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.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 Manzanita Place 4100 - 4120 Manzanita Ave Carmichael/Fair Oaks Download Flyer	4104 Manzanita: 4116 Manzanita*: 4120 Manzanita:	2,452 510 1,120	4,082	No No No	Retail Retail Retail	\$1.65 \$1.69 \$1.59	NNN 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.	N/A	N/A	FULL LEASE COMMISSION (5%). Now Remodeled. 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. *Available 6/1/17. NNN costs are \$0.52 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 San Juan Center 9045 Fair Oaks Blvd Carmichael/Fair Oaks Download Flyer	Suite C: Suite D: Suite E:	1,210 1,835 1,237	4,282	No No No	Retail Retail Retail	\$1.30 \$1.30 \$1.30	NNN NNN NNN	Located at the intersection of San Juan Ave and Fair Oaks Blvd in Carmichael.	N/A	N/A	FULL LEASE COMMISSION (5%). 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. NNN costs are \$0.40 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 5948 Auburn Blvd Orangevale/Citrus Heights Download Flyer	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. Monument signage available.	N/A	N/A	FULL LEASE COMMISSION (5%). Renovation complete. 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.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
 Lee Plaza 5950 Florin Road Elk Grove / South Sac Download Flyer	Suite 102:	2,876	2,876	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.	N/A	N/A	FULL LEASE COMMISSION (5%). 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.	Chase Burke 916.779.1000 chase@ethanconradprop.com





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 <p>Lotus Plaza 6024 - 6048 Stockton Blvd Elk Grove / South Sac Download Flyer</p>	6024	8,865	26,386	Yes	Retail	\$1.15 - \$1.35	NNN	Located in the heart of "Little Saigon". Close proximity to major retailers and restaurants.	N/A	N/A	FULL LEASE COMMISSION (5%). 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. *Suite 140 is available with 15 days notice. Suite 145 available 7/1/17. NNN costs are only \$0.35 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	6036	Suite 110:	1,152	No	Retail	\$1.45	NNN					
	Suite 115:	1,152	No	Retail	\$1.35	NNN						
	Suite 120:	1,080	No	Retail	\$1.35	NNN						
	Suite 125:	2,232	No	Retail	\$1.40	NNN						
	Suite 135:	1,152	No	Retail	\$1.25	NNN						
	Suite 140*:	1,152	Yes	Retail	\$1.25	NNN						
	Suite 145*:	2,300	Yes	Retail	\$1.25	NNN						
	6048	Suite 110:	1,951	Yes	Retail	\$0.95 - \$1.05	NNN					
	Suite 130:	5,350	Yes	Retail	\$1.00 - \$1.20	NNN						
 <p>Stonelake Landing Shopping Center 2501 - 2619 West Taron Court Elk Grove Download Flyer</p>	2505 Suite 100:	1,610	27,040	No	Retail	\$1.65	NNN	High traffic count. Freeway visible monument signage. Signalized intersection.	13,598	\$2,692,000 (\$198 PSF)	FULL LEASE COMMISSION (5%). Now Remodeled. 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. The property is next to California Northstate University, which currently has approximately 400 students and is in the process of working towards opening a medical school on their campus that will bring more students. Also located next to AIIData that has approximately 350 employees. *Available with 30 days notice. NNN costs are \$0.42 PSF.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
	2505 Suite 110:	1,191	No	Retail	\$1.70	NNN						
	2505 Suite 120:	1,199	No	Retail	\$1.70	NNN						
	2505 Suite 130:	1,105	No	Retail	\$1.70	NNN						
	2505 Suite 150:	1,595	No	Retail	\$1.65	NNN						
	2505 Suite 170:	1,208	No	Retail	\$1.70	NNN						
	2505 Suite 175:	1,798	No	Retail	\$1.65	NNN						
	2505 Suite 180:	1,798	No	Retail	\$1.70	NNN						
	2513 Suite 150*:	1,006	No	Retail	\$1.75	NNN						
	2513 Suite 160:	1,525	No	Retail	\$1.75	NNN						
2521 Suite 150:	2,400	No	Retail	\$1.55	NNN							
2525 Suite 100:	4,152	No	Retail	\$1.65-\$1.80	NNN							
2615 W Taron:	7,354	Yes	Retail	\$1.25-\$1.45	NNN							
 <p>5400 Power Inn Road Power Inn Download Flyer</p>	Suite A:	18,686	18,686	No	Office/Showroom	\$0.75	NNN	Approximately 40,000 cars/day traffic count. Squeeze Inn, The Sandwich Spot, Subway, I Love Teriyaki, La Bou across the street.	23,297	\$2,073,433 (\$89.00 PSF)	Masonry block building with professional park setting. Outstanding visibility on Power Inn Road. C-2 Zoning. Suite A is currently a gym and is ideal for fitness uses. NNN Charges are approx. \$0.11 PSF	Chase Burke 916.779.1000 chase@ethanconradprop.com





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 Fulton & Cottage Center 2151 Fulton Ave Arden/Watt/Howe Download Flyer	Suite 150:	1,219	1,219	No	Retail	\$1.79	NNN	Located in the Fulton Ave corridor on the corner of Fulton Ave and Cottage Way.	N/A	N/A	FULL LEASE COMMISSION (5%) . Highly visible monument sign on Fulton Ave. Co-anchor by a high traffic Starbucks. Excellent exposure on Fulton Ave. NNN at only \$0.37 PSF.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
 College Greens West 8345 - 8371 Folsom Boulevard Arden/Watt/Howe Download Flyer	8343 - Suite 100: 8345 - Suite 103: 8345 - Suite 105: 8345 - Suite 109: 8345 - Suite 115:	1,235 1,286 3,439 1,244 1,083	8,287	No No No No	Retail Retail Retail Retail	\$1.99 \$1.39 \$1.45 \$1.39	NNN NNN NNN NNN	Drive-thru restaurant space, pad space and shop space all available. Well located retail property.	N/A	N/A	FULL LEASE COMMISSION (5%) . 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.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
 College Greens West 8353 Folsom Boulevard Arden/Watt/Howe Download Flyer	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.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
 11395 Folsom Boulevard Sunrise Download Flyer	Suite B:	58,182	58,182	Yes	Retail	\$0.65-\$0.75	NNN	Outstanding visibility to Highway 50. Strategically located between Sunrise Blvd. and Hazel Ave.	81,826	\$6,976,000 (\$85.25 PSF)	Remodeling now complete. Ideal for furniture stores. Space is fully conditioned with an attractive interior build out. Gated truck loading with numerous roll up doors. Former Room Source building. Suite B available with 30 days notice. Divisible to 18,437 SF, 27,633 SF, 30,549 SF or 39,745 SF. NNN costs are \$0.14 PSF.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com





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 Glenbrook Shopping Center 8700 - 8760 La Riviera Drive Highway 50 Corridor Download Flyer	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.	N/A	N/A	FULL LEASE COMMISSION (5%). 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.	Carol Sitzenstatter 916.779.1000 carol@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 Download Flyer	Suite 100:	6,545	8,031	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.	N/A	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.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite 150:	1,486		No	Retail	\$1.39	NNN					
 Rivergate Shopping Center Shop Space 2310 - 2342 Sunrise Boulevard Highway 50 Corridor Download Flyer	2310 Sunrise-2:	2,195	9,478	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.	N/A	N/A	FULL LEASE COMMISSION (5%). 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.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
	2310 Sunrise-5:	2,088		No	Retail	\$1.85	NNN					
	2340 Sunrise-20:	1,200		No	Retail	\$1.80	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					
 Coloma Village 11070 - 11082 Coloma Rd Highway 50 Corridor Download Flyer	11082 Coloma Rd		5,579					Nearby retail includes Sportsman's Warehouse, Smart & Final and Pet Club. Located 1/4 mile from Sunrise Blvd.	N/A	N/A	FULL LEASE COMMISSION (5%). Remodel complete. Co-anchored by Sherwin Williams and Wienerschnitzel. Banquet Hall space available. Monument signage available.	Carol Sitzenstatter 916.779.1000 carol@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					





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 Sunrock Center 3054 - 3068 Sunrise Blvd Highway 50 Corridor Download Flyer	Suite C: w/ wh	1,475 1,745	11,468	No No	Retail/Showroom Warehouse	\$0.89 \$0.59	NNN NNN	Excellent visibility from Sunrise Blvd. Easy access to Hwy 50. Monument and building signage available.	N/A	N/A	FULL LEASE COMMISSION (5%). 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. NNN costs are approximately \$0.26 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite F:	3,469		No	Retail/Showroom	\$0.89	NNN					
	Suite H: w/ wh	1,563 844		No No	Retail/Showroom Warehouse	\$0.89 \$0.59	NNN NNN					
	Suite I: w/ wh	1,526 846		No No	Retail/Showroom Warehouse	\$0.89 \$0.59	NNN NNN					
 10115 Folsom Blvd. Highway 50 Corridor Download Flyer	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.	N/A	N/A	FULL LEASE COMMISSION (5%). 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. NNN costs are approximately \$0.35 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite 102:	1,750		No	Retail	\$1.29	NNN					
 Nimbus Winery Village 12401 - 12409 Folsom Blvd Highway 50 Corridor Download Flyer	Suite 106:	871	14,845	No	Retail	\$1.45	NNN	Freeway oriented property in the Sacramento MSA path of growth. Adjacent to new 6,000 acre master planned community.	N/A	N/A	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 and Monster Mini Golf. *Suite 106 is available with 30 days notice. NNN costs are \$0.37 PSF.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
	Suite 107:	563		No	Retail	\$0.89	NNN					
	Suite 120:	13,411		Yes	Retail	\$1.19 - \$1.35	NNN					
 Elkhorn Plaza 4307 - 4419 Elkhorn Blvd Rio Linda/N Highlands Download Flyer	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.	N/A	N/A	FULL LEASE COMMISSION (5%). Remodeling complete! 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.	Carol Sitzenstatter 916.779.1000 carol@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					





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
 5400 Date Avenue Rio Linda/N Highlands Download Flyer	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.	N/A	N/A	Significant remodel of building complete. The property is one of the highest visibility, most attractive buildings on the I-80 corridor. NNN costs are only \$0.26 PSF.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
 Watt Rose Square 4980 - 4986 Watt Ave Rio Linda/North Highlands Download Flyer	4980 Watt Ave Suite C: Suite D:	1,598 1,985	9,372	No No	Retail Retail	\$1.49 \$1.49	NNN NNN	Excellent visibility and access from Watt Ave. Located on a major signalized intersection just south of McClellan Park. High traffic counts.	N/A 7,856	N/A \$1,563,000 (\$199.00 PSF)	FULL LEASE COMMISSION (5%). 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. Former dialysis clinic and car audio space available. 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
 Watt North Highlands 7453 - 7517 Watt Ave Rio Linda/North Highlands Download Flyer	Suite B103: Suite D106: Suite D108: Suite D110: Suite F113: Suite F113A: Suite G115: Suite G116A: Suite G117A: Suite G117: Suite G118:	2,800 4,255 1,616 1,500 6,400 6,400 1,200 1,200 1,200 1,200 1,800	29,571	No No No No No No No No No No No	Retail Retail Retail Retail Retail Retail Retail Retail Retail Retail Retail	\$1.49 \$0.99 \$1.25 \$1.25 \$0.79 \$0.79 \$1.25 \$1.25 \$1.25 \$1.25 \$1.49	NNN NNN NNN NNN NNN NNN NNN NNN NNN NNN NNN	Neighborhood shopping center close to McClellan Park. High traffic counts.	N/A	N/A	FULL LEASE COMMISSION (5%). Now being remodeled. Shopping center co-anchored by Food Maxx, Aaron's and Bank of America. Junior anchor space available. NNN costs are approximately \$0.39 PSF.	Mike Talamantes 916.779.1000 miket@ethanconradprop.com
 Elk Hills I 1251 Baseline Rd Roseville / Rocklin Download Flyer	Suite 130:	1,234	1,234	No	Retail	\$1.79	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.	N/A	N/A	FULL LEASE COMMISSION (5%). 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 \$0.42 PSF.	Carol Sitzenstatter 916.779.1000 carol@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>Elk Hills II 3992 Foothills Blvd Roseville / Rocklin Download Flyer</p>	Suite 110: Suite 150:	1,200 1,245	2,445	No No	Retail Retail	\$1.44 \$1.54	NNN 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.	N/A	N/A	FULL LEASE COMMISSION (5%). 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.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
 <p>Foothills Junction 5005 & 5015 Foothills Blvd Roseville / Rocklin Download Flyer</p>	5005 - Suite 6:	2,840	2,840	No	Retail	\$1.68	NNN	Aggressive rates. Abundant onsite parking. California Family Fitness Center, Original Pete's Pizza, Wells Fargo and Boston Market located in the Center.	N/A	N/A	FULL LEASE COMMISSION (5%). Now remodeled. Located along Foothills Blvd. at Junction, serving west Roseville residents. Strong daytime populations that include HP, Surewest, Sutter and TSI Semiconductors. High population number and household incomes. NNN costs are \$0.46 PSF.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
 <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	\$1,006,000 (\$239.00 PSF)	FULL LEASE COMMISSION (5%). 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.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
 <p>Placer Center Plaza 1811 Douglas Blvd Roseville / Rocklin Download Flyer</p>	Suite 7-8:	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.	N/A	N/A	FULL LEASE COMMISSION (5%). 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. NNN costs are \$0.41 PSF.	Carol Sitzenstatter 916.779.1000 carol@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 Park 2205 - 2251 Sunset Boulevard Roseville / Rocklin Download Flyer</p>	2205 - Suite 501:	1,424	9,773	No	Retail	\$1.85	NNN	Center located at Sunset Blvd and Park Drive.	N/A	N/A	FULL LEASE COMMISSION (5%). Remodel Now Complete. This center is surrounded by some of Placer County's more affluent neighborhoods with strong daytime populations. Benefits from strong demographics. NNN costs are \$0.49 PSF.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
	2209 - Suite 901:	2,239		No	Retail	\$1.75	NNN	Tenants include Bank of America and Domino's Pizza.	6,605	\$1,572,000 (\$238.00 PSF)		
	2209 - Suite 905:	2,129		No	Retail	\$1.69	NNN					
	2217 - Suite 703:	1,897		No	Retail	\$1.09	NNN					
	2221 - Suite 105:	2,084		No	Retail	\$1.45	NNN		N/A	N/A		
 <p>Rocklin Pointe 4780 Granite Drive Roseville / Rocklin Download Flyer</p>	Suite 200:	1,079	3,328	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	FULL LEASE COMMISSION (5%). 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. NNN costs are \$0.53 PSF.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
	Suite 400:	2,249		No	Retail	\$1.39	NNN					
 <p>Fairway Commons 10241 & 10271 Fairway Drive Roseville / Rocklin Download Flyer</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.	N/A	N/A	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. NNN costs are \$0.32 PSF.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
 <p>Eureka Ridge Plaza 1470-1490 Eureka Rd Roseville / Rocklin Download Flyer</p>	Suite 100:	2,126	9,157	No	Retail	\$2.19	NNN	Excellent visibility on the prominent corner of Eureka Rd and Rocky Ridge Rd.	N/A	N/A	FULL LEASE COMMISSION (5%). Now being remodeled. Beautiful shopping center with high profile tenants located on an established corner of Roseville. This property benefits from strong daytime traffic with traffic counts in excess of 32,000 cars per day. Neighboring tenants include Roseville Auto Mall, Carmax, Walmart, Target, Century Theater and Kaiser Permanente Hospital. Suite 150 available with 30 days notice. NNN costs are \$0.75 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite 150:	1,031		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
 Sunset Plaza 5905-6015 Pacific Street Roseville / Rocklin Download Flyer	5905	8,492	58,075	No	Retail	\$1.10	NNN	Excellent visibility on the prominent corner of Pacific St and Sunset Blvd.	N/A	N/A	FULL LEASE COMMISSION (5%). Now being remodeled. Anchor space 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. NNN costs are \$0.35 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	5935*	3,453		No	Retail	\$1.05	NNN					
	5945	1,800		No	Retail	\$1.25	NNN					
	6005-A	8,604		No	Retail	\$0.90	NNN					
	6005-B	13,003		No	Retail	\$0.90	NNN					
	6015-6	1,828		No	Retail	\$1.25	NNN					
	6015-7*	5,453		No	Retail	\$0.95	NNN					
	6015-11	1,598		No	Retail	\$1.25	NNN					
6015-12	1,148	No	Retail	\$1.25	NNN							
6015-13/16	12,696	No	Retail	\$0.75	NNN							
 Vista De Lago 7095 Douglas Blvd Granite Bay Download Flyer	Suite D:	988	7,737	No	Retail	\$1.49	NNN	Located at the major intersection of Douglas Blvd and Auburn Folsom Rd.	15,079	\$3,581,052 (\$237.49 PSF)	FULL LEASE COMMISSION (5%). Upgraded Architecture. 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.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
	Suite E:	6,749		No	Retail	\$1.39	NNN					
 Granite Bay Village 8595 - 8727 Auburn Folsom Rd Granite Bay Download Flyer	Suite 8609:	1,592	27,608	No	Retail	\$1.79	NNN	Located at the major intersection of Douglas Blvd and Auburn Folsom Rd.	N/A	N/A	FULL LEASE COMMISSION (5%). Now remodeled. 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. NNN costs are approximately \$0.43 PSF.	Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com
	Suite 8671:	2,400		No	Retail	\$1.69	NNN					
	Suite 8679:	3,993		No	Retail	\$1.47	NNN					
	Suite 8701:	17,606		Yes	Retail	\$1.49-\$1.69	NNN					
	Suite 8727:	2,017		No	Retail	\$1.69	NNN					
 1835 Prairie City Rd Folsom Download Flyer	Suite 300:	1,221	1,221	No	Retail	\$1.85	NNN	Fronts Prairie City Rd across from Safeway. Anchored by Phoenix Schools.	N/A	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 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>Briggs Ranch Shopping Center 24988 - 25004 Blue Ravine Rd Folsom Download Flyer</p>	25005 Suite 119:	1,202	1,202	No	Retail	\$2.09	NNN	Close proximity to Hwy 50.	N/A	N/A	<p>Now Remodeled. Anchor space now 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. 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!</p> <p>NNN costs are approximately \$0.45 PSF.</p>	<p>David White CBRE 916.781.4889 david.white@cbre.com John Brecher CBRE 916.781.4850 john.brecher@cbre.com Ethan Conrad 916.779.1000 ethan@ethanconradprop.com</p>
 <p>Folsom Pavillons Shopping Center 6606 - 6610 Folsom-Auburn Rd Folsom Download Flyer</p>	6608-8: 6610-3: 6610-6:	1,221 1,412 1,723	4,356	No No No	Retail Retail Retail	\$1.99 \$1.99 \$1.89	NNN NNN NNN	Located at the major intersection of Greenback Lane and Folsom-Auburn Rd.	N/A	N/A	<p>FULL LEASE COMMISSION (5%). Now remodeled. 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.</p> <p>NNN costs are approximately \$0.55 PSF.</p>	<p>Chase Burke 916.779.1000 chase@ethanconradprop.com</p>
 <p>American River Plaza 9500 Greenback Lane 9475 Madison Ave Folsom Download Flyer</p>	9500 Greenback Suite 4: Suite 6: Suite 7: Suite 9: Suite 24: Suite 27: Suite 28: Suite 35:	1,942 1,709 1,971 2,481 2,695 - 10,976 1,726 1,676 1,686 - 3,450	25,931	No No No Yes Yes No No Yes	Retail Retail Retail Retail Retail Retail Retail Retail	\$1.59 \$1.59 \$1.59 \$1.69 \$1.39-\$1.55 \$1.59 \$1.59 \$1.79-\$2.09	NNN NNN NNN NNN NNN NNN NNN NNN	Located at the major intersection of Greenback Lane and Madison Ave.	N/A	N/A	<p>Now remodeled. Established shopping center anchored by Big Lots and Ace Hardware. Co-tenants Starbucks, Round Table Pizza, Curves, Carl's Jr, Subway and Sport Clips. Suite 6 available with 30 days notice. Suite 9 available as of 7/1/17.</p> <p>NNN costs are approximately \$0.42 PSF.</p>	<p>Chase Burke 916.779.1000 chase@ethanconradprop.com</p>
 <p>31 15th Street West Sacramento Download Flyer</p>	Suite 1/2: Suite 3: Suite 4:	1,849-7,369 5,265 17,912	30,563	No No Yes	Retail Warehouse Retail	\$0.85 - \$0.99 \$0.69 \$0.42	NNN NNN NNN	Building has Jefferson Boulevard frontage which is the main north/south arterial in West Sacramento.	30,563	\$2,262,000 (\$74 PSF)	<p>FULL COMMISSION (5%). 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 1,849, 5,265, 5,537 & 17,912 SF.</p> <p>NNN costs are \$0.07 PSF.</p>	<p>Carol Sitzenstatter 916.779.1000 carol@ethanconradprop.com</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
 La Borgata 3901-3911 Park Drive El Dorado Hills Download Flyer	3905 Park Dr:										FULL LEASE COMMISSION (5%) Now remodeled. La Borgata is a luxurious mixed-use center located in the heart of El Dorado Hills. The center features six beautiful buildings and lush 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. Suite 115 available with 30 days notice. NNN costs are approximately \$0.52 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite 110:	2,517	3,782	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		
Suite 115:	1,265		No	Retail	\$1.99	NNN						
 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.	N/A	N/A	FULL LEASE COMMISSION (5%) EXCLUDING 1085 BELLEVUE ROAD. Now being remodeled. 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. 1135 available 7/16/17. 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		No	Retail	\$0.65 - \$0.75	NNN*					
 San Luis Plaza 911-949 W. Pacheco Blvd 1435-1451 W I St Los Banos Download Flyer	915:	56	36,737	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.	N/A	N/A	FULL LEASE COMMISSION (5%). Now remodeled. 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 chase@ethanconradprop.com
	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:	8,008		No	Retail	\$0.89	NNN					
	949A:	894		No	Retail	\$1.30	NNN					
	963*:	6,708		No	Retail	\$0.89	NNN					
	1451:	1,230		No	Retail	\$1.25	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>Stone Creek Plaza 1301 W. Pacheco Blvd Los Banos Download Flyer</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.	N/A	N/A	<p>Now remodeled! Hobby Lobby and Fitness Evolution 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.</p> <p>NNN costs are approximately \$0.23 PSF.</p>	John Brecher CBRE 916.781.4850 john.brecher@cbre.com Ethan Conrad 916.779.1000 ethan@ethanconradprop.com
 <p>Mercantile Row Shopping Center 2270 E. El Monte Way Dinuba Download Flyer</p>		57,660	57,660	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>Now Remodeled. 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