

Available Retail Listings - June 2021

Lee & Associates-Central Valley, Inc.

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Stockton, CA 95206*

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COMMERCIAL REAL ESTATE SERVICES

BRE # 01166901

1. Available Retail Space (ID: 16736) Balfour Village
Center Type:
3110-3130 Balfour Rd. Brentwood, CA 94513 Market: Contra Costa / Sub-Market: Stockton

| | | |
|----------------------------------|--------------------|--------------------|
| Available SF: 1,250 | Building SF: 1,250 | # Parking Spaces: |
| Lease Rate: \$2.50 NNN Per Month | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 8/26/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Balfour Village is anchored by a high volume Safeway Store. Other co-tenants include Panda Express, Chase Bank, Gentle Dental, and Extreme Pizza. High income, affluent trade area (average incomes over \$100,000 per year) Located in close proximity to Highway 4 Bypass and John Muir Medical Center

2. Available Retail Space (ID: 16808) Food Maxx Shopping Center
Center Type:
NWC of Balfour Rd. and Walnut Blvd. Brentwood , CA Market: Contra Costa / Sub-Market: Contra Costa

| | | |
|----------------------------------|--------------------|--------------------|
| Available SF: 1,200 | Building SF: 1,200 | # Parking Spaces: |
| Lease Rate: \$2.00 NNN Per Month | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 10/2/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Anchored by successful Food Maxx Co-tenants included: Great Clips, Subway and T-Mobile. Densely populated residential area with proposed high growth. One of Brentwood's highest trafficked intersections Great exposure and visibility to Brentwood's main commuter streets.

3. Available Retail Space (ID: 16846) Sandy Cove Shopping Center
Center Type:

NEC of Hwy 4 and Bixler Road Discovery Bay, CA **Market: Central Valley / Sub-Market: Stockton**

| | | |
|----------------------|--------------------|--------------------|
| Available SF: 1,600 | Building SF: 1,275 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 9/17/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Dominant neighborhood shopping center in Discovery Bay, California – captive shopping audience! Successful anchor tenants include Safeway and CVS Drugs Great access, exposure, and visibility to Highway 4 Ideal for general retail, soft goods, fast food restaurants, sit down restaurants, and other retail uses Cotenants include: McDonalds, Roundtable Pizza, Supercuts and Starbucks Coffee

4. Available Retail Space (ID: 13474) Sandy Cove Shopping Center
Center Type:

8364 Elk Grove Florin Rd Elk Grove, CA 95758 **Market: Central Valley / Sub-Market: Sacramento**

| | | |
|----------------------------------|--------------------|--------------------|
| Available SF: 1,200 | Building SF: 1,200 | # Parking Spaces: |
| Lease Rate: \$1.50 NNN Per Month | Anchor Tenants: | Traffic Count: |
| Vacancy: Vacant | | Year Built: |
| On Market: 1/30/2018 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: High profile retail location in densely populated trade area. Monument signage available. Tenants include Rite Aid, Papa Murphy's, and Metro PCS.

5. Available Retail Space (ID: 16783)
Lathrop Crossings

Center Type:

Harlan Road Lathrop, CA **Market: Central Valley / Sub-Market: San Joaquin**

| | | |
|----------------------|--------------------|--------------------|
| Available SF: 7,680 | Building SF: 7,680 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 9/25/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Project offers exceptional access to all of Lathrop and South Stockton. Directly adjacent to Lathrop's only true neighborhood shopping center anchored by Savemart Centralized, high traffic location ideal for neighborhood and regional retailers! Other successful tenants include; Starbucks, Chase, Round Table Pizza, Panda and Walgreens. Fully improved Express Health Club in Turnkey condition. Prominent position of freeway pylon sign offering incredible exposure to Interstate 5. 6,500± new homes proposed and under construction directly across the freeway as part of the Central Lathrop Specific Plan.

6. Available Retail Space (ID: 14576)
Arroyo Plaza

Center Type:

2250-2298 Las Positas Rd Livermore, CA **Market: Alameda**

| | | |
|----------------------------------|--------------------|--------------------|
| Available SF: 1,700 | Building SF: 1,700 | # Parking Spaces: |
| Lease Rate: \$2.35 NNN Per Month | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Highly visible location at the busiest center in town! Co-tenants include: Home Depot, Walmart, Kohl's, Office Max, In-N-Out Burger, Baja Fresh, & Cold Stone Creamery. Over 30,975 Cars ADT on North Livermore Avenue. East access via signalized intersection with I-580 exposure.

7. Available Retail Space (ID: 16802) Livermore Valley Square
Center Type:
1332 Railroad Avenue Livermore, CA Market: Alameda

| | | |
|----------------------|--------------------|--------------------|
| Available SF: 2,000 | Building SF: 2,000 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 6/15/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |
| Listing Broker | Lee & Associates-East Bay | Shelby Swanson | | |

Comments: Located in the heart of Livermore, Center anchored by Grocery Outlet, 99 Cent Only, & Fitness 19. Adjacent to Safeway & CVS Across from Trader Joes & Michaels anchored center.

8. Available Retail Space (ID: 16669) Euclid Shopping Center
Center Type:
200 W. Kettleman Lane Lodi, CA Market: Central Valley / Sub-Market: Lodi

| | | |
|---------------------|--------------------|--------------------|
| Available SF: 3,000 | Building SF: 3,000 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: Vacant | | Year Built: |
| On Market: 5/7/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Established neighborhood shopping center in the heart of Lodi, California. Successful anchor tenants include Ross Dress for Less and 99¢ Only Store. Great access, exposure, and visibility to Kettleman Lane - Hard corner location at signalized intersection. Ideal for general retail, soft goods, fast food restaurants, sit down restaurants, and other retail uses. Cotenants include: El Pollo Loco, and Rent A Center Drive thru and some restaurant infrastructure intact. Pylon sign panel position available.

9. Available Retail Space (ID: 16738)
The Vineyards Shopping Center

Center Type:

SWC of Kettleman Lane and Hutchins Street Lodi, CA **Market: Central Valley / Sub-Market: San Joaquin**

| | | |
|----------------------|--------------------|--------------------|
| Available SF: 6,950 | Building SF: 6,950 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 8/26/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Anchored by S-Mart Foods, CVS Pharmacy and Kohl's Other Tenants include: Goodwill Store and Leslies Pools Well located in Central Lodi, great exposure to Kettleman Lane Nearby Tenants include: Ross Dress for Less, Wal-Mart, Target, Food 4 Less and Safeway

10. Available Retail Space (ID: 13278)
Vineyard Shopping Center West

Center Type:

SWC of Kettleman Ln and Hutchins Street Lodi, CA 95240 **Market: Central Valley / Sub-Market: Lodi**

| | | |
|---------------------|---|--------------------|
| Available SF: 1,220 | Building SF: 6,950 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: S-Mart Foods, CVS & Kohls | Traffic Count: |
| Vacancy: Vacant | | Year Built: |
| On Market: 9/8/2017 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Anchored by S-Mart Foods, CVS Pharmacy and Kohl's. Other Tenants include: Goodwill Store, Aaron Rents and Leslies Pools. Well located in Central Lodi, great exposure to Kettleman Lane.

11. Available Retail Space (ID: 16671) Spreckels Retail Shopping Center
Center Type:
285 Commerce Avenue Manteca, CA Market: Central Valley / Sub-Market: Manteca

| | | |
|---------------------|---------------------|--------------------|
| Available SF: 2,045 | Building SF: 10,663 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 6/9/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Attractive, vibrant multi-tenant retail project located at the main entrance to the highly sought after Spreckels Retail Shopping Center. Prime retail location in high traffic area in Manteca with surrounding nearby national retailers include; Home Depot, Target, Staples, Food 4 Less, In N Out, Chipotle, Bank of the West, Petsmart, Panera Bread, and Chick Fil A. Easy access to Highway 99 and Central Manteca Both anchor and shop space offer an exceptional signage opportunity.

12. Available Retail Space (ID: 17031) Spreckels Retail Shopping Center
Center Type:
285 Commerce Avenue Manteca, CA Market: Central Valley / Sub-Market: Manteca

| | | |
|---------------------|---------------------|--------------------|
| Available SF: 2,807 | Building SF: 10,663 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 3/4/2021 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Attractive, vibrant multi-tenant retail project located at the main entrance to the highly sought after Spreckels Retail Shopping Center. Prime retail location in high traffic area in Manteca with surrounding nearby national retailers include; Home Depot, Target, Staples, Food 4 Less, In N Out, Chipotle Bank of the West, Petsmart, Panera Bread, and Chick Fil A. Easy access to Highway 99 and Central Manteca, Both anchor and shop space offer an exceptional signage opportunity

13. Available Retail Space (ID: 16944)
Main Street Plaza

Center Type:

1140 S. Main Street Manteca, CA **Market: Central Valley / Sub-Market: Manteca**

| | | |
|--|--|---|
| <p>Available SF: 1,400</p> <p>Lease Rate: \$1.55 NNN Per Month</p> <p>Vacancy:</p> <p>On Market: 1/1/2021</p> <p>Possession Date:</p> <p>Sale Price:</p> <p>Sale Price PSF:</p> | <p>Building SF: 1,400</p> <p>Anchor Tenants:</p> | <p># Parking Spaces:</p> <p>Traffic Count:</p> <p>Year Built:</p> <p>Construction Type:</p> <p>Ceiling Height:</p> |
|--|--|---|



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Subject space consists of retail/office space with large storage/warehouse area with a roll up door Well-maintained commercial building with low tenant turnover High visibility location on S. Main Street with traffic count of 30,900± vehicles per day Co-tenants include Gill Dental, Edward Jones, and Cosmo Prof Directly across the street from WalMart and Safeway anchored shopping center Building and monument signage available

14. Available Retail Space (ID: 16678)
Raley's Union Square

Center Type: Grocery Anchored

SWC of Lathrop Road and Union Road Manteca, CA 95336 **Market: Central Valley / Sub-Market: Manteca**

| | | |
|--|--|---|
| <p>Available SF: 1,945</p> <p>Lease Rate:</p> <p>Vacancy:</p> <p>On Market: 6/18/2020</p> <p>Possession Date:</p> <p>Sale Price:</p> <p>Sale Price PSF:</p> | <p>Building SF: 1,945</p> <p>Anchor Tenants:</p> | <p># Parking Spaces:</p> <p>Traffic Count:</p> <p>Year Built:</p> <p>Construction Type:</p> <p>Ceiling Height:</p> |
|--|--|---|



| Role | Company | Name | Phone | Email |
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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Dominant, recently remodeled, neighborhood shopping center anchored by Raley's! Great access, exposure, visibility and parking. Shopping center has history of low vacancy and successful retailers! Nearby retailers include: CVS Pharmacy, McDonalds, O'Reilly's Auto and Starbucks Raley's Union Square exclusively serves the neighborhoods of North Manteca, including the new Union Ranch/Woodbridge and Union Ranch East senior living development which includes approximately 1,700 new homes and poised for solid long-term growth!

15. Available Retail Space (ID: 16780)
DALE BUSINESS PARK

Center Type:

4506 Dale Road Modesto, CA 95356 Market: Central Valley / Sub-Market: Stanislaus

| | | |
|---------------------|--------------------|--------------------|
| Available SF: 6,100 | Building SF: 6,100 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 9/4/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|----------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Brand new retail shops in booming Northwest Modesto, easily accessible from Pelandale Avenue and Kiernan Avenue and Highway 99. Located directly across the street from Modesto's largest Kaiser Permanente, one of Modesto's largest employers, with over 3,200 employees. Quality architecture with great signage potential and ample parking. Positioned at the signalized intersection with exceptional access from Dale Road, Grewal Parkway and Bangs Avenue. Surrounded by over 300 apartment units either planned or under construction and a brand new Marriott Hotel. Nearby retailers in trade area include Costco, Lowes, Walgreens, Savemart and Cost Plus

16. Available Retail Space (ID: 16781)
DALE BUSINESS PARK

Center Type:

4506 Dale Road Modesto, CA 95356 Market: Central Valley / Sub-Market: Stanislaus

| | | |
|---------------------|--------------------|--------------------|
| Available SF: 2,400 | Building SF: 6,100 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 9/4/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Brand new retail shops in booming Northwest Modesto, easily accessible from Pelandale Avenue and Kiernan Avenue and Highway 99. Located directly across the street from Modesto's largest Kaiser Permanente, one of Modesto's largest employers, with over 3,200 employees. Quality architecture with great signage potential and ample parking. Positioned at the signalized intersection with exceptional access from Dale Road, Grewal Parkway and Bangs Avenue. Surrounded by over 300 apartment units either planned or under construction and a brand new Marriott Hotel. Nearby retailers in trade area include Costco, Lowes, Walgreens, Savemart and Cost Plus

17. Available Retail Space (ID: 16677) The Promenade Shopping Center
Center Type:
3501 N. McHenry Avenue Modesto, CA Market: Central Valley / Sub-Market: San Joaquin

| | | |
|----------------------|--------------------|--------------------|
| Available SF: 1,980 | Building SF: 1,980 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: Vacant | | Year Built: |
| On Market: 1/24/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: The Promenade is one of Modesto's most popular regional centers and is anchored by Barnes and Noble, Ross and introducing Auto Zone. Ample parking and exposure to all major streets. Shop tenants include Sketchers, Cold Stone, Hallmark and many other successful retailers. Located directly on the desirable McHenry Avenue and major East/West thoroughfare in North Modesto. Monument sign positions available!

18. Available Retail Space (ID: 13262) Briggsmore Shopping Center
Center Type: Grocery Anchored
2001 McHenry Ave. Modesto, CA 95350 Market: Central Valley / Sub-Market: Modesto

| | | |
|----------------------|----------------------|--------------------|
| Available SF: 3,040 | Building SF: 228,000 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 8/30/2017 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|----------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Anchored by Safeway Marketplace and Burlington Coat Factory. Centralized, high traffic location ideal for neighborhood and regional retailers! Other successful tenants include; Starbucks, Massage Envy, AT&T, Orange Theory Fitness, Golden 1 Credit Union and The Avenue.

19. Available Retail Space (ID: 16662)
Center Type: Grocery Anchored
Briggsmore Shopping Center

2001 McHenry Ave. Modesto, CA 95350 Market: Central Valley / Sub-Market: Modesto

| | | |
|----------------------|----------------------|--------------------|
| Available SF: 2,520 | Building SF: 228,000 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 5/27/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Anchored by Safeway Marketplace and Burlington Coat Factory Located in the heart of Modesto along high-traffic McHenry Avenue Centralized, high traffic location ideal for neighborhood and regional retailers! Other successful tenants include; Starbucks, Panera Bread, Orange Theory Fitness, Golden 1 Credit Union, Nekter Juice and Carters Pet Mart!

20. Available Retail Space (ID: 16663)
Center Type: Grocery Anchored
Briggsmore Shopping Center

2001 McHenry Ave. Modesto, CA 95350 Market: Central Valley / Sub-Market: Modesto

| | | |
|----------------------|----------------------|--------------------|
| Available SF: 3,200 | Building SF: 228,000 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 5/29/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Anchored by Safeway Marketplace and Burlington Coat Factory. Located in the heart of Modesto along high-traffic. McHenry Avenue. Centralized, high traffic location ideal for neighborhood and regional retailers! Other successful tenants include; Starbucks, Panera Bread, Orange Theory Fitness, Golden 1 Credit Union, Nekter Juice and Carters Pet Mart!

21.
Coffee Place

Available Retail Space (ID: 16735)
Center Type:

NWC of Coffee and Orangeburg Modesto, CA

Market: Central Valley / Sub-Market: Modesto

| | | |
|---------------------|--------------------|--------------------|
| Available SF: 4,800 | Building SF: 4,800 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 8/4/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: High volume Wal-Mart Neighborhood anchored shopping center! Located at the signalized intersection in the heart of Modesto with exceptional 360° trade area! Surrounded by heavy residential, office, and medical, including nearby Memorial Medical Center Great access, exposure, and visibility along Coffee Rd. and Orangeburg Ave. Ideal center for beauty supply, medical supply, insurance, consignment, thrift store and other neighborhood retail uses. Monument signage available!

22.
Ripon Crossing

Available Retail Space (ID: 6299)
Center Type:

SEC Jack Tone & Hwy 99 Ripon, CA 95366

Market: Central Valley / Sub-Market: San Joaquin

| | | |
|-----------------------|----------------------|--------------------|
| Available SF: 743,848 | Building SF: 743,848 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Available for sale, lease or build to suit. Join a 42,000±sf Tractor Supply store, Les Schwab Tire Center, and Boat Country (Construction to start soon). 100' Pylon signage available. The Project is located in Federal Enterprise Zone!

23. Available Retail Space (ID: 17008)
Rite Aid

Center Type: **Center Type:**

2101 S Street Sacramento, CA **Market: Central Valley / Sub-Market: Sacramento**

| | | |
|---------------------|--------------------|----------------------|
| Available SF: 8,000 | Building SF: 8,000 | # Parking Spaces: 20 |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 3/4/2021 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Excellent visibility on S Street and 21st Street Great daytime population demographics Surrounded by dense residential neighborhoods Retail anchor of mixed-used lofts development in Sacramento's R Street Corridor 20± parking spaces on-site, with additional street parking on both "S" and 21st Street Minutes from the headquarters of the Sacramento Bee; with ±2,500 employees.

24. Available Retail Space (ID: 13133)
Sonora Crossroads

Center Type: **Grocery Anchored**

Highway 108/Mono Way, Ste B-4 Sonora, CA **Market: Central Valley**

| | | |
|----------------------|----------------------|--------------------|
| Available SF: 2,903 | Building SF: 340,834 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 5/31/2017 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Sonora Crossroads Shopping Center is the largest shopping center in Tuolumne County and the "Mother Lode" region and is anchored by Safeway Marketplace, Wal-Mart, Staples, Joann Fabrics, Petsmart and Big Lots. Other adjacent national retailers include Lowes Home Improvements, Regal Cinemas, Ross Dress 4 Less and Savemart. Call for lease rate.

25. Available Retail Space (ID: 14758)
Sonora Crossroads

Center Type: Grocery Anchored

Highway 108/Mono Way, Ste D2 Sonora, CA **Market: Central Valley**

| | | |
|----------------------|----------------------|--------------------|
| Available SF: 1,200 | Building SF: 340,834 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 8/30/2018 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|----------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Sonora Crossroads Shopping Center is the largest shopping center in Tuolumne County and the "Mother Lode" region and is anchored by Safeway Marketplace, Wal-Mart, Staples, Joann Fabrics, Petsmart and Big Lots. Other adjacent national retailers include Lowes Home Improvements, Regal Cinemas, Ross Dress 4 Less and Savemart. Call for lease rate.

26. Available Retail Space (ID: 16499)
Gill Grove Shopping Center

Center Type:

1687 N. California Street Stockton , CA 95204 **Market: Central Valley / Sub-Market: Stockton**

| | | |
|---------------------|--------------------|--------------------|
| Available SF: 1,170 | Building SF: 7,059 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: Vacant | | Year Built: |
| On Market: 2/3/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|----------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Brand new high quality retail development with current tenants including Starbucks and Subway! The site is directly across the street from St. Joseph's Medical Center, the largest employer in San Joaquin County. The hospital is operated by Dignity Health, who recently partnered with Kaiser Permanente in this location. The project offers significant daytime population, including nearby medical staffing which exceeds 4,000 employees per day-along Stockton's primary medical office corridor. Located in the heart of Stockton, with strong residential back-up-great surrounding demographics. Ideal for quick service and sit down restaurants, food uses, banking, and other medical applications Beautiful architecture and sign potential, including monument signage.

27.
Available Retail Space (ID: 16676)
Gill Grove Shopping Center

Center Type:

1687 N. California Street Stockton , CA 95204

Market: Central Valley / Sub-Market: Stockton

| | | |
|---------------------|--------------------|--------------------|
| Available SF: 2,603 | Building SF: 7,059 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: Vacant | | Year Built: |
| On Market: | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Brand new high quality retail development with current tenants including Starbucks and Subway! The site is directly across the street from St. Joseph's Medical Center, the largest employer in San Joaquin County. The hospital is operated by Dignity Health, who recently partnered with Kaiser Permanente in this location. The project offers significant daytime population, including nearby medical staffing which exceeds 4,000 employees per day-along Stockton's primary medical office corridor. Located in the heart of Stockton, with strong residential back-up-great surrounding demographics. Ideal for quick service and sit down restaurants, food uses, banking, and other medical applications Beautiful architecture and sign potential, including monument signage.

28.
Available Retail Space (ID: 16545)

Center Type:

1108 E. Hammer Lane Stockton, CA

Market: Central Valley / Sub-Market: Stanislaus

| | | |
|----------------------|--------------------|--------------------|
| Available SF: 4,150 | Building SF: 4,150 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: Vacant | | Year Built: |
| On Market: 2/27/2019 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Freestanding pad with drive-thru Near one of Stockton's most heavily trafficked intersections with over 73,000 cars per day. Excellent exposure, access and parking, Busy Community Center featuring both national and local tenants

29. Available Retail Space (ID: 13049)
Food Source Stockton Plaza

Center Type: Grocery Anchored

2309-2415 W. Hammer Ln., Ste 5 Stockton, CA **Market: Central Valley / Sub-Market: Stockton**

| | | |
|----------------------|--------------------|--------------------|
| Available SF: 2,671 | Building SF: 1,200 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 3/28/2017 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Dominant grocery anchored neighborhood shopping center in North Stockton. Successful national tenants include: Food Source, Auto Zone, Great Clips, McDonalds, and Radio Shack.

30. Available Retail Space (ID: 5419)
Calaveras Square

Center Type: Grocery Anchored

1101 E March Ln., Ste 1061C/D Stockton, CA 95207 **Market: Central Valley / Sub-Market: Stockton**

| | | |
|---------------------|-----------------|--------------------|
| Available SF: 1,800 | Building SF: 0 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: ±1,000 - ±2,650 SF of available space. Wal-Mart Neighborhood Market anchored shopping center. Located at one of the busiest intersections in Stockton.

31. Available Retail Space (ID: 5417) Calaveras Square
Center Type: Grocery Anchored
1101 E March Ln., Ste 1061E Stockton, CA 95207 Market: Central Valley / Sub-Market: Stockton

| | | |
|---------------------|-----------------|--------------------|
| Available SF: 1,000 | Building SF: 0 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|----------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: ±1,000 - ±2,650 SF of available space. Wal-Mart Neighborhood Market anchored shopping center. Located at one of the busiest intersections in Stockton.

32. Available Retail Space (ID: 12857) Calaveras Square
Center Type: Grocery Anchored
1101 E March Ln., Ste 1061F Stockton, CA 95207 Market: Central Valley / Sub-Market: Stockton

| | | |
|---------------------|-----------------|--------------------|
| Available SF: 1,190 | Building SF: 0 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 5/1/2016 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|----------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: ±1,000 - ±2,650 SF of available space. Wal-Mart Neighborhood Market anchored shopping center. Located at one of the busiest intersections in Stockton.

33. Available Retail Space (ID: 16322)
Center Type:
959 W. March Lane Stockton, CA **Market: Central Valley / Sub-Market: Stockton**

| | | |
|----------------------|--------------------|--------------------|
| Available SF: 5,600 | Building SF: 5,600 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 10/1/2019 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: College Square Shopping Center is one of Stockton's best recognized shopping destinations. Centrally located on one of Stockton's busiest thoroughfares (March Lane). Surrounded by dense residential areas, two colleges and significant office space, this dominant retail shopping center offers a unique trade area. Nearby major retailers attracted to this market include Target, Hobby Lobby, Planet Fitness, Office Depot, Dillard's, Macy's, 99¢ Only Stores, Big 5 Sporting Goods, FedEx, Auto Zone and more!

34. Available Retail Space (ID: 16854)
Center Type:
3224 Pacific Avenue Stockton, CA **Market: Central Valley / Sub-Market: Stockton**

| | | |
|----------------------------------|--------------------|--------------------|
| Available SF: 1,563 | Building SF: 1,563 | # Parking Spaces: |
| Lease Rate: \$1.25 NNN Per Month | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 11/13/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: High profile retail space facing Pacific Avenue in the heart of Stockton! Located directly across the street from an established Savemart grocery store, Walking distance to University of the Pacific with enrollment of over 6,000 students. Strong residential surrounding the site- ideal for neighborhood retail uses.

35. Available Retail Space (ID: 16357) Center Type: **Center Type:**
1503 St. Marks Plaza, Ste E Stockton, CA 95207 **Market: Central Valley / Sub-Market: Stanislaus**

| | | |
|---|---------------------------|---------------------------|
| Available SF: 5,460 | Building SF: 5,460 | # Parking Spaces: |
| Lease Rate: \$0.95 NNN Per Month | Anchor Tenants: | Traffic Count: |
| Vacancy: Vacant | | Year Built: |
| On Market: 10/21/2019 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|-----------------------|---|------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Jim Martin, SIOR | 209.983.4088 | jmartin@lee-associates.com |

Comments: Attractive well-maintained single-story garden complex. Central court yard area with beautiful garden setting and seating. High parking ratio with 2 driveways for access. Close proximity to retail services with easy freeway access Signage availability on March Lane. Zoned CG (Commercial, General- City of Stockton) Entire Complex also For Sale

36. Available Retail Space (ID: 14918) Center Type: **Grocery Anchored**
1975 W 11th St. Tracy, CA 95376 **Market: Central Valley / Sub-Market: Tracy**

| | | |
|-----------------------------|--|---------------------------|
| Available SF: 41,624 | Building SF: 167,184 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: Safeway and CVS | Traffic Count: |
| Vacancy: Vacant | | Year Built: |
| On Market: 1/1/2019 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Former Orchard Supply Hardware in dominate neighborhood shopping center.

37. Available Retail Space (ID: 16795) Corral Hollow Shopping Center
Center Type:
1833 11th Street Tracy , CA Market: Central Valley / Sub-Market: Tracy

| | | |
|-----------------------|--------------------|--------------------|
| Available SF: 1,300 | Building SF: 1,300 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 10/12/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|----------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Dominant neighborhood shopping center anchored by Safeway Marketplace, and CVS Pharmacy. Great access, exposure and visibility to Tracy's primary thoroughfare Shopping center has history of low vacancy and successful retailers! Nearby retailers include: FoodMaxx, Walgreens, McDonalds, Wells Fargo Bank and Dunkin Donuts. The City of Tracy and adjacent community of Mountain House have greatly benefited from influx of residents from nearby Bay Area, seeking new and affordable housing, good schools and a quality way of life. This area is poised for great long term residential growth.

38. Available Retail Space (ID: 14920) Tracy Pavillion
Center Type: Strip Mall
2417-2483 Naglee Rd., Ste 2453 Tracy, CA 95304 Market: Central Valley / Sub-Market: Tracy

| | | |
|---------------------|----------------------------|--------------------|
| Available SF: 1,207 | Building SF: 330,000 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: Home Depot | Traffic Count: |
| Vacancy: Vacant | | Year Built: |
| On Market: 1/1/2019 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|----------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Available February 2019. Prime retail space located in Tracy dominant power center

39.
Tracy Pavilion
Available Retail Space (ID: 16798)
Center Type: Strip Mall
2417-2483 Naglee Rd. Tracy, CA 95304
Market: Central Valley / Sub-Market: Tracy

| | | |
|---|--|--|
| Available SF: 1,400 Lease Rate: Vacancy: On Market: 9/10/2020 Possession Date: Sale Price: Sale Price PSF: | Building SF: 330,000 Anchor Tenants: Home Depot | # Parking Spaces: Traffic Count: Year Built: Construction Type: Ceiling Height: |
|---|--|--|



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Tracy Pavilion is the largest open-aired, Power shopping center in Tracy and is anchored by Home Depot, Staples, Petsmart, Winco Foods and Ross Dress 4 Less. Ample parking and exposure to Interstate 205. Shop tenants include Starbucks, Chase, Rubios, Mattress Firm and many other successful retailers. Located directly on a major commuter route between the Central Valley and Bay Area.

40.
Pavilion Commons
Available Retail Space (ID: 16805)
Center Type:
2805 Naglee Road. Tracy, CA
Market: Central Valley / Sub-Market: Tracy

| | | |
|--|---|--|
| Available SF: 3,389 Lease Rate: \$3.00 NNN Per Month Vacancy: On Market: 8/26/2020 Possession Date: Sale Price: Sale Price PSF: | Building SF: 3,389 Anchor Tenants: | # Parking Spaces: Traffic Count: Year Built: Construction Type: Ceiling Height: |
|--|---|--|



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: High profile regional retail shop space in the heart of Tracy's newest retail development projects! Located directly on major commuter route to Bay Area Great I-205 access, exposure and visibility! Located right at I-205 off-ramp Directly adjacent to Tracy's major power centers and West Valley Mall with national retailers including: Home Depot, Winco Foods, Ross Dress 4 Less, Target, Wal-Mart, Costco, Macy's, JC Penney and many others Signalized intersection! Ideal for general retail, service, and QSR operations Monument sign positions available!

41.
Tracy Corners

Available Retail Space (ID: 16517)
Center Type: Community Center

3077 N. Tracy Blvd. Tracy, CA 95376

Market: Central Valley

| | | |
|----------------------|---------------------|--------------------|
| Available SF: 1,430 | Building SF: 67,800 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: Vacant | | Year Built: |
| On Market: 2/25/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|----------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

42.
Tracy Corners

Available Retail Space (ID: 16943)
Center Type: Community Center

3077 N. Tracy Blvd. Tracy, CA 95376

Market: Central Valley

| | | |
|-----------------------|---------------------|--------------------|
| Available SF: 1,015 | Building SF: 67,800 | # Parking Spaces: |
| Lease Rate: | Anchor Tenants: | Traffic Count: |
| Vacancy: | | Year Built: |
| On Market: 10/27/2020 | | Construction Type: |
| Possession Date: | | Ceiling Height: |
| Sale Price: | | |
| Sale Price PSF: | | |



| Role | Company | Name | Phone | Email |
|----------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Established neighborhood center anchored by La Plaza Market and Harbor Freight Tools, with other national tenants including O'Reilly Auto. H & R Block, and Xfinity. Close proximity to I-205 in North Tracy Located at signalized intersection with great access! Well maintained shopping center with ample parking Nearby tenants include: CVS, McDonald's, In N Out Burger, Arby's and Wendy's

43. Available Retail Space (ID: 13236) Warrior Crossing!
Center Type:

1201 E Monte Vista Turlock, CA Market: Central Valley / Sub-Market: Turlock

| | | |
|---|---|--|
| Available SF: 4,000 Lease Rate: Vacancy: On Market: 8/11/2017 Possession Date: Sale Price: Sale Price PSF: | Building SF: 4,000 Anchor Tenants: | # Parking Spaces: Traffic Count: Year Built: Construction Type: Ceiling Height: |
|---|---|--|



| Role | Company | Name | Phone | Email |
|-----------------------|---|---------------------|--------------|--|
| Listing Broker | Lee & Associates - Central Valley, Inc. | Christopher W. Sill | 209.983.6837 | csill@lee-associates.com |

Comments: Corner location at signalized intersection with direct frontage/signage facing Monte Vista Avenue - a major east/west thoroughfare in Turlock Directly adjacent to California State University - Stanislaus Current Enrollment 10,003 Poised for major student growth Ideal for retail, restaurant, or office uses.