





Retail Properties For Lease Or Sale / January 2019

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	
 <b>The Livingston Building</b> 605 - 725 High Street Auburn/Loomis <a href="#">Download Flyer</a>	Suite 655:	1,456	3,460	No	Retail	\$1.15	NNN	Excellent access to Hwy 80 at Elm Ave. Strong traffic count. Large parking lot in rear.	39,182	N/A	<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.  NNN costs are \$0.31 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>	
	Suite 665:	2,004		No	Retail	\$1.15	NNN						
 <b>Gold Country Mall</b> 1031-1039 High Street 882-886 Lincoln Way Auburn/Loomis <a href="#">Download Flyer</a>	1039 High St		10,630					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.  NNN costs are \$0.35 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>	
	Suite 10A:	959		No	Retail	\$0.95	NNN						
	Suite 12:	2,701	No	Retail	\$1.15	NNN							
	882 Lincoln Way		814-2,455										
	884 Lincoln Way			No	Retail	\$1.35-\$1.45	NNN						
	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								
 <b>Skyridge Courtyard Center</b> 660, 670 & 680 Auburn Folsom Rd Auburn/Loomis <a href="#">Download Flyer</a>	660 Auburn Folsom		8,006					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. Suite 101 is a former Starbucks. Suite 104/105 is a 2nd gen restaurant.  NNN costs are \$0.45 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>	
	Suite 101:	1,460		No	Retail	\$1.49	NNN						
	Suite 102:	1,432		No	Retail	\$1.39	NNN						
	Suite 103:	1,439		No	Retail	\$1.39	NNN						
	Suite 104/105:	2,641		No	Retail	\$1.45	NNN						
670 Auburn Folsom													
Suite 106:	1,034	No	Office	\$1.19	NNN								
 <b>Lincoln Center</b> 150 Lincoln Blvd Lincoln <a href="#">Download Flyer</a>	Suite 110:	2,240	2,240	No	Retail	\$1.99	NNN	Excellent visibility on Lincoln Blvd. Monument and building signage available. Easy access to Hwy 65.	9,810	N/A	<b>FULL 5% LEASE COMMISSION.</b> 2nd generation restaurant currently in operation. Located at the entry way to downtown Lincoln. Many major national tenants nearby. Available with 30 days notice. Do not disturb tenant.  NNN costs are \$0.45 PSF.	Race Merritt 916.779.1000 <a href="mailto:race@ethanconradprop.com">race@ethanconradprop.com</a>	





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 <p><b>Tower Market Center</b> 2270 - 2290 Nicolaus Rd Lincoln <a href="#">Download Flyer</a></p>	2290 Nicolaus Rd Suite 104:	3,675	3,675	No	Retail	\$1.35	NNN	Located in the growing city of Lincoln. Surrounded by residential subdivisions.	16,630	N/A	<b>FULL 5% LEASE COMMISSION. Now remodeled.</b> In close proximity to Lincoln High School. Drive-thru ground lease opportunity available.  NNN costs are \$0.41 PSF.	Race Merritt 916.779.1000 <a href="mailto:race@ethanconradprop.com">race@ethanconradprop.com</a>
 <p><b>Elk Hills II</b> 3992 Foothills Blvd Roseville / Rocklin <a href="#">Download Flyer</a></p>	Suite 110: Suite 150: Suite 185:	1,200 1,245 1,224	3,669	No No No	Retail Retail Retail	\$1.49 \$1.49 \$1.49	NNN 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.	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. Suite 185 is available 1/1/19.  NNN costs are \$0.44 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 <p><b>5005 &amp; 5015 Foothills Blvd</b> Roseville / Rocklin <a href="#">Download Flyer</a></p>	5015 - Suite 6:	2,379	2,379	Yes	Retail	\$1.79	NNN	Abundant onsite parking. California Family Fitness Center, Original Pete's Pizza, Wells Fargo and Boston Market located in the Center.	23,612	N/A	<b>FULL LEASE COMMISSION (5%).</b> 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. Suite 6 available 4/1/19.  NNN costs are \$0.46 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 <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>FOR LEASE OR SALE. 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>

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 <p><b>Placer Center Plaza</b> 1811 Douglas Blvd Roseville / Rocklin <a href="#">Download Flyer</a></p>	Suite 4:	1,932	3,576	Yes	Retail	\$1.59	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	<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.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 6:	1,644		Yes	Retail	\$1.59	NNN					
<p>NNN costs are \$0.41 PSF.</p>												
 <p><b>Sunset Park</b> 2205 - 2251 Sunset Boulevard Roseville / Rocklin <a href="#">Download Flyer</a></p>	2205 - Suite 501:	1,424	7,776	No	Retail	\$1.85	NNN	Center located at Sunset Blvd and Park Drive. Tenants include Bank of America and Domino's Pizza.	45,698	N/A	<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. 2217 Suite 701 is available with 30 days notice.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	2217 - Suite 701:	2,371		No	Retail	\$1.19	NNN		6,605	N/A		
	2217 - Suite 703:	1,897		No	Retail	\$1.09	NNN			N/A		
	2221 - Suite 105:	2,084		No	Retail	\$1.45	NNN			N/A		
<p>NNN costs are \$0.49 PSF.</p>												
 <p><b>Sunset Pointe</b> 1230 - 1240 Sunset Boulevard Roseville / Rocklin <a href="#">Download Flyer</a></p>	1240 - Suite 500:	1,480	1,480	No	Retail	\$1.65	NNN	Attractive architecture. Very close to the freeway interchange at Highway 65 and Sunset Boulevard.	19,889	N/A	<b>FULL LEASE COMMISSION (5%).</b> Very nice center hard cornered at Sunset Blvd and West Oaks Blvd. Major employers in area include Oracle, United Natural Foods and William Jessup University.	Race Merritt 916.779.1000 <a href="mailto:race@ethanconradprop.com">race@ethanconradprop.com</a>
<p>NNN costs are \$0.52 PSF.</p>												
 <p><b>Rocklin Pointe</b> 4780 Granite Drive Roseville / Rocklin <a href="#">Download Flyer</a></p>	Suite 400:	2,249	2,249	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	<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. Suite 300 is a 2nd generation restaurant.	Race Merritt 916.779.1000 <a href="mailto:race@ethanconradprop.com">race@ethanconradprop.com</a>
<p>NNN costs are \$0.51 PSF.</p>												

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	Suite D:	3,919	3,919	No	Retail	\$1.78	NNN	Prominent exposure on Granite Dr. Excellent access to I-80. I-80 pylon signage available.	9,993	N/A	<b>Completely Remodeled.</b> Located in Rocklin with high household incomes and rapidly growing community. Adjacent to Rocklin Commons with tenants including Target, Stein Mart, Studio Movie Grill and Chipotle. Other neighboring tenants include Walmart, Bass Pro Shop, Petsmart, In & Out and more. Available 2/28/19.	Race Merritt 916.779.1000 race@ethanconradprop.com
<p><b>4381-4391 Granite Drive</b> Roseville / Rocklin <a href="#">Download Flyer</a></p>												
	10271 - Suite 100: 10271 - Suite 120:	1,910 1,786	3,696	No No	Retail Retail	\$1.89 \$1.99	NNN 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	<b>FULL 5% LEASE COMMISSION.</b> 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. Suite 120 is a 2nd gen sports bar.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
<p><b>Fairway Commons</b> 10241 &amp; 10271 Fairway Drive Roseville / Rocklin <a href="#">Download Flyer</a></p>												
	5935 5945 6015-11	3,453 1,800 1,598	6,851	No No No	Retail Retail Retail	\$1.19 \$1.39 \$1.45	NNN NNN NNN	Excellent visibility on the prominent corner of Pacific St and Sunset Blvd.	73,225	N/A	<b>FULL 5% LEASE COMMISSION. Remodel complete!</b> 52,000 SF of space leased since change of ownership and remodel. Located on a prominent intersection 1/4 of a mile from I-80 and within 2 minutes of the Galleria Mall in Roseville. Neighboring tenants include: Walmart, Sherwin Williams, Dutch Bros, Carquest, Les Schwab and 7-Eleven.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
<p><b>Sunset Plaza</b> 5905-6015 Pacific Street Roseville / Rocklin <a href="#">Download Flyer</a></p>												
	Suite 4311: Suite 4339: Suite 4353: Suite 4403: Suite 4409: Suite 4419:	1,279 1,848 2,726 3,984 1,646 1,268	12,751	No No No No No No	Retail Retail Retail Retail Retail Retail	\$1.55 \$1.95 \$1.35 \$1.45 \$1.45 \$1.45	NNN NNN NNN NNN NNN 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. Two 2nd generation restaurant spaces available. 4403 was a Round Table and 4419 was a take-out pizza restaurant.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
<p><b>Elkhorn Plaza</b> 4307 - 4419 Elkhorn Blvd Rio Linda/N Highlands <a href="#">Download Flyer</a></p>												




NNN costs are \$0.30 PSF.

NNN costs are \$0.39 PSF.

NNN costs are \$0.35 PSF.





NNN costs are approximately \$0.43 PSF.

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 <p><b>5400 Date Avenue</b> Rio Linda/N Highlands <a href="#">Download Flyer</a></p>	Suite 3:	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.	Race Merritt 916.779.1000 race@ethanconradprop.com
 <p><b>Watt Rose Square</b> 4980 - 4986 Watt Ave Rio Linda/North Highlands <a href="#">Download Flyer</a></p>	4980 Watt Ave		3,583					Excellent visibility and access from Watt Ave. Located on a major signalized intersection just south of McClellan Park. High traffic counts.	20,122	N/A	<b>FOR LEASE OR SALE. 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, light rail 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 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite C:	1,598		No	Retail	\$1.49	NNN		7,856	\$1,563,000 (\$199.00 PSF)		
	Suite D:	1,985		No	Retail	\$1.49	NNN		12,139	N/A		
 <p><b>Watt North Highlands</b> 7453 - 7517 Watt Ave Rio Linda/North Highlands <a href="#">Download Flyer</a></p>	7459 Watt Ave		36,446					Neighborhood shopping center close to McClellan Park. High traffic counts.	121,618	N/A	<b>FULL 5% LEASE COMMISSION ON SPACE UNDER 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					
	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						
7517 Watt Ave	10,026		No	Retail	\$1.25	NNN						



## Retail Properties For Lease Or Sale





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 <b>Granite Bay Village</b> 8595 - 8727 Auburn Folsom Rd Granite Bay <a href="#">Download Flyer</a>	Suite 8613:	1,194	43,378	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 ON SPACE UNDER 5,000 SF. Now remodeled.</b> 2nd generation dental, and restaurant space available. Located in the highly desirable neighborhood of Placer County at the intersection of Douglas Blvd and Auburn Folsom Rd. Anchored by Ace Hardware and Ripped Fitness. Suite 8701 & 8705 can be combined for a total of 17,606 SF offered at \$1.29 PSF. 8665B is a fully equipped gym that can be leased w/ all equipment.  NNN costs are approximately \$0.43 PSF. 8665B NNN costs are approximately \$0.39 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 8649:	3,989		Yes	Retail	\$1.55 - \$1.75	NNN					
	Suite 8665B:	16,174		No	Retail	\$1.19	NNN					
	Suite 8679B:	2,398		Yes	Retail	\$1.69	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					
 <b>2100 - 2110 Del Paso Blvd</b> Arden/Watt/Howe <a href="#">Download Flyer</a>	2100C:	805	3,110	No	Retail	\$1.35	NNN	Located in the Uptown Arts District. Close proximity to Light Rail Station.	6,195	N/A	<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.  Low NNN costs of \$0.45 PSF	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	2110:	2,305		No	Retail	\$1.09	NNN					
 <b>1508 Howe Avenue</b> Arden/Watt/Howe <a href="#">Download Flyer</a>	Suite 200:	7,775	7,775	No	Retail	\$1.09	NNN	Recently remodeled and in excellent condition. Over 2 million SF of retail within 1 mile. Monument signage and building signage facing Howe Ave available.	14,491	\$2,869,000 (\$198.00 PSF)	<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 equipped with a roll-up door for deliveries. 4,764 SF Showroom & 3,011 Warehouse. \$1.19 "all-showroom".  NNN costs are \$0.24 PSF.	Race Merritt 916.779.1000 <a href="mailto:race@ethanconradprop.com">race@ethanconradprop.com</a>
 <b>Arcade Square Shopping Center</b> 3319 - 3465 Watt Ave Arden/Watt/Howe <a href="#">Download Flyer</a>	3319 Watt Ave:	11,794	30,025	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 ON SPACE UNDER 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 & 3409 are available with 30 days notice. *2nd gen restaurant suite.  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					
	3397 Watt Ave*:	1,031		No	Retail	\$1.65	NNN					
	3403 Watt Ave:	1,026		No	Retail	\$1.65	NNN					
	3409 Watt Ave:	599		No	Retail	\$1.99	NNN					
	3411 Watt Ave:	876		No	Retail	\$1.89	NNN					
	3421/3423 Watt Ave:	4,072		No	Retail	\$1.39	NNN					
3437 Watt Ave:	7,364	No	Retail	\$1.25	NNN							

## Retail Properties For Lease Or Sale





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 <b>3405 El Camino Ave</b> <b>Arden/Watt/Howe</b> <a href="#">Download Flyer</a>	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 ON SPACE UNDER 5,000 SF.</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>
 <b>Fulton &amp; Cottage Center</b> <b>2151 Fulton Ave</b> <b>Arden/Watt/Howe</b> <a href="#">Download Flyer</a>	Suite 120:	1,433	1,433	No	Retail	\$1.59	NNN	Located in the Fulton Ave corridor on the corner of Fulton Ave and Cottage Way.	14,338	N/A	<b>FULL 5% LEASE COMMISSION.</b> 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.	Race Merritt 916.779.1000 <a href="mailto:race@ethanconradprop.com">race@ethanconradprop.com</a>
 <b>College Greens West</b> <b>8343 - 8345 Folsom Boulevard</b> <b>Arden/Watt/Howe</b> <a href="#">Download Flyer</a>	8343 - Suite 100: 8345 - Suite 103: 8345 - Suite 105: 8345 - Suite 109: 8345 - Suite 117*: 8363 - Suite 104*:	1,235 1,286 3,439 1,244 1,733 1,172	10,109	No No No No No	Retail Retail Retail Retail Retail	\$1.69 \$1.45 \$1.39 \$1.45 \$1.45 \$1.69	NNN NNN NNN NNN NNN	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 99¢ Only and Jack-in-the-Box, Starbucks, Bank of America, Carl's Jr., Subway, Chase Bank are all in the Center.  *Available with 30 days notice.  NNN at only \$0.42 PSF.	Race Merritt 916.779.1000 <a href="mailto:race@ethanconradprop.com">race@ethanconradprop.com</a>
 <b>College Greens West</b> <b>8353 Folsom Boulevard</b> <b>Arden/Watt/Howe</b> <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)	<b>FOR LEASE OR SALE.</b> 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.	Race Merritt 916.779.1000 <a href="mailto:race@ethanconradprop.com">race@ethanconradprop.com</a>







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Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 <p><b>Woodmont Plaza</b> 10940 Fair Oaks Carmichael/Fair Oaks <a href="#">Download Flyer</a></p>	Suite 300*: Suite 500: Suite 700:	1,157 1,482 1,433	4,072	No No No	Retail Retail Retail	\$1.39 \$1.19 \$1.25	NNN NNN NNN	Mix use suites suitable for Medical, Dental, Office and Retail. Turn-key hair salon. Dense residential population.	8,941	\$1,493,000 (\$167.00 PSF)	<b>FOR LEASE OR SALE. 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. *2nd generation salon.  NNN costs are approximately \$0.49 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 <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>FOR LEASE OR SALE. 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.	Race Merritt 916.779.1000 <a href="mailto:race@ethanconradprop.com">race@ethanconradprop.com</a>
 <p><b>Manzanita Place</b> 4100 - 4120 Manzanita Ave Carmichael/Fair Oaks <a href="#">Download Flyer</a></p>	4120 Manzanita:	1,120	1,120	No	Retail	\$1.59	NNN	Located at the intersection of Manzanita Ave and Fair Oaks Blvd in Carmichael. Anchored by Safeway and Rite-Aid, across the street from Bel Air Shopping Center.	12,645	N/A	<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. Monument signage available facing Manzanita Ave.  NNN costs are \$0.52 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 <p><b>Manzanita Oaks Center</b> 4141 Manzanita Ave Carmichael/Fair Oaks <a href="#">Download Flyer</a></p>	Suite 120: Suite 125: Suite 160:	1,482 959 1,453	3,894	No No No	Retail Retail Retail	\$1.49 \$1.39 \$1.39	NNN NNN NNN	Located at the intersection of Manzanita Ave at Cypress Ave in Carmichael. Adjacent to Safeway and Rite-Aid, across the street from Bel Air Shopping Center.	30,983	N/A	<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. Monument signage available. Suite 120 is a 2nd gen salon.  NNN costs are \$0.47 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>San Juan Center</b> 9045 Fair Oaks Blvd Carmichael/Fair Oaks <a href="#">Download Flyer</a></p>	Suite E: Suite H:	1,237 1,094	2,331	No No	Retail Retail	\$1.30 \$1.60	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. Suite E 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>
 <p><b>5948 Auburn Blvd</b> Orangevale/Citrus Heights <a href="#">Download Flyer</a></p>	Suite D: Suite F: Suite G: Suite H: Suite I: Suite J:	2,069 1,321 1,314 1,027 1,032 5,482	12,245	No No No No No No	Retail Retail Retail Retail Retail Retail	\$1.19 \$1.19 \$1.19 \$1.19 \$1.19 \$1.39	NNN NNN NNN NNN NNN NNN	Well located building on busy Auburn Blvd. Visible monument signage. Zoning GC. High traffic along Auburn Blvd. Parking 4.9/1,000.	20,056	N/A	<b>FULL 5% LEASE COMMISSION ON SPACE UNDER 5,000 SF. Renovation complete.</b> Building has flexible and functional tenant improvements. Surrounded by densely populated residential. Suite J is a 2nd generation restaurant and bar. Suite D is available 3/1/19.  NNN costs are \$0.34 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 <p><b>7433 Greenback Lane</b> Orangevale/Citrus Heights <a href="#">Download Flyer</a></p>	Suite H*: Suite I**: Suite J/K*:	1,125 891 3,110	5,126	No No No	Retail Retail Retail	\$1.09 \$1.09 \$1.00	NNN NNN NNN	Well located building on busy Greenback Lane. Visible monument signage. High traffic along Greenback Lane. Parking 5.30/1,000.	17,796	N/A	<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. *Available with 30 days notice. **Available with 15 days notice.  NNN costs are \$0.43 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 <p><b>Greenback Oaks</b> 8800-8820 Greenback Lane Orangevale/Citrus Heights <a href="#">Download Flyer</a></p>	Suite A/B: Suite D: Suite E/F/G:	1,824 - 3,661 1,377 3,608	9,652	No No No	Retail Retail Retail	\$1.69 - \$1.99 \$1.39 \$1.39	NNN NNN NNN	Well located building on busy Greenback Lane. Visible monument signage. High traffic along Greenback Lane.	20,815	N/A	<b>FULL 5% LEASE COMMISSION. Now 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.	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>3307 Broadway</b> South Sacramento <a href="#">Download Flyer</a></p>	Suite 100:	8,496	8,496	No	Office	\$0.79	MG	Quick access to Highway 50 and Downtown Sacramento.	19,538	N/A	<p><b>FULL 5% LEASE COMMISSION ON SPACE UNDER 5,000 SF.</b> First floor retail/office space with high ceilings. Great value rent. Available with 30 days notice.</p> <p>CAM is approximately \$.09 PSF</p>	<p>David Atkinson 916.779.1000 datkinson@ethanconradprop.com</p>
 <p><b>Lee Plaza</b> 5950 Florin Road South Sacramento <a href="#">Download Flyer</a></p>	Suite 101: Suite 102:	3,102 2,876	5,978	No No	Retail Retail	\$1.49 \$1.49	NNN NNN	Outstanding visibility to Florin Rd. Directly across the street from Florin Towne Centre which is anchored by a Walmart Supercenter.	20,357	N/A	<p><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.</p> <p>NNN costs are only \$0.42 PSF.</p>	<p>Andy Jonsson 916.779.1000 andy@ethanconradprop.com</p>
 <p><b>2326 Florin Rd</b> South Sacramento <a href="#">Download Flyer</a></p>		40,260	40,260	No	Retail	\$0.88	NNN	Located on busy Florin Rd at signalized intersection in the Florin Square Shopping Center.	40,260	\$4,630,000 (\$115.00 PSF)	<p><b>Now remodeled.</b> Fully improve fitness/gym facility with tenant improvements in excellent condition. Located in a established shopping center in close proximity to many retail and food services.</p> <p>NNN costs are only \$0.19 PSF.</p>	<p>Race Merritt 916.779.1000 race@ethanconradprop.com</p>
 <p><b>Florin Towne Center</b> 8275 Florin Road South Sacramento <a href="#">Download Flyer</a></p>	Suite 100: Suite 110: Suite 170: Suite 180:	2,615 988 6,114 1,004	10,721	No No No No	Retail Retail Retail Retail	\$1.39 \$1.10 \$0.85 \$1.05	NNN NNN NNN NNN	Located on busy Florin Rd at signalized intersection. Monument and building signage available.	18,107	N/A	<p><b>FULL 5% LEASE COMMISSION ON SPACE UNDER 5,000 SF. Now remodeled. Church space available.</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.</p> <p>NNN costs are only \$0.39 PSF.</p>	<p>Andy Jonsson 916.779.1000 andy@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
 <p><b>Lotus Plaza</b> 6024 - 6048 Stockton Blvd South Sacramento <a href="#">Download Flyer</a></p>	6024	8,865	25,306	Yes	Retail	\$1.15 - \$1.35	NNN	Located in the heart of "Little Saigon". Close proximity to major retailers and restaurants.	32,028	N/A	<b>FULL 5% LEASE COMMISSION ON SPACE UNDER 5,000 SF. Now remodeled.</b> 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. New monument sign installed.  NNN costs are only \$0.35 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	6036											
	Suite 110:	1,152		No	Retail	\$1.45	NNN					
	Suite 115:	1,152		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><b>Pacific Marketplace</b> 7837 Stockton Blvd South Sacramento <a href="#">Download Flyer</a></p>	Suite 100:	1,054	2,354	No	Retail	\$1.89	NNN	High visibility location on Stockton Blvd and Elsie Ave. Strong daytime traffic.	10,819	N/A	<b>FULL 5% LEASE COMMISSION. Now remodeled.</b> Pacific Marketplace is a busy center with multiple restaurants which includes AB Indian Sweets, Crab City and Banh Xeo Vietnamese Restaurant. Located just north of Costco and Grocery Outlet Suite 100 is available with 30 days notice.  NNN costs are only \$0.51 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 400:	1,300		No	Retail	\$1.79	NNN					
 <p><b>Glenbrook Shopping Center</b> 8700 - 8760 La Riviera Drive Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 8714:	1,645	6,933	No	Retail	\$1.39	NNN	2nd generation pizza and Chinese restaurant spaces - fully fixturized. One of few neighborhood centers serving the College Greens neighborhood.	69,805	N/A	<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.	Race Merritt 916.779.1000 <a href="mailto:race@ethanconradprop.com">race@ethanconradprop.com</a>
	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					

## 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>Bradville Square</b> 3601-3659 Bradshaw Rd Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 3609G:	1,260	30,974	No	Retail	\$1.35	NNN	Significant daytime population. Located at the corner of Bradshaw Rd & Old Placerville Rd.	N/A	N/A	<b>FULL 5% LEASE COMMISSION ON SPACE UNDER 5,000 SF. Now being remodeled.</b> Newly leased spaces to Grocery Outlet and Dollar Tree. Co-tenants include Autozone, Mountain Mike's Pizza, Burger King, O'Reilly Auto Parts and more.  NNN costs are \$0.45 PSF.	John Brecher JLL 916.440.1826 <a href="mailto:john.brecher@am.ill.com">john.brecher@am.ill.com</a> Ethan Conrad 916.779.1000 <a href="mailto:ethan@ethanconradprop.com">ethan@ethanconradprop.com</a>
	Suite 3615C:	15,038		No	Retail	\$0.99	NNN					
	Suite 3633A:	1,050		No	Retail	\$1.65	NNN					
	Suite 3633B:	1,050		No	Retail	\$1.65	NNN					
	Suite 3633C/D:	2,613		No	Retail	\$1.55	NNN					
	Suite 3633E:	1,563		No	Retail	\$1.75	NNN					
	Suite 3633G/H:	2,100		No	Retail	\$1.50	NNN					
	Suite 3635B:	2,800		No	Retail	\$2.30	NNN					
	Suite 3643A:	1,050		No	Retail	\$1.69	NNN					
Suite 3643C:	1,050	No	Retail	\$1.69	NNN							
Suite 3643G:	1,400	No	Retail	\$1.69	NNN							
 <p><b>Plaza De Oro</b> 2901 Sunrise Boulevard Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 100:	4,362 - 6,545	6,545	Possible	Retail	\$1.19-\$1.39	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	<b>Excellent visibility and signage at the signalized intersection of Sunrise Boulevard and Sunrise Gold Circle.</b> 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. Available with 30 days notice.  NNN costs are \$0.38 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 <p><b>Rivergate Shopping Center</b> 2310 - 2342 Sunrise Boulevard Highway 50 Corridor <a href="#">Download Flyer</a></p>	2310 Sunrise-2:	2,195	8,278	No	Retail	\$2.95	NNN	Center has almost 1,000 feet of Sunrise Boulevard frontage with over 80,000 cars passing by on a daily basis.	143,196	N/A	<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. 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.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	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					
 <p><b>Coloma Village</b> 11070 - 11082 Coloma Rd Highway 50 Corridor <a href="#">Download Flyer</a></p>	11076 Coloma Rd		9,217					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. Rent reduced.</b> Co-anchored by Sherwin Williams and Wienerschnitzel. Monument signage available. Suite 4 is available with 30 days notice.  NNN costs are approximately \$0.35 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 5:	3,723		No	Retail	\$1.39	NNN					
	11082 Coloma Rd											
	Suite 4:	1,379		No	Retail	\$1.19	NNN					
	Suite 5:	1,370		No	Retail	\$1.19	NNN					
	Suite 8:	1,374		No	Retail	\$1.19	NNN					
	Suite 9:	1,371		No	Retail	\$1.19	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>Sunrock Center</b> 3054 - 3068 Sunrise Blvd Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite F:	3,469	11,720	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.  NNN costs are approximately \$0.26 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite H: w/ wh	1,557 850		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					
	Suite J: w/ wh	1,133 2,339		No No	Retail/Showroom Warehouse	\$0.89 \$0.59	NNN NNN					
 <p><b>10115 Folsom Blvd.</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 100:	2,599	4,349	No	Retail	\$1.15	NNN	Excellent monument signage available. Easy access to freeway. Parking 7/1,000. Close proximity to lightrail and new Folsom Lake College of Rancho Cordova.	6,200	N/A	<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.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 102:	1,750		No	Retail	\$1.29	NNN					
 <p><b>Nimbus Winery Village</b> 12401 - 12409 Folsom Blvd Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 107:	563	9,969	No	Retail	\$0.89	NNN	Freeway oriented property in the Sacramento MSA path of growth. Adjacent to new 6,000 acre master planned community. Space w/ patio perfect for wine bar.	86,731	N/A	<b>FULL 5% LEASE COMMISSION. 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. *2nd generation restaurant.  NNN costs are \$0.37 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 108*:	2,565		No	Retail	\$1.39	NNN					
	Suite 109:	3,917		No	Retail	\$1.45	NNN					
	Suite 125:	2,924		No	Retail	\$1.45	NNN					
 <p><b>La Borgata</b> 3901-3911 Park Drive El Dorado Hills <a href="#">Download Flyer</a></p>	3905 Park Dr:							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 ON SPACE UNDER 5,000 SF. Now remodeled. 2nd gen salon available.</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>
	Suite 100:	5,208	5,208	No	Retail	\$2.29	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>Briggs Ranch Shopping Center</b> 24988 - 25004 Blue Ravine Rd Folsom <a href="#">Download Flyer</a></p>	24988 Suite 100-A:	937	3,595	No	Retail	\$2.19	NNN	The center is located along East Natoma, which is a major thoroughfare that services El Dorado Hills residents. New anchor 99 Ranch Market now open!	20,846	N/A	<b>FULL 5% LEASE COMMISSION. Now Remodeled.</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. Suite 111 is a 2nd gen dental space.  NNN costs are approximately \$0.42 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	25005 Suite 111:	1,456		No	Retail	\$2.25	NNN					
	25005 Suite 119:	1,202		No	Retail	\$2.09	NNN					
 <p><b>Folsom Pavilions Shopping Center</b> 6606 - 6610 Folsom-Auburn Rd Folsom <a href="#">Download Flyer</a></p>	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 SpeeDee Oil Change. Co-tenants Pete's Pizza, El Pueblo Cocina and Coffee Republic. Monument signage available. Over 120,000 cars per day at this intersection.  NNN costs are approximately \$0.55 PSF.	Chase Burke 916.779.1000 <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					
 <p><b>Folsom Village Shopping Center</b> 9580 Oak Ave Parkway Folsom <a href="#">Download Flyer</a></p>	Suite 3:	3,309	28,659	No	Retail	\$1.69	NNN	Located at the major intersection of Oak Ave Parkway and American River Canyon Dr.	120,190	N/A	<b>FULL 5% LEASE COMMISSION ON SPACE UNDER 5,000 SF. Now remodeled.</b> Part of the American River Canyon neighborhood, one of Folsom's most affluent. Anchor space available. *Suite 3 is available with 30 days notice.  NNN costs are approximately \$0.39 PSF (Anchor), \$0.48 PSF (Shop Space).	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 4:	10,000 - 22,800		Yes	Retail	\$0.89 - \$0.99	NNN					
	Suite 12A:	2,550		No	Retail	\$1.59	NNN					
 <p><b>American River Plaza</b> 9500 Greenback Lane 9475 Madison Ave Folsom <a href="#">Download Flyer</a></p>	9500 Greenback		22,529					Located at the major intersection of Greenback Lane and Madison Ave.	107,779	N/A	<b>FULL 5% LEASE COMMISSION ON SPACE UNDER 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 7 is available with 30 days notice. Suite 8 has a large patio; ideal for restaurant.  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	\$1.49	NNN					
	Suite 6:	1,709		No	Retail	\$1.49	NNN					
	Suite 7:	1,971		No	Retail	\$1.49	NNN					
	Suite 9:	2,481		No	Retail	\$1.59	NNN					
	Suite 24:	2,695 - 10,976		Yes	Retail	\$1.25-\$1.39	NNN					
Suite 35:	1,686 - 3,450	Yes	Retail	\$1.69-\$1.99	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>31 15th Street</b> West Sacramento <a href="#">Download Flyer</a></p>	Suite 1:	4,717 - 12,678	12,678	Yes	Retail	\$0.69 - \$0.95	NNN	Building has Jefferson Boulevard frontage which is the main north/south arterial in West Sacramento.	30,587	\$2,263,438 (\$74 PSF)	<p><b>FOR LEASE OR SALE. Remodeling 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 &amp; 7,961 SF.</p> <p>NNN costs are \$0.12 PSF.</p>	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p><b>Westgate Shopping Center</b> 353-383 W Main Street Woodland <a href="#">Download Flyer</a></p>	353-B 375-C 383-C	968 6,950 1,950	9,868	No No No	Retail Retail Retail	\$2.25 \$1.39 \$1.95	NNN NNN NNN	Located at W Main St and Hwy 98. Center benefits from strong demographics and is near Woodland Memorial Hospital.	118,038	N/A	<p><b>FULL 5% LEASE COMMISSION ON SPACE UNDER 5,000 SF. Now remodeled.</b> Anchored by high volume Raley's Supermarket with co-tenants Sears Hometown Store; Jo-Ann's Fabrics, Edward Jones and Country Waffles. 375-C is available with 60 days notice.</p> <p>NNN costs are \$0.48 PSF.</p>	Race Merritt 916.779.1000 race@ethanconradprop.com
 <p><b>Red Bluff Shopping Center</b> 1025 South Main Street Red Bluff <a href="#">Download Flyer</a></p>	Suite A: Suite B: Suite E: Suite G:	4063 15,000-30,000 16,982 6,620	57,665	No Yes Yes No	Retail Retail Retail Retail	\$1.25 \$0.90 \$0.80 \$0.85	NNN NNN NNN NNN	Located at S Main St and Luther Rd. Excellent access and visibility from I-5.	103,879	N/A	<p><b>Now being remodeled.</b> Anchor and Jr Anchor space available. Ross Dress for Less now open. Marshalls lease pending. Nearby tenants include Raley's, Gamestop, Verizon Wireless, Payless ShoeSource, Walmart Supercenter, Walgreens, Starbucks and more.</p> <p>NNN costs are \$0.30 PSF.</p>	Race Merritt 916.779.1000 race@ethanconradprop.com
 <p><b>Cobblestone Plaza</b> Cypress &amp; Hartnell Ave Redding <a href="#">Download Flyer</a> <a href="#">Anchor Download Flyer</a></p>	28 Hartnell: 60 Hartnell: 64 Hartnell: 68 Hartnell: 76 Hartnell: 80 Hartnell: 88 Hartnell: 96 Hartnell: 100 Hartnell: 128 Hartnell: 136 Hartnell: 144 Hartnell: 160 Hartnell:	2,170 2,786 1,420 2,283 2,138 1,266 2,324 989 59,881 861 1,091 1,910 2,780	81,899	No No No No No No No No Yes No No No No	Retail Retail Retail Retail Retail Retail Retail Retail Retail Retail Retail Retail Retail	\$1.09 \$1.19 \$1.25 \$1.49 \$1.09 \$1.25 \$1.19 \$1.35 \$0.69-0.79 \$1.39 \$1.19 \$0.99 \$0.99	NNN NNN NNN NNN NNN NNN NNN NNN NNN NNN NNN NNN NNN	Excellent visibility and access on East Cypress Ave.	122,091	N/A	<p><b>FULL 5% LEASE COMMISSION FOR 4,000 SF OR LESS. 30% Rent discount until Anchor is 50% leased. Now 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 \$0.22 PSF.</p>	Race Merritt 916.779.1000 race@ethanconradprop.com

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 <b>Gateway Center</b> 10118 - 10144 Commercial Ave Penn Valley <a href="#">Download Flyer</a>	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	<b>FULL 5% LEASE COMMISSION. Now Remodeled.</b> Located near Lake Wildwood gated community and golf course.  Attractive, successful Retail/Office center in good location.  NNN costs are approximately \$0.46 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 <b>Yuba Sutter Mall</b> 1215 Colusa Ave Yuba City <a href="#">Download Flyer</a> <a href="#">Download Flyer</a>	Suite B209: Suite C313: Suite C329: Suite C331: Suite C332: Suite D409: Suite F611: Suite G701: Suite G703: Suite G706: Suite G719: Suite G720: Suite G721: Suite G722: Suite H801: Suite H803: Suite H805: Suite H809: Suite H811:	4,570 1,270 2,189 1,089 1,952 3,122 748 5,513 1,499 1,250 4,575 2,855 2,298 2,227 637 584 391 728 387	37,884	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	<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.  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.  Junior anchor suites available. Food court space and Retail kiosks also available.  *Available with 60 days notice. C329, G701, G706, G703 & G721 are available with 30 days notice.  Suites B209/B211/B213 can total 19,233 SF.  Rent and NNN costs will be provided upon request.	Blake Bishop 503.444.9288 <a href="mailto:blake.bishop@cbre.com">blake.bishop@cbre.com</a> Ravjeet Basi 530.755.2500 <a href="mailto:basi@ethanconradprop.com">basi@ethanconradprop.com</a>
 <b>Paradise Plaza</b> 6600-6646 Clark Rd & 1499 Wagstaff Rd Paradise <a href="#">Download Flyer</a>	6626 Clark Rd: Suite A*: Suite F: Suite N: Suite P: 6640 Clark Rd: 6646 Clark Rd:	3,860 1,193 2,997 3,511 5,974 34,043	51,578	No	Retail	\$1.25 \$1.39 \$1.19 \$1.19 \$1.45-\$1.75 \$0.65	NNN	Located at Clark Rd and Wagstaff Rd. Center benefits from strong demographics.	198,323	N/A	<b>FULL 5% LEASE COMMISSION ON SPACE UNDER 5,000 SF. Now being remodeled.</b> This is the only grocery anchored shopping center in Paradise which survived the fire with no damage. Anchored by Kmart and Save-Mart Grocery Store. Other tenants include UPS Store, Mountain Mike's Pizza, Subway, T-Mobile, Dollar Tree and more. *Available with 30 days notice.  NNN costs are \$0.39 PSF.	Race Merritt 916.779.1000 <a href="mailto:race@ethanconradprop.com">race@ethanconradprop.com</a>

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 <b>Atwater Town Center</b> 1025 - 1155 Bellevue Rd Atwater <a href="#">Download Flyer</a>	1025	7,500	69,992	No	Retail	\$0.94	NNN	Located just one mile east of Hwy 99. Large anchor space available. Signalized ingress/egress. Ample parking. Prominent monument signage available.	109,698	N/A	<b>FULL 5% LEASE COMMISSION ON SPACE UNDER 5,000 SF. Now remodeled.</b> Fit Republic recently opened a 26,000 SF gym in the building! Situated at Bellevue Rd, Atwater's main retail corridor with excellent visibility and strong traffic counts.  NNN costs are approximately \$0.37 PSF. *Anchor NNN costs are approximately \$0.28 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	1135	1,310		No	Retail	\$1.29	NNN					
	1085	61,182		Yes	Retail	\$0.65 - \$0.75	NNN*					
 <b>San Luis Plaza</b> 911-963 W. Pacheco Blvd 1435-1451 W I St Los Banos <a href="#">Download Flyer</a>	919:	1,732	25,470	No	Retail	\$1.35	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 ON SPACE UNDER 5,000 SF. Now remodeled.</b> 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>
	921*:	945		No	Retail	\$1.35	NNN					
	925:	3,183		No	Retail	\$1.20	NNN					
	929:	3,200		No	Retail	\$1.20	NNN					
	931:	1,689		No	Retail	\$1.20	NNN					
	933:	866		No	Retail	\$1.35	NNN					
	947A:	2,190		No	Retail	\$1.19	NNN					
	947B:	776		No	Retail	\$1.39	NNN					
	949B:	1,442		No	Retail	\$1.25	NNN					
	949C:	1,509		No	Retail	\$1.25	NNN					
	963:	6,708		No	Retail	\$0.89	NNN					
1451:	1,230	No	Retail	\$1.25	NNN							
 <b>Stone Creek Plaza</b> 1301 W. Pacheco Blvd Los Banos <a href="#">Download Flyer</a>	Suite A-2:	16,188	67,532	No	Retail	\$0.80 - \$0.95	NNN	Adjacent to strong performing Walmart with planned 60,000 SF Supercenter expansion.	159,184	N/A	<b>Now remodeled! Hobby Lobby and Fit Republic 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@am.jll.com">john.brecher@am.jll.com</a> Ethan Conrad 916.779.1000 <a href="mailto:ethan@ethanconradprop.com">ethan@ethanconradprop.com</a>
	Suite D/E:	23,400 - 51,344		Yes	Retail	\$0.80 - \$0.95	NNN					
 <b>Mercantile Row Shopping Center</b> 2270 E. El Monte Way Dinuba <a href="#">Download Flyer</a>	Suite 200:	58,300	58,300	Yes	Retail	\$0.59 - \$0.69	NNN	Located along Dinuba's main East-West corridor. Part of the Mercantile Row Shopping Center anchored by Rite-Aid.	86,579	\$6,043,000 (\$69.80 PSF)	<b>Now Remodeled.</b> Fit Republic recently opened a 27,000 SF gym in the building! Very attractive rent and purchase price. Located along E El Monte Way, the main thoroughfare in the city of Dinuba.  NNN costs are approximately \$0.20 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>