







Retail Land Properties For Lease Or Sale / December 2018

916.779.1000




ETHAN CONRAD




PROPERTIES INC.



Building	SF Available	Land Use	Price	Lease Rate	Type	Features	Comments	Primary Contact
 <p>Tower Market Center 2270 Nicolaus Rd Lincoln Download Flyer</p>	0.4 Acres	Retail		\$2,950.00	NNN	Located in the growing city of Lincoln on Nicolaus Rd. Surrounded by residential subdivisions.	Majority of site improvements completed. All utilities are available.	Race Merritt 916.779.1000 race@ethanconradprop.com
 <p>Granite Bay Village 8595-8727 Auburn Folsom Rd Granite Bay Download Flyer</p>	27,000	Retail	\$783,000.00 (\$29.00 PSF)	\$5,800.00	NNN	Located at the intersection of Douglas Blvd and Auburn Folsom Rd. Anchored by Ace Hardware and Ripped Fitness.	Granite Bay Village is one of Granite Bay's most prominent shopping centers. Located at the busy intersection of Douglas Blvd and Auburn Folsom Rd within the highly desirable neighborhood of Placer County. NNN costs are approximately \$0.45 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>Glenbrook Shopping Center Land 8700-8760 La Riviera Drive Highway 50 Corridor Download Flyer</p>	30,500	Retail	\$671,000 (\$22.00 PSF)	\$4,800.00	NNN	Glenbrook is a neighborhood retail center serving an area with limited retail.	High volume Big Lots anchored center. Easy access from Highway 50 and Watt Avenue. Strong daytime population with steady evening and weekend traffic.	Race Merritt 916.779.1000 race@ethanconradprop.com

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 <p>Rivergate Shopping Center Land 2346 Sunrise Boulevard Highway 50 Corridor Download Flyer</p>	<p>1.80 acres</p> <p>Divisible to 0.81 acres</p> <p>Divisible to .99 acres</p>	Retail	<p>\$1,882,000 (\$24.00 PSF)</p> <p>\$882,000 (\$25.00 PSF)</p> <p>\$1,380,000 (\$32.00 PSF)</p>	Upon request	NNN	Center has almost 1,000 feet of Sunrise Boulevard frontage with over 80,000 cars passing by on a daily basis.	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.	<p>Ethan Conrad 916.779.1000 ethan@ethanconradprop.com</p>
 <p>Natomas Fountains Truxel Road - Gateway Park Blvd. Land Northgate/North Natomas Download Flyer</p>	12.54 acre	Retail	\$21.00 - \$39.00	Upon Request	NNN	Retail zoning change in process. Very high traffic counts. Quick access to I-80.	Excellent visibility on both Truxel as well as Gateway Park Blvd. Property has a fair amount of improvements and utilities already installed on it, including a driveway and a portion of a parking lot. Area surrounding property almost fully "built out". Quick access to I-80. 1-3 acre pads available for lease.	<p>John Brecher 916.440.1826 john.brecher@am.jll.com</p> <p>Dave White JLL 916.440.1831 dave.white@am.jll.com</p>
 <p>Watt Rose Square 4980 - 4986 Watt Ave North Highlands Download Flyer</p>	0.34 acre	Retail	<p>\$289,000 (\$19.50 PSF)</p>	\$2,200.00	NNN	Excellent visibility and access from Watt Ave. Close proximity to I-80, lightrail station and future Walmart.	Located along one of Sacramento's main north-south thoroughfares. Just south of McClellan Park. Parking lot and most infrastructure already installed for pad development.	<p>Chase Burke 916.779.1000 chase@ethanconradprop.com</p>

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 <p>4020 North Freeway Blvd. Northgate/North Natomas Download Flyer</p>	0.55 acre	Retail/Office or Industrial	\$252,000.00 (\$10.50 PSF)	\$1,940.00	NNN	Zoned M1. Fantastic exposure to westbound I-80 onramp. Rapid access to I-80.	Located in Sacramento County. Easy access to I-80 and I-5. Close proximity to Sacramento International Airport and the CBD. New retail/shopping/restaurants in Natomas Gateway accessible within minutes.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>Manzanita Oaks Center 4131 Manzanita Ave Carmichael/Fair Oaks Download Flyer</p>	8,800	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.	FULL 5% LEASE COMMISSION. Now Remodeled. 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 chase@ethanconradprop.com
 <p>Florin Towne Center 8275 Florin Rd Elk Grove/South Sacramento Download Flyer</p>	±20,000 SF - 65,892 SF	Retail	\$7.65-\$15.75 PSF	Upon Request	NNN	Located on busy Florin Rd at signalized intersection. Monument and building signage available.	Center now remodeled. Close proximity to Frasinetti's Winery with excellent visibility on high traffic Florin Rd. Located in the center of South Sacramento in the Power Inn submarket. Potential pad for drive-thru restaurant or coffee kiosk.	Chase Burke 916.779.1000 chase@ethanconradprop.com

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 <p>Nimbus Winery Village Land 12401-12409 Folsom Blvd Rancho Cordova Download Flyer</p>	20,832 SF	Retail	\$562,000 (\$27.00 PSF)	\$3,750.00	NNN	Freeway highly visible property in the Sacramento MSA path of growth. Adjacent to new 6,000 acre master planned community.	Remodel now completed. Landmark - Nimbus Winery Village. Established destination entertainment shopping center with 1,100 feet of freeway frontage on Highway 50. Retailers include Cattlemens, Spaghetti Factory, Tommy T's Comedy Club, Monster Golf and BrainyZoo. Pad fronting Folsom Blvd available. Ideal for coffee kiosk. NNN costs are \$0.36 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>Folsom Village Shopping Center 9580 Oak Avenue Parkway Folsom Download Flyer</p>	15,774 SF	Retail		\$4,500.00	NNN	Located at the major intersection of Oak Ave Parkway and American River Canyon Dr.	Now being remodeled. Part of the American River Canyon neighborhood, one of Folsom's most affluent. Located at the major intersection of Oak Ave Pkwy & American River Canyon Dr.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>Paradise Plaza 6600-6646 Clark Rd & 1499 Wagstaff Rd Paradise Download Flyer</p>	6,534 SF	Retail	N/A	\$3,300.00		Located at Clark Rd and Wagstaff Rd. Center benefits from strong demographics.	Anchored by Kmart and Save-Mart Grocery Store. Other tenants include UPS Store, Mountain Mike's Pizza, Subway, T-Mobile, Dollar Tree and more. Pad ready for development.	Race Merritt 916.779.1000 race@ethanconradprop.com

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 <p>San Luis Plaza 911-949 W. Pacheco Blvd Los Banos Download Flyer</p>	±15,000 SF	Retail	N/A	\$3,500.00		Located in the main retail corridor of the trade area with other major traffic generators including Walmart and Target.	Located on State Hwy 152/33, one of the heaviest traveled routes between the Central Valley and Central Coast. Hwy 152 also serves as a connection to major North/South CA routes to Hwy 99, 101 and I-5. Next to strong performing Target and Walmart. Close proximity to Los Banos Municipal airport and Merced College, Los Banos Campus.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>Sutter Creek Crossroads Hwy 49 & Hwy 104 Sutter Creek Download Flyer</p>	1.13 Acres	Retail	\$664,000 (\$13.50 PSF)	N/A		10,581 SF planned building. Located on the northwest corner of Hwy 49 & Hwy 104. Neighboring retailers include Lowe's, Safeway, Petco, Walmart, Kmart, Dollar Tree and more.	Sutter Creek Crossroads is located at the most important intersection of the entire trade area. Area benefits from significant tourist activity stemming from the area's proximity to Yosemite, Lake Tahoe, Kirkwood, Amador County wineries and Jackson Rancheria.	Chase Burke 916.779.1000 chase@ethanconradprop.com