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COMMERCIAL REAL ESTATE

RETAIL/SHOWROOM WITH WAREHOUSE ON HWY 99

RETAIL: 4,528 SF - 6,528 SF
WAREHOUSE: 5,528 SF - 7,528 SF
12,056 SF TOTAL

PROPERTY FEATURES:

- **Available with 60 days' notice**
- Grade Level Oversize Loading Door
- Building & Pylon Signage Available
- Secured Parking on Back Lot
- Quick Access to Hwy 99, SR 525, 1-405 & I-5
- Traffic Count: 29,064 Cars per Day

Retail Frontage

Pylon Signage Available

Oversize Loading Door

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

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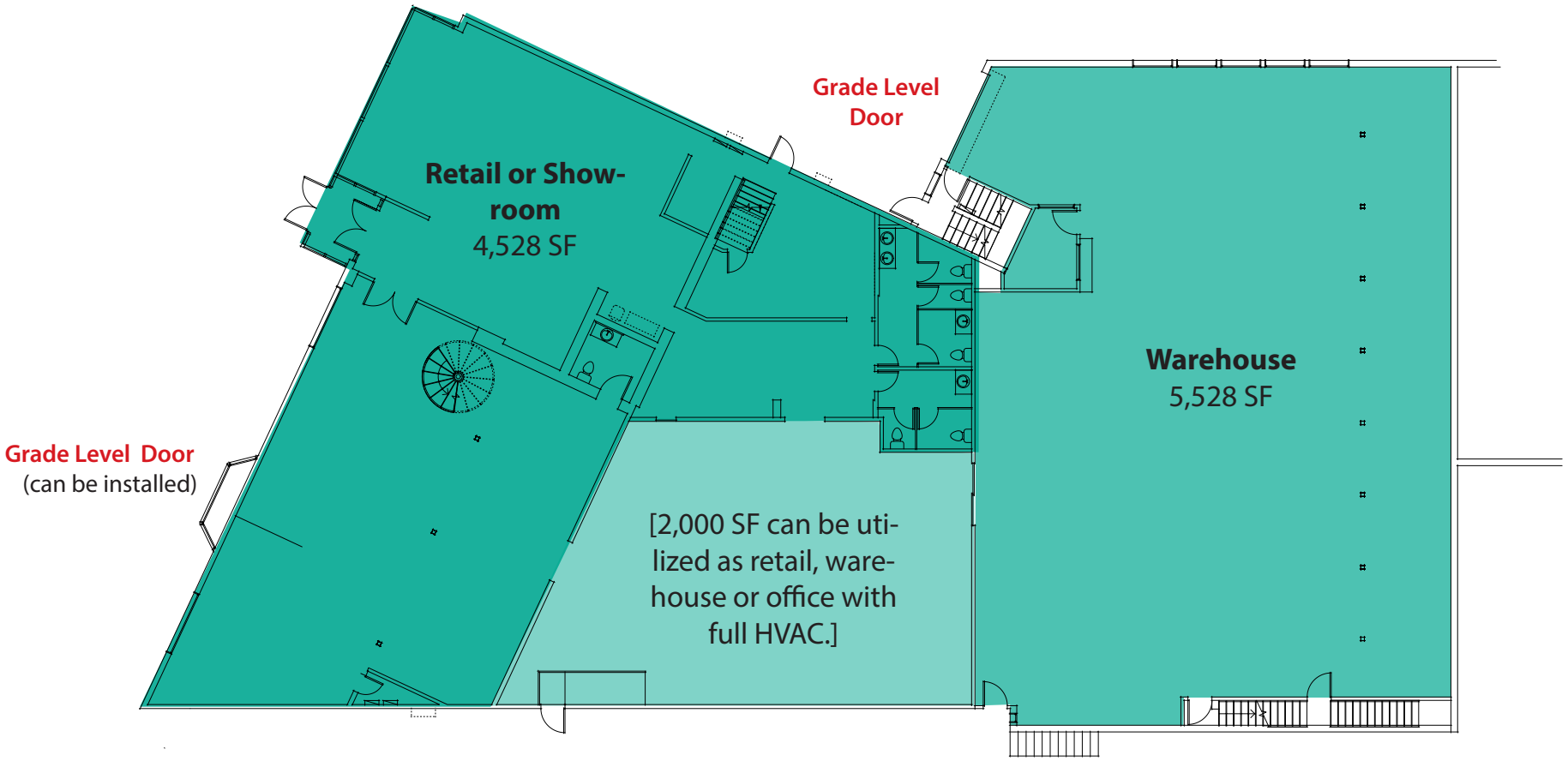
AS IS FLOOR PLAN

$1.25/SF, NNN Warehouse
$1.85/SF, NNN Retail/Showroom
12,056 Total SF Available



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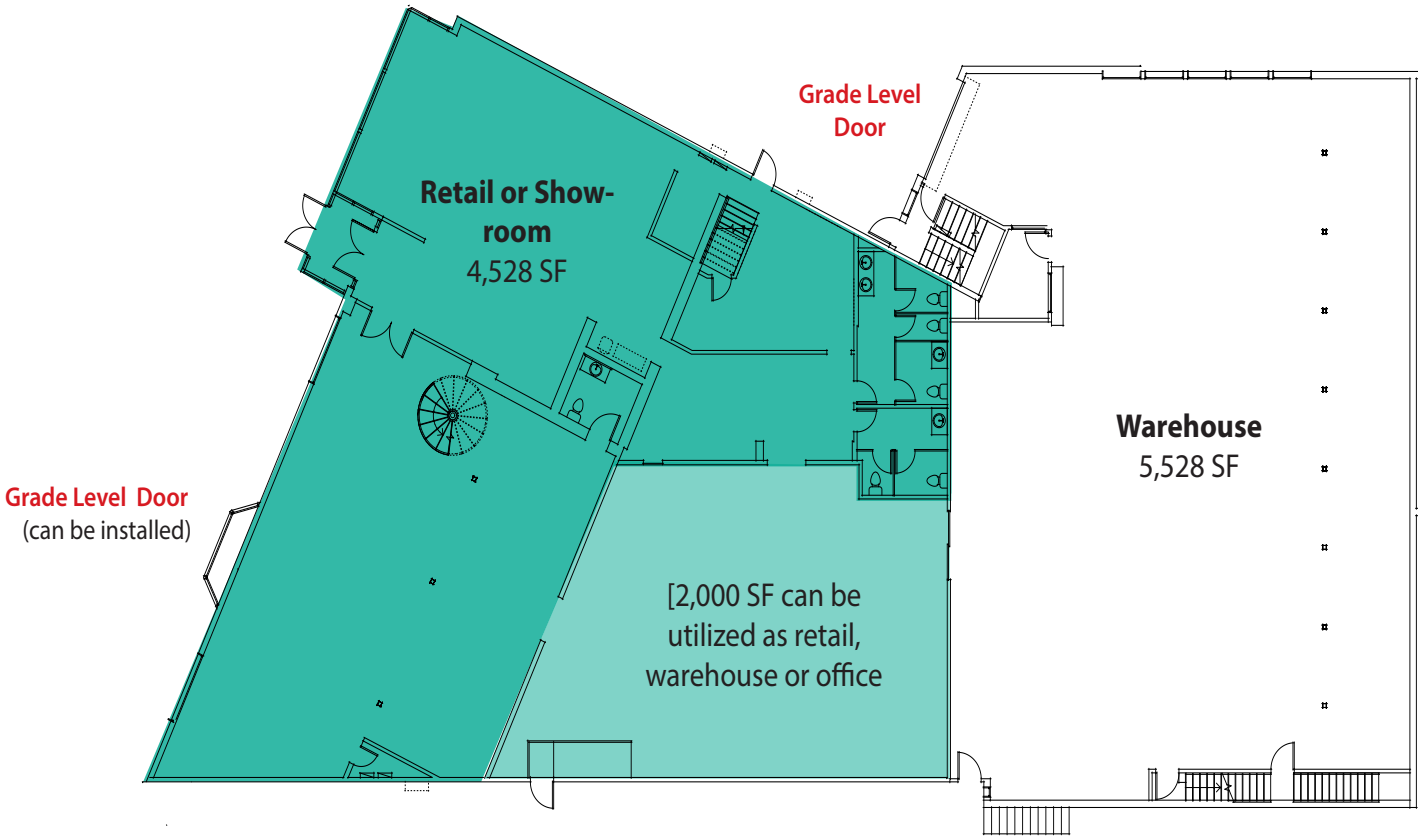
SAMPLE FLOOR PLAN OPTION 1

$1.85/SF, NNN Retail/Showroom
4,528 SF - 6,528 SF Available

SUITE FEATURES:

- **Available with 60 Days' Notice**
- Glass Storefronts with Excellent Visibility
- Secured Parking on Back Lot
- Building and Pylon Signage Available



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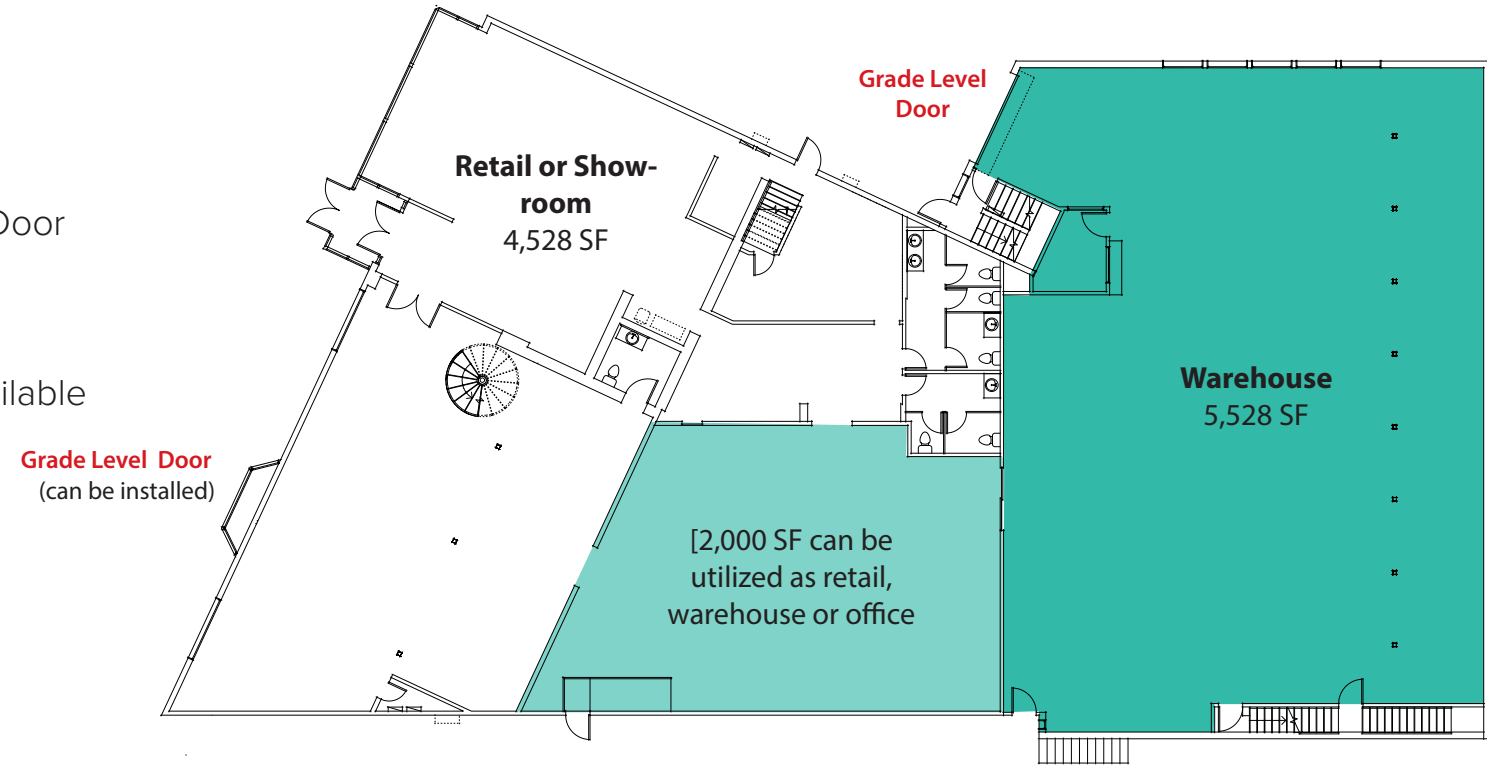
SAMPLE FLOOR PLAN OPTION 2

$1.25/SF, NNN Warehouse

5,528 SF - 7,258 SF Available

SUITE FEATURES:

- **Available with 60 Days' Notice**
- Low Bay Flex HVAC Space
- Grade Level Oversize Loading Door
- Secured Parking on Back Lot
- Building and Pylon Signage Available



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ADDITIONAL PARKING SITE PLAN

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LOCATION MAP

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