

**4249 ELVERTA RD
ANTELOPE, CA**

**FOR SALE OR LEASE
46,249 SF ANCHOR BUILDING
7,749 SF GARDEN CENTER**

ETHAN CONRAD
PROPERTIES INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Located at the signalized intersection of Elverta Rd and Walerga Rd
- 3,119 SF and 7,749 SF Garden Center
- Three (3) loading docks
- Parcel size: 6.065 acres (APN: 203-166-031)
- Zoning: SC
- Monument and building signage available
- Strong residential population



PROPERTY DETAILS:

The former Orchard Hardware Store co-anchors the center along with WinCo Foods and is across the street from Bel Air shopping center.

National tenants include Petco, Starbucks, Panda Express, Chase Bank, Mountain Mike's Pizza, GameStop, Togo's, Baskin-Robbins and AM/PM.

Use permit and all needed entitlements for fitness facility including traffic impact study.

LEASE RATE:

\$58,523.00 (Based on 46,249 SF building, \$1.19 PSF, NNN and 7,749 SF Garden Center, \$0.45 PSF, NNN)

NNN costs are approximately \$0.25 PSF. Available with 30 days notice.

PURCHASE PRICE:

\$6,801,053.00 (\$137.00 PSF for 46,249 SF Building and \$60.00 PSF for 7,749 SF Garden Center)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	29,487	122,698	303,126
2023 Average HH Income:	\$101,240	\$102,871	\$101,502
Traffic Count @ Elverta Rd & Walerga Rd:	24,575		

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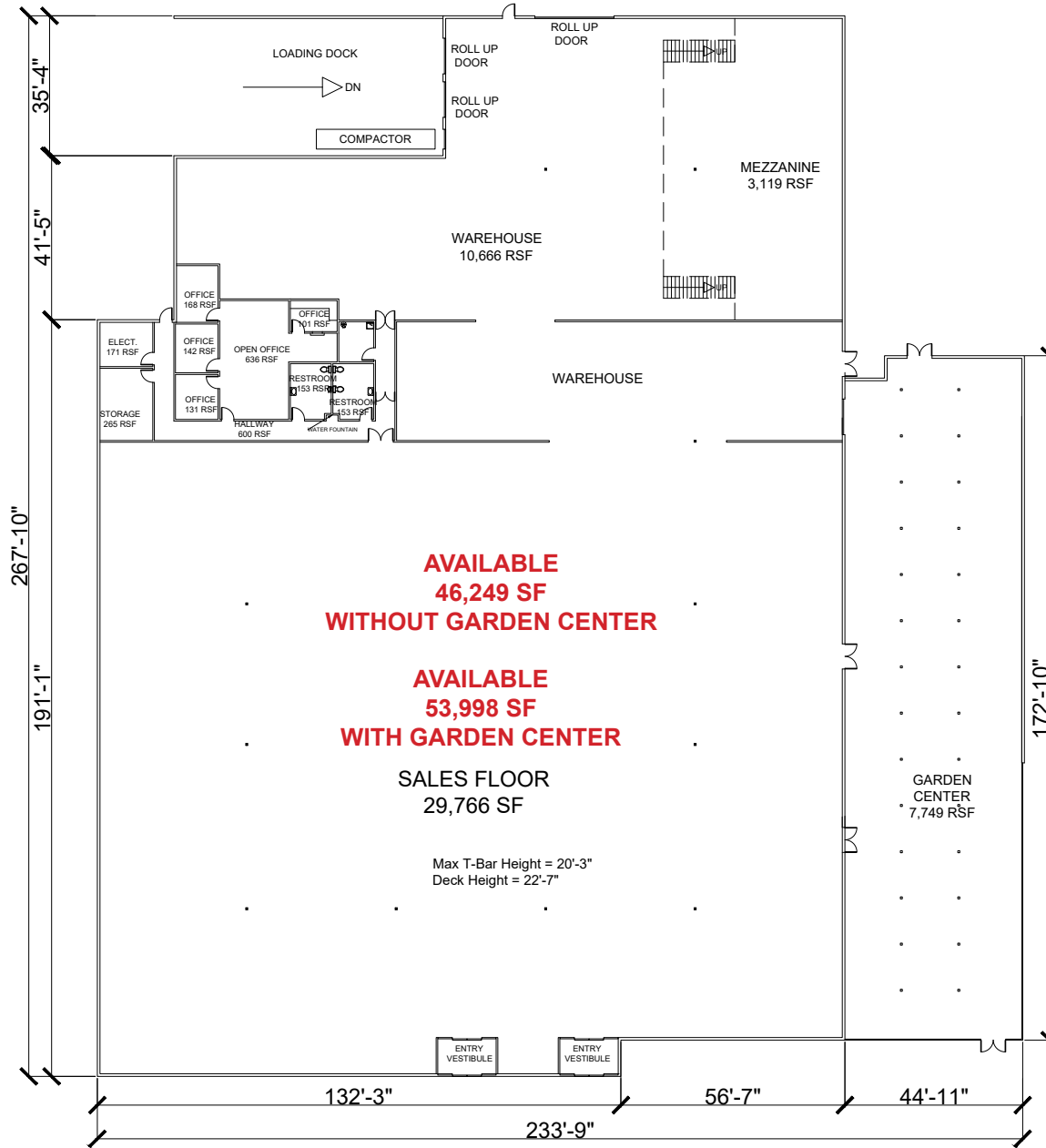
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FLOOR PLAN



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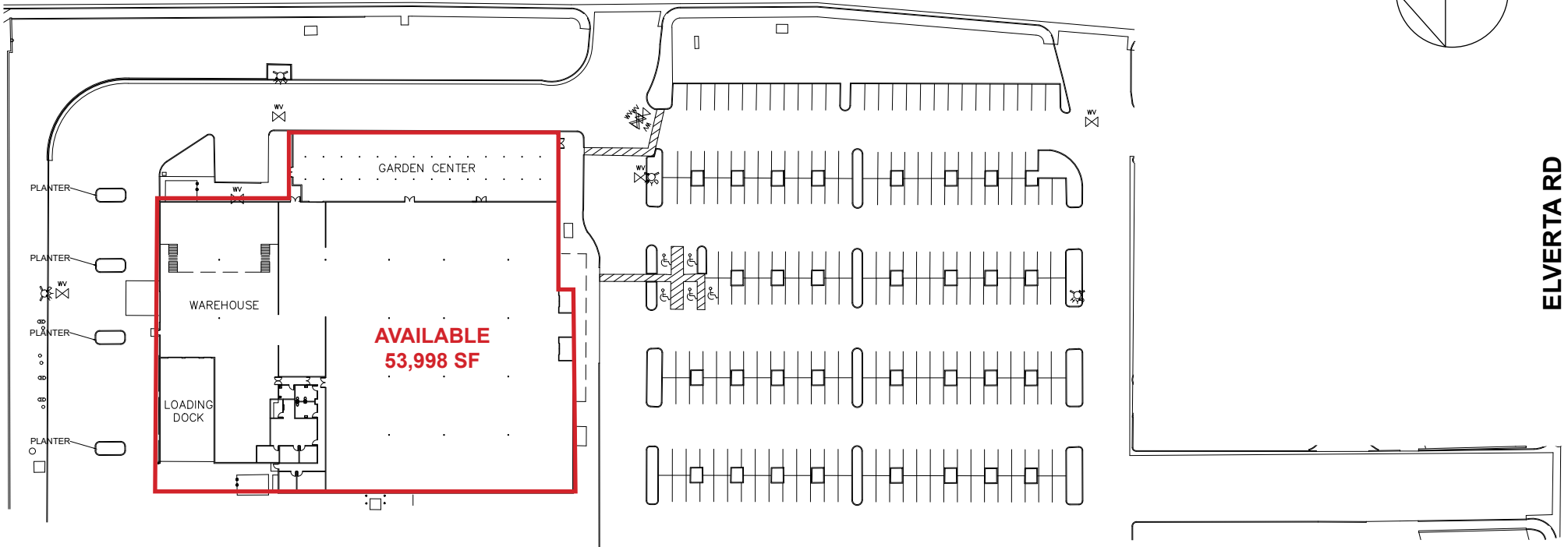
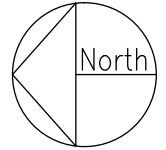
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SITE PLAN

WALERGA RD



ELVERTA RD

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