


Retail Land Properties For Lease Or Sale / September 2017 916.779.1000




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ETHAN CONRAD  
PROPERTIES INC.




## Retail Land Properties For Lease Or Sale

| Building                                                                                                                                                                                                                  | SF Available           | Land Use | Price                          | Lease Rate | Type | Features                                                                                                       | Comments                                                                                                                                                                                                                                                            | Primary Contact                                                                                                             |
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|  <p><b>Cobblestone Plaza</b><br/>Cypress &amp; Hartnell Ave<br/>Redding<br/><a href="#">Download Flyer</a></p>                            | 5,719<br>on 0.55 acres | Retail   | \$989,000.00<br>(\$173.00 PSF) | \$9,608.00 | NNN  | Excellent visibility and access on East Cypress Ave.                                                           | <p>Now being remodeled. Located in the heart of Redding, the center is next door to the upcoming Dignity Health clinic and Prestige Health Care. Junior anchor space available.</p> <p>NNN costs are approximately \$0.38 PSF.</p>                                  | <p>Ken Miller<br/>530.768.1650<br/>kenmiller@shasta.com<br/>Ethan Conrad<br/>916.779.1000<br/>ethan@ethanconradprop.com</p> |
|  <p><b>Granite Bay Village</b><br/>8595-8727 Auburn Folsom Rd<br/>Granite Bay<br/><a href="#">Download Flyer</a></p>                      | 27,000                 | Retail   | \$783,000.00<br>(\$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. | <p>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.</p> <p>NNN costs are approximately \$0.45 PSF.</p> | <p>Chase Burke<br/>916.779.1000<br/><a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a></p>            |
|  <p><b>Glenbrook Shopping Center Land</b><br/>8700-8760 La Riviera Drive<br/>Highway 50 Corridor<br/><a href="#">Download Flyer</a></p> | 30,500                 | Retail   | \$671,000<br>(\$22.00 PSF)     | \$4,800.00 | NNN  | Glenbrook is a neighborhood retail center serving an area with limited retail.                                 | <p>High volume Big Lots anchored center. Easy access from Highway 50 and Watt Avenue. Strong daytime population with steady evening and weekend traffic.</p>                                                                                                        | <p>Chase Burke<br/>916.779.1000<br/><a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a></p>            |




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|  <p><b>Rivergate Shopping Center Land</b><br/>2346 Sunrise Boulevard<br/>Highway 50 Corridor<br/><a href="#">Download Flyer</a></p>       | <p>1.82 acres</p> <p>Divisible to 0.59 acres</p> <p>Divisible to 1.23 acres</p> | Retail   | <p>\$1,784,000<br/>(\$22.50 PSF)</p> <p>\$976,600<br/>(\$38.00 PSF)</p> <p>\$1,286,000<br/>(\$24.00 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<br/>916.779.1000<br/><a href="mailto:ethan@ethanconradprop.com">ethan@ethanconradprop.com</a></p>  |
|  <p><b>Natomas Fountains</b><br/>Truxel Road - Gateway Park Blvd. Land<br/>Northgate/North Natomas<br/><a href="#">Download Flyer</a></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<br/>CBRE<br/>916.781.4850<br/><a href="mailto:john.brecher@cbre.com">john.brecher@cbre.com</a></p> |
|  <p><b>Watt Rose Square</b><br/>4980 - 4986 Watt Ave<br/>North Highlands<br/><a href="#">Download Flyer</a></p>                         | 0.34 acre                                                                       | Retail   | <p>\$289,000<br/>(\$19.50 PSF)</p>                                                                           | \$2,700.00   | NNN  | Excellent visibility and access from Watt Ave. Close proximity to I-80, light rail station and future Walmart. | Located along one of Sacramento's main north-south thoroughfares. Just south of McClellan Park. Parking lot and most infrastructure already installed for pad development.                                                                                                                                                                                                                                                     | <p>Chase Burke<br/>916.779.1000<br/><a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a></p>   |


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|  <p>4020 North Freeway Blvd.<br/>Northgate/North Natomas<br/><a href="#">Download Flyer</a></p>                   | 0.55 acre              | Retail/Office or Industrial | \$252,000.00<br>(\$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<br>916.779.1000<br><a href="mailto:grant@ethanconradprop.com">grant@ethanconradprop.com</a> |
|  <p>San Juan Center<br/>9045 Fair Oaks Blvd<br/>Carmichael<br/><a href="#">Download Flyer</a></p>                 | 0.35 acre              | Retail                      |                               | \$4,700.00   |      | Hard corner site at signalized intersection with excellent visibility. Traffic count of over 48,000 cars per day. | This property is located in the established City of Carmichael and is surrounded by dense residential subdivisions. Pad is situated at the intersection of Fair Oaks Blvd and San Juan Ave.                                                             | Chase Burke<br>916.779.1000<br><a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>  |
|  <p>Florin Towne Center<br/>8275 Florin Rd<br/>Elk Grove/South Sacramento<br/><a href="#">Download Flyer</a></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.                    | <b>Center now remodeled.</b> 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<br>916.779.1000<br><a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>  |

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|  <p><a href="#">Nimbus Winery Village Land</a><br/>12401-12409 Folsom Blvd<br/>Rancho Cordova<br/><a href="#">Download Flyer</a></p>      | 20,832 SF                                                    | Retail               | \$562,000<br>(\$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. | <p><b>Remodel now completed.</b> 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.</p> <p>NNN costs are \$0.36 PSF.</p> | Chase Burke<br>916.779.1000<br><a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a> |
|  <p><a href="#">Stonelake Landing Shopping Center</a><br/>2509-2623 West Taron Court<br/>Elk Grove<br/><a href="#">Download Flyer</a></p> | 2509 West Taron: 34,923 SF<br><br>2623 West Taron: 33,165 SF | Retail<br><br>Retail | \$506,400<br>(\$14.50 PSF)<br><br>\$647,000<br>(\$19.50 PSF) | \$3,060.00<br><br>\$4,448.00 | NNN<br><br>NNN | High traffic count. Freeway visible monument signage. Signalized intersection.                                             | <p>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.</p> <p>2623 West Taron Court is drive-thru approved.</p>                       | Chase Burke<br>916.779.1000<br><a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a> |
|  <p><a href="#">San Luis Plaza</a><br/>911-949 W. Pacheco Blvd<br/>Los Banos<br/><a href="#">Download Flyer</a></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.    | <p>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.</p>                              | Chase Burke<br>916.779.1000<br><a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a> |

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|  | 1.13 Acres   | Retail   | \$664,000<br>(\$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<br>916.779.1000<br><a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a> |

Sutter Creek Crossroads  
Hwy 49 & Hwy 104  
Sutter Creek  
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