

9205 - 9215 SKYWAY
PARADISE, CA

FOR SALE OR LEASE

1,760 SF - 2,200 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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FEATURES:

- Newly built seven (7) unit shopping center
- Northern Paradise location
- Drive-thru space available
- 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.

LEASE RATES:

Suite 2:	1,760 SF	\$2,024.00 (\$1.15 PSF, NNN)
Suite 3:	2,200 SF	\$3,850.00 (\$1.75 PSF, NNN)

PURCHASE PRICE:

\$1,500,000.00

DEMOGRAPHICS:

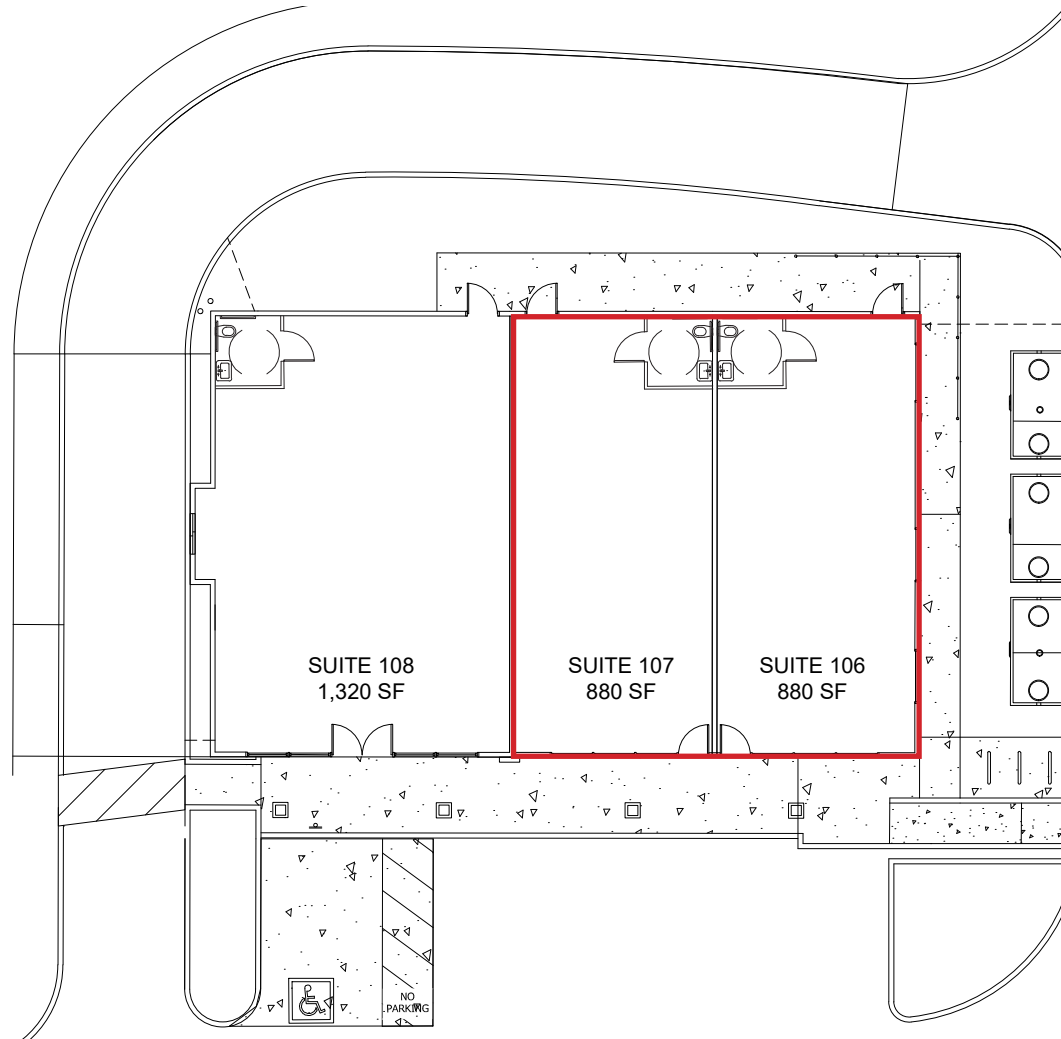
	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	814	16,889	22,935
2024 Average HH Income:	\$60,448	\$77,420	\$86,233
Traffic Count @ Skway:	15,488		

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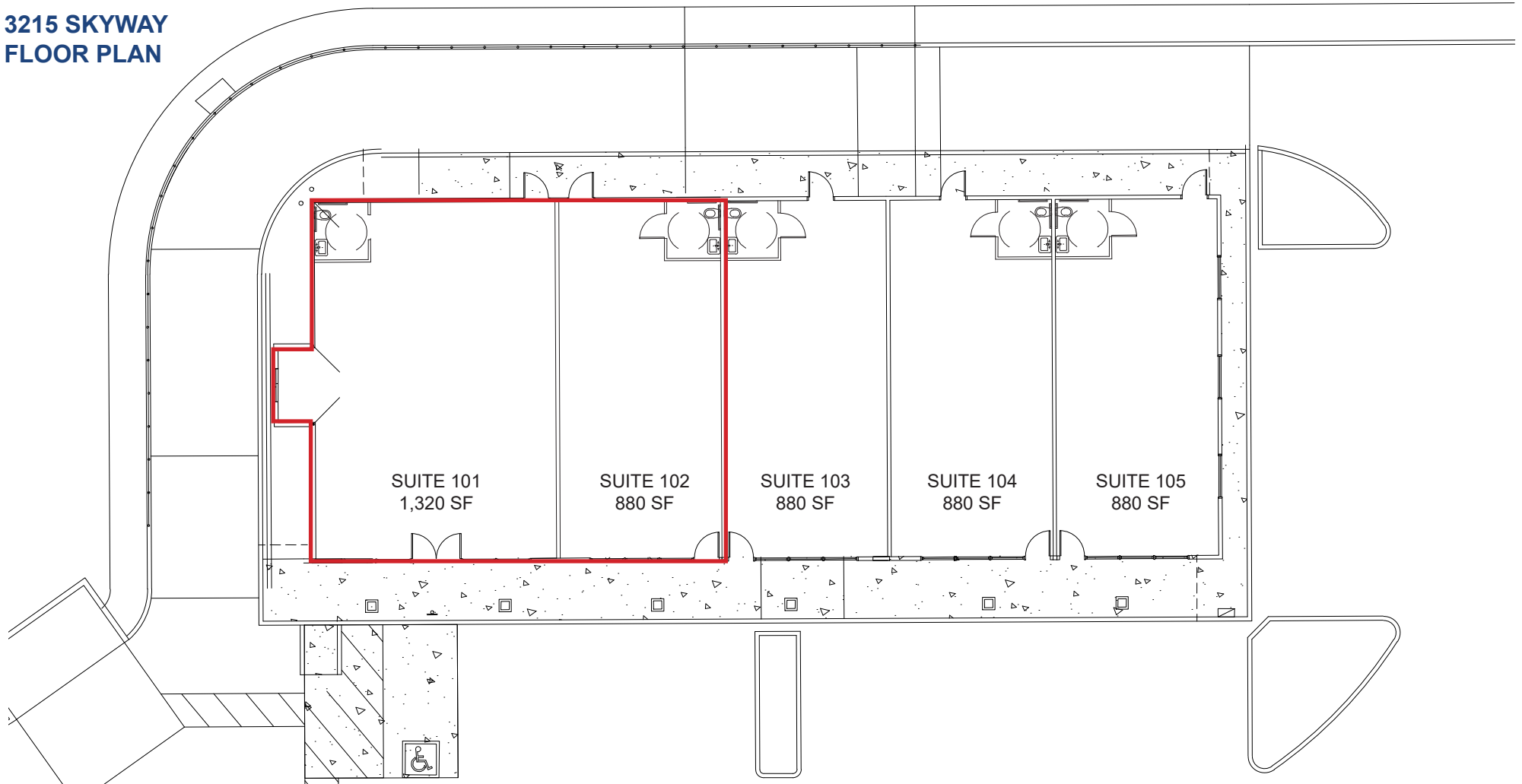
**3205 SKYWAY
FLOOR PLAN**



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**3215 SKYWAY
FLOOR PLAN**



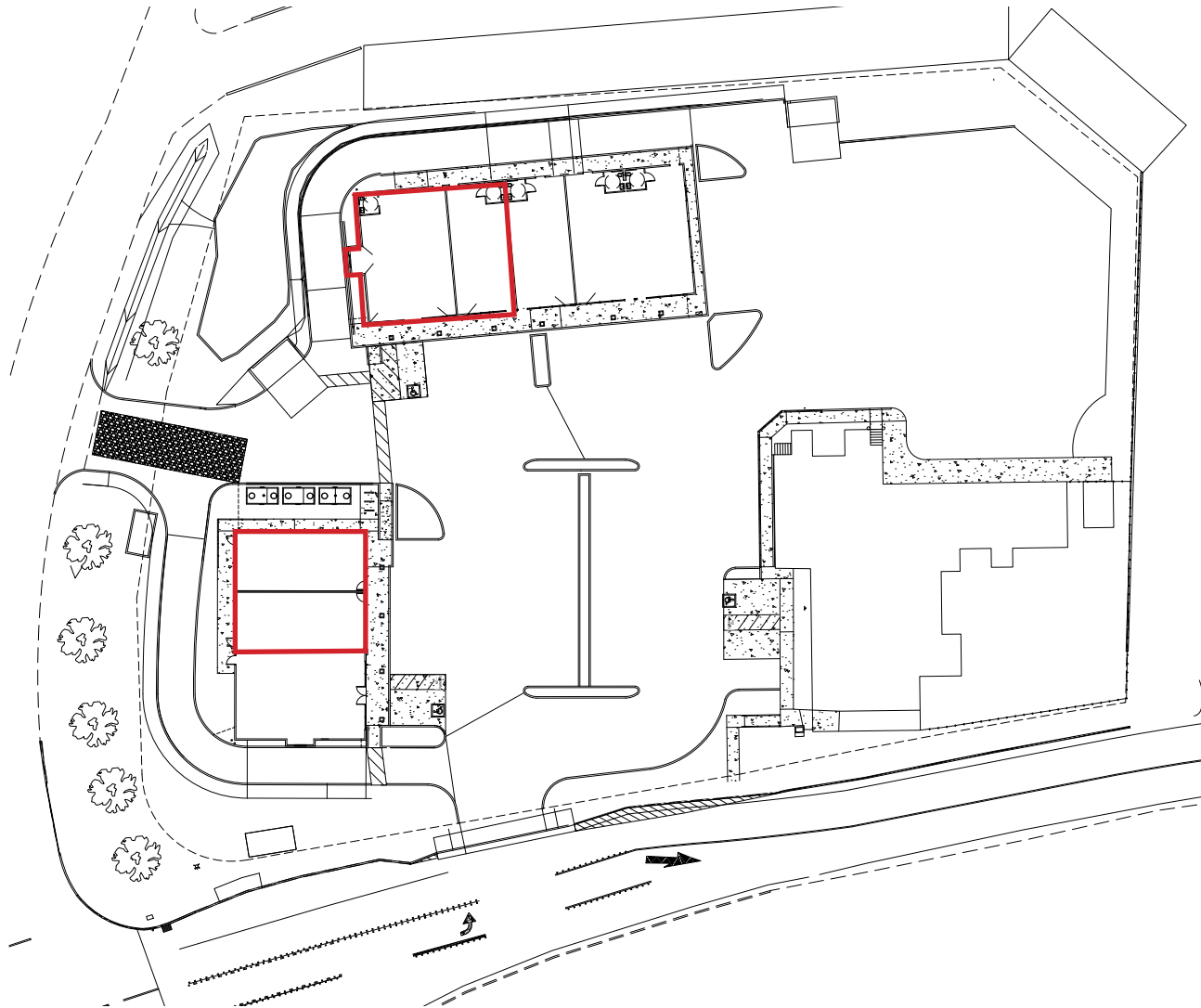
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SITE PLAN



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