

GATEWAY CENTER
10118-10134 COMMERCIAL AVE
PENN VALLEY, CA

FOR LEASE
1,440 SF - 1,615 SF RETAIL SUITES
AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

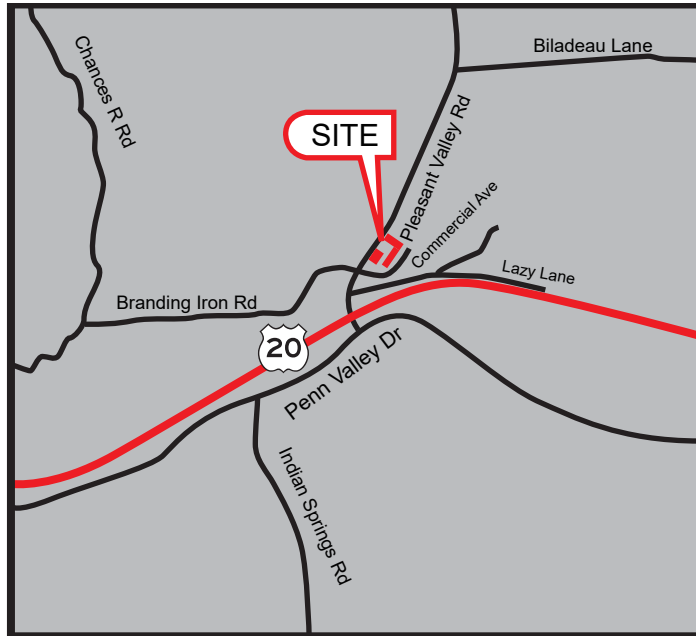
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916.779.1000

FEATURES:

- Excellent access to Hwy 20
- Excellent tenant mix of office and retail
- Located in close proximity to high-end homes at Lake Wildwood Golf Course & Gated Community
- Strong residential demographics made up of professionals, business people and retirees
- Adjacent future Holiday Market Group development



PROPERTY DETAILS:

Prime retail and office location that services the gated community of Lake Wildwood, which has nearly 3,000 private homes are located in a lush, wooded setting on a large and beautiful lake.

LEASE RATES:

10124	1,615 SF	\$2,568.00 (\$1.59 PSF, NNN)
10132/10134	1,440 SF	\$2,290.00 (\$1.59 PSF, NNN)

NNN costs are approximately \$0.46 PSF.



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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



AVAILABLE
SUITE 10124
1,615 SF

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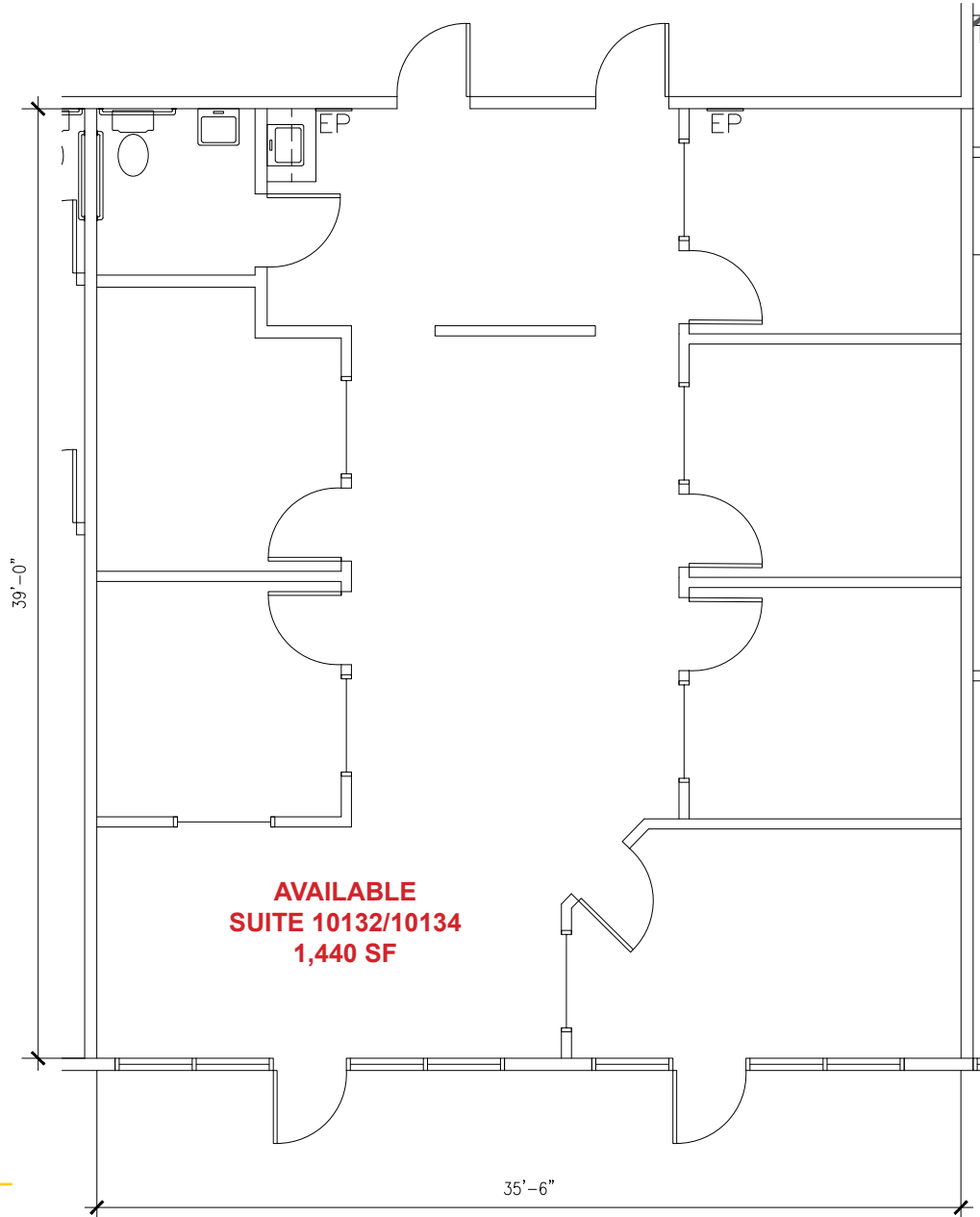
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FOR LEASE

GATEWAY CENTER | RETAIL
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PENN VALLEY, CA

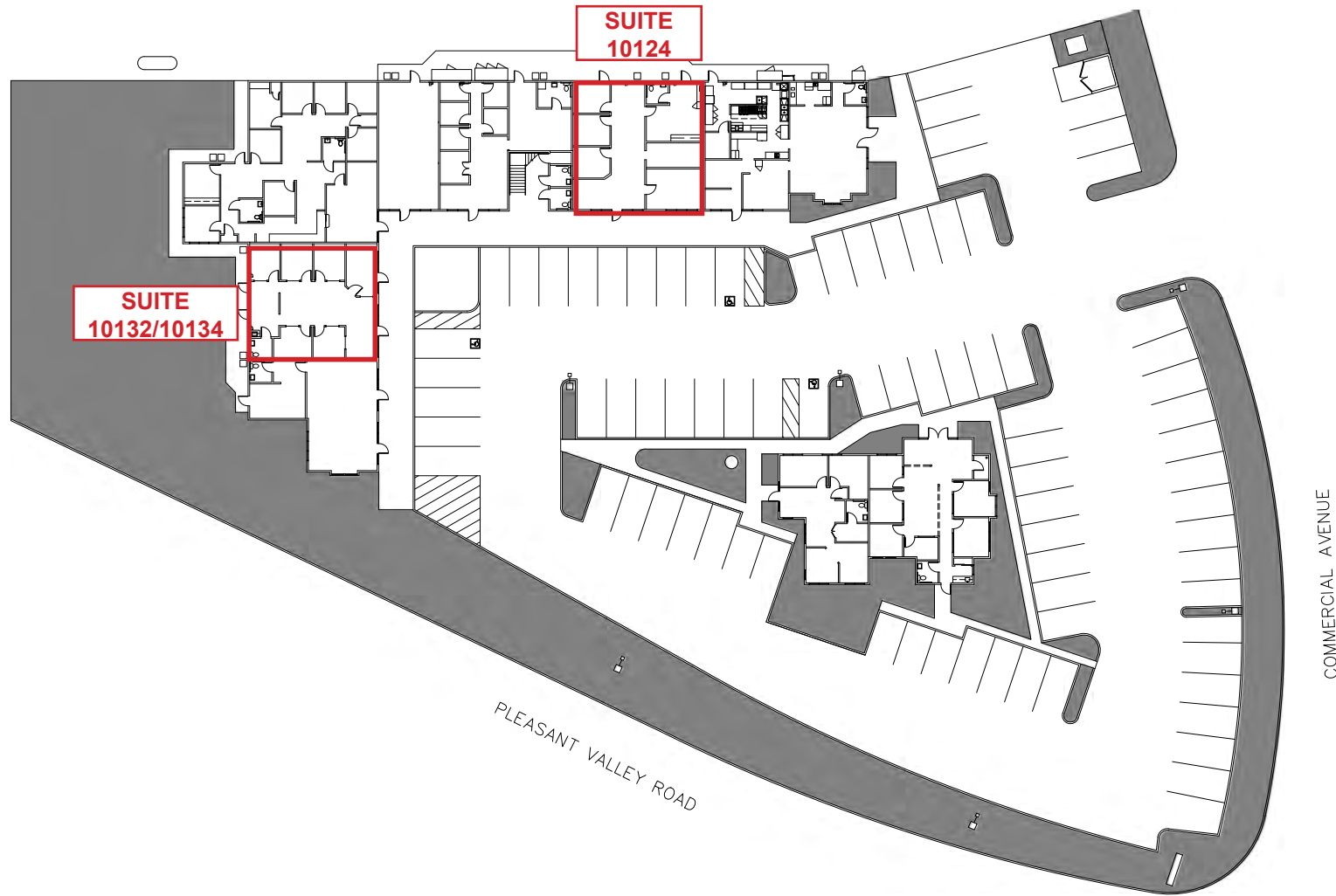
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SITE PLAN



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