

9205 - 9215 SKYWAY
PARADISE, CA

FOR SALE OR LEASE
±17,000 SF RETAIL PAD

ETHAN CONRAD
PROPERTIES INC.

SITE

SKYWAY

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Pad in newly build shopping center
- New septic system installed
- Northern Paradise location
- Two existing drive-thru spaces
- Co-tenants include coffee, restaurants, and nail salon
- High foot traffic center



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.

GROUND LEASE RATE:

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

PURCHASE PRICE:

\$500,000.00

DEMOGRAPHICS:

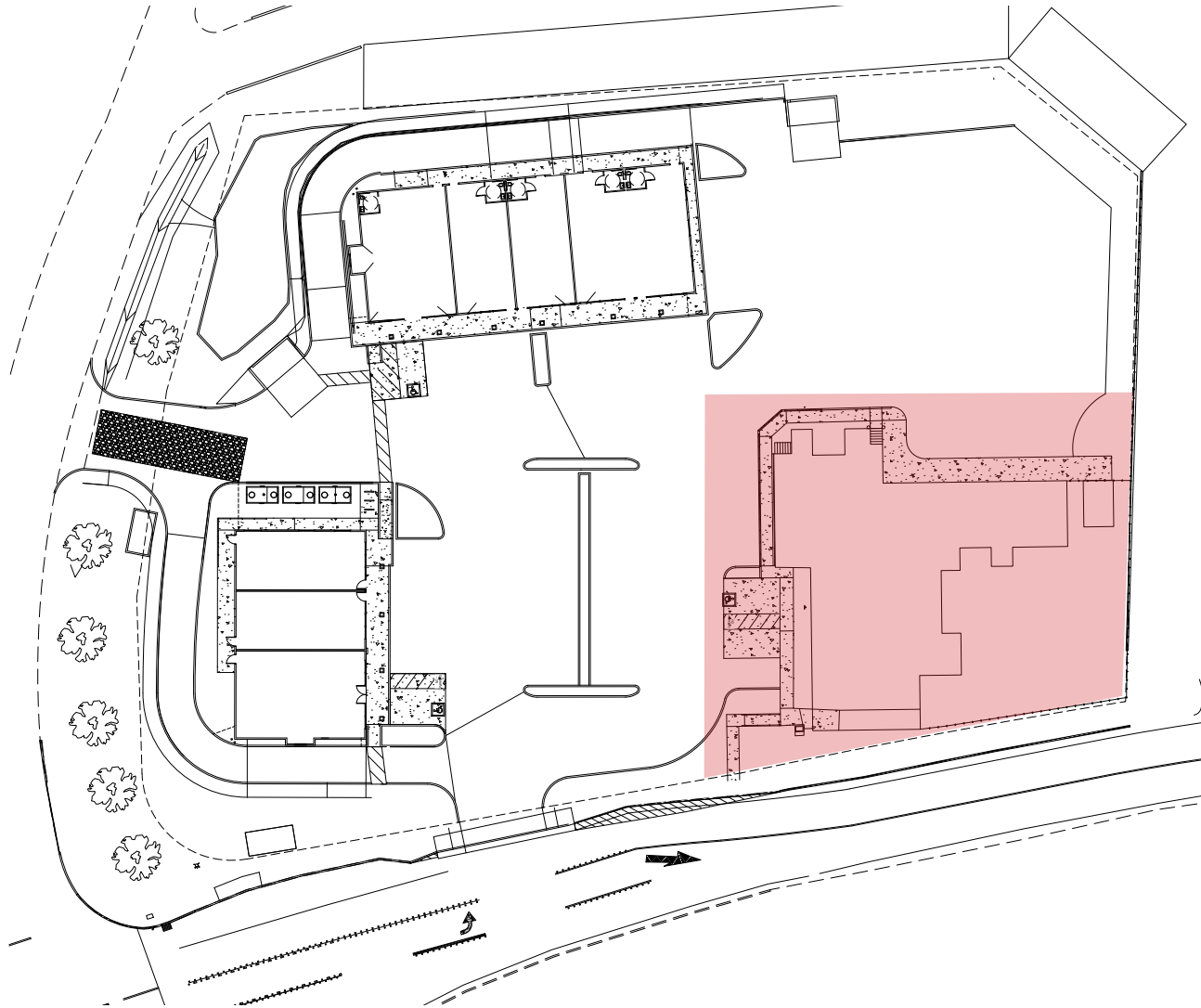
	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	814	16,889	22,935
2024 Average HH Income:	\$60,448	\$77,420	\$86,233
Traffic Count @ Skway:	15,488		

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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.

SITE PLAN



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