

9205 - 9215 SKYWAY
PARADISE, CA

FOR LEASE

1,760 SF - 2,200 SF RETAIL SUITES

FOR SALE OR LEASE

8,328 SF RETAIL CENTER & ±17,000 SF RETAIL PAD

ETHAN CONRAD
PROPERTIES INC.



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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:

- Newly built eight (8) unit shopping center
- Northern Paradise location
- Drive-thru space available
- Co-tenants include coffee, restaurants, and nail salon
- High foot-traffic center
- Retail pad available
- New septic system installed

PROPERTY DETAILS:

The complex sits on 1.7 acres, is approved for an additional 5,000 SF building which has new unused septic ready to go, the site has 3 septic systems, one for each building, all new and monitored monthly by Hydrotec.

Owner pays, water, trash, tax and exterior insurance, plus exterior lighting for complex.

Total GBA: 8,328 SF
Lot size: 74,052 SF/1.7 Acre
Year Built: 2019
Zoning: Community Commercial (CC)

RETAIL LEASE RATES:

9205 Skyway		
Suite 106:	1,760 SF	\$2,024.00 (\$1.15 PSF, NNN)
9215 Skyway		
Suite 101:	2,200 SF	\$3,850.00 (\$1.75 PSF, NNN)

RETAIL BUILDING PURCHASE PRICE:

\$1,500,000.00 (Pad sale price included in total sale price)

GROUND LEASE RATE:

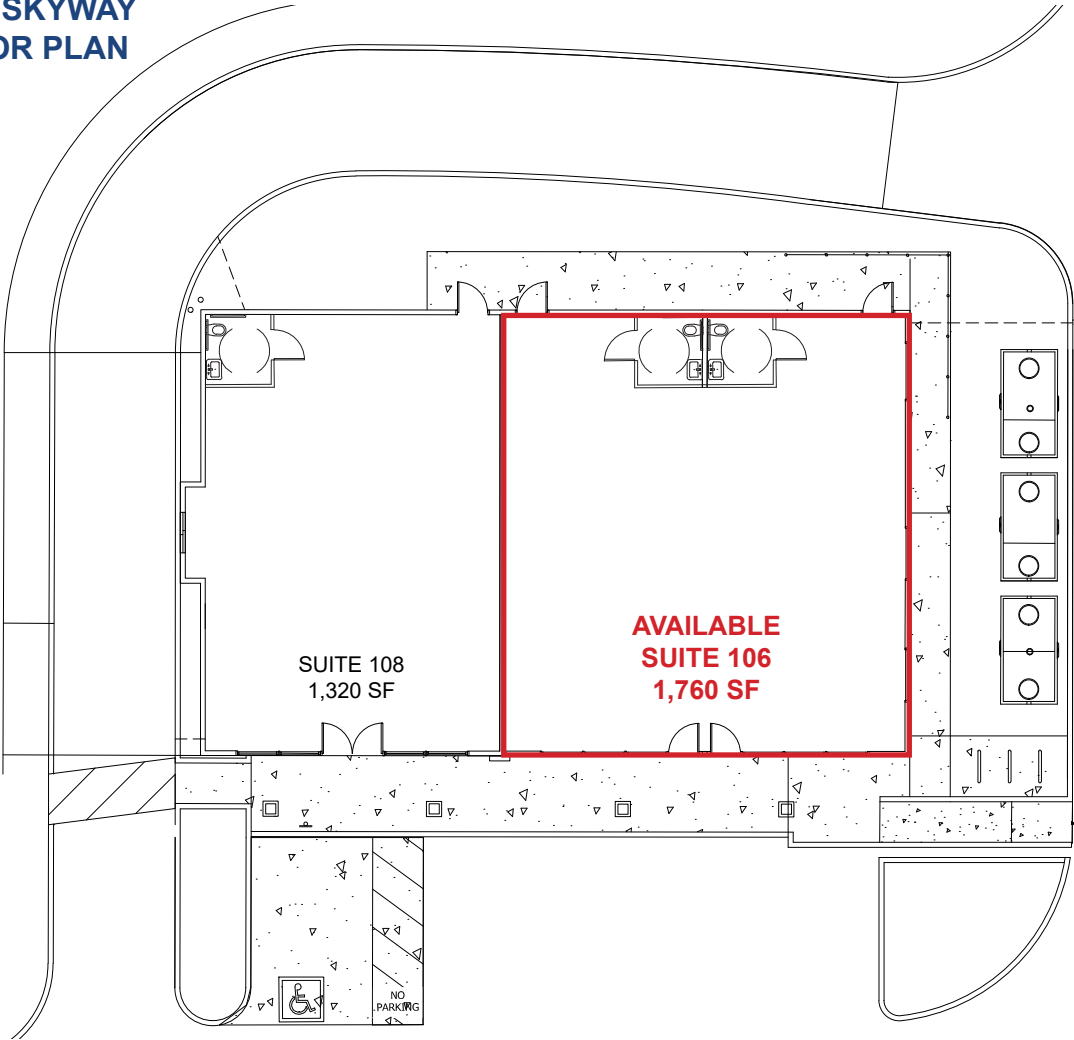
\$2,550.00 (\$0.15 PSF, NNN)

PAD PURCHASE PRICE:

\$500,000.00

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	814	16,889	22,935
2024 Average HH Income:	\$60,448	\$77,420	\$86,233
Traffic Count @ Skway:	15,488		

9205 SKYWAY
FLOOR PLAN



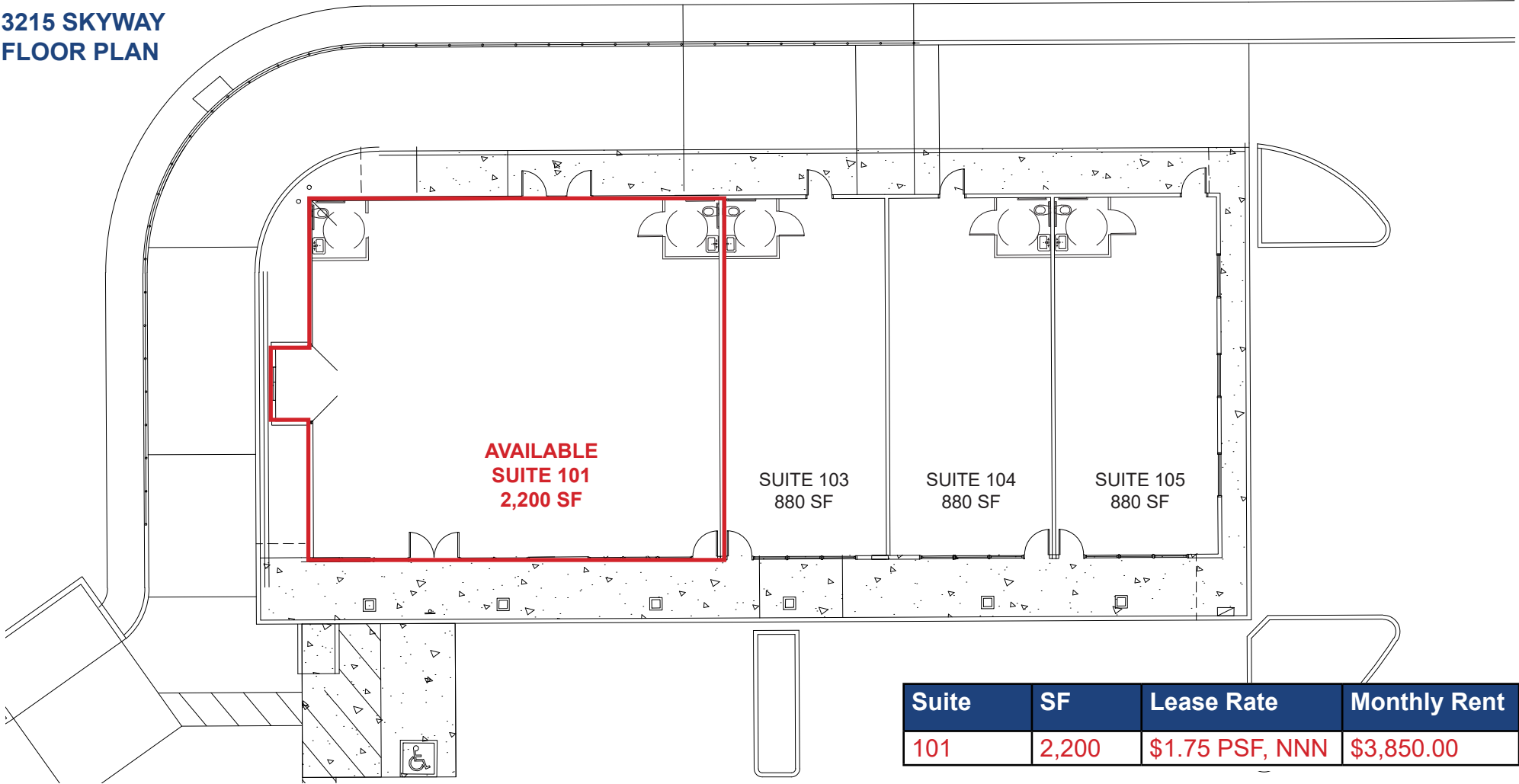
Suite	SF	Lease Rate	Monthly Rent
106	1,760	\$1.15 PSF, NNN	\$2,024.00

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3215 SKYWAY
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
101	2,200	\$1.75 PSF, NNN	\$3,850.00

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PAD PARCEL



SF	Lease Rate	Ground Lease
17,000	\$0.15 PSF, NNN	\$2,550.00
Purchase Price:		
\$500,000		

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RENT ROLL

Suite	Tenant	SF	Lease Rate	Monthly Rent	Lease Term
108	Lynn's Coffee & Crepes	1,320	\$1.75 PSF	\$1,320.00	MTM
106	AVAILABLE	1,760	\$1.15 PSF	\$2,024.00	
104/105	Mi Rancho Mexican Restaurant	1,760	\$1.19 PSF	\$2,100.00	MTM
103	Sky Nails & Spa Paradise	880	\$1.19 PSF	\$1,050.00	MTM
101	AVAILABLE	2,200	\$1.75 PSF	\$3,850.00	



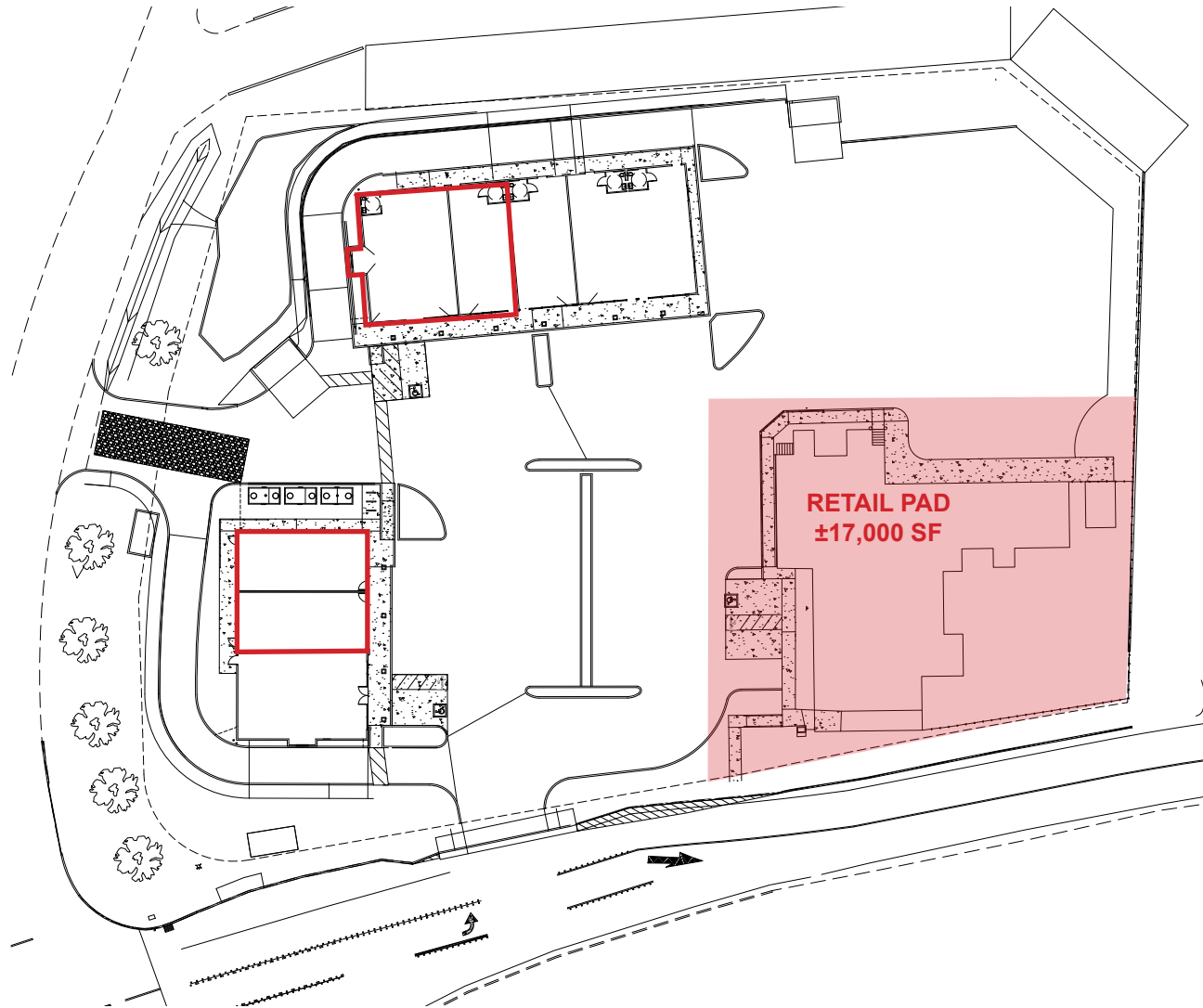
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SITE PLAN



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