

RETAIL SPACE FOR LEASE

1255 Lillian Drive

Suite B | Escalon, CA

Starbucks Anchored | ±978 SF | \$1.25/SF/Month NNN | Adjacent to Escalon High School

AVAILABLE SUITE

Suite B

SUITE SIZE

±978 SF

LEASE RATE

\$1.25/SF/Mo NNN

ANCHOR TENANT

Starbucks

Property Overview

CoSol Commercial Real Estate is pleased to present Suite B at 1255 Lillian Drive — a ±978 SF retail space in an established Starbucks-anchored center in Escalon, California. Positioned adjacent to Escalon High School with nearby co-tenants including Mountain Mike's Pizza, Subway, Taco Bell, and Burger King, this space offers excellent visibility and a built-in daily customer base.

Address	1255 Lillian Drive, Escalon CA
Suite	Suite B
Suite Size	±978 Square Feet
Lease Rate	\$1.25/SF/Month NNN
Anchor Tenant	Starbucks Coffee
Co-Tenants	Mountain Mike's Pizza
Nearby	Subway, Taco Bell, Burger King
Adjacent To	Escalon High School



Property Photos



INTERIOR

Interior Photos



Property Highlights

Starbucks Anchored Center

Starbucks Coffee drives consistent daily foot traffic and lends strong national co-tenancy credibility to the center.

Adjacent to Escalon High School

Direct proximity to Escalon High School provides a built-in customer base of students, staff, and parents throughout the school year.

±978 SF at \$1.25 NNN

Competitive lease rate for a well-maintained, move-in ready space with attractive improvements already in place.

Turn-Key Restaurant Space

Suite B is built out with seating, a commercial kitchen hood, restrooms, and ADA-compliant facilities — ideal for a restaurant or food user.

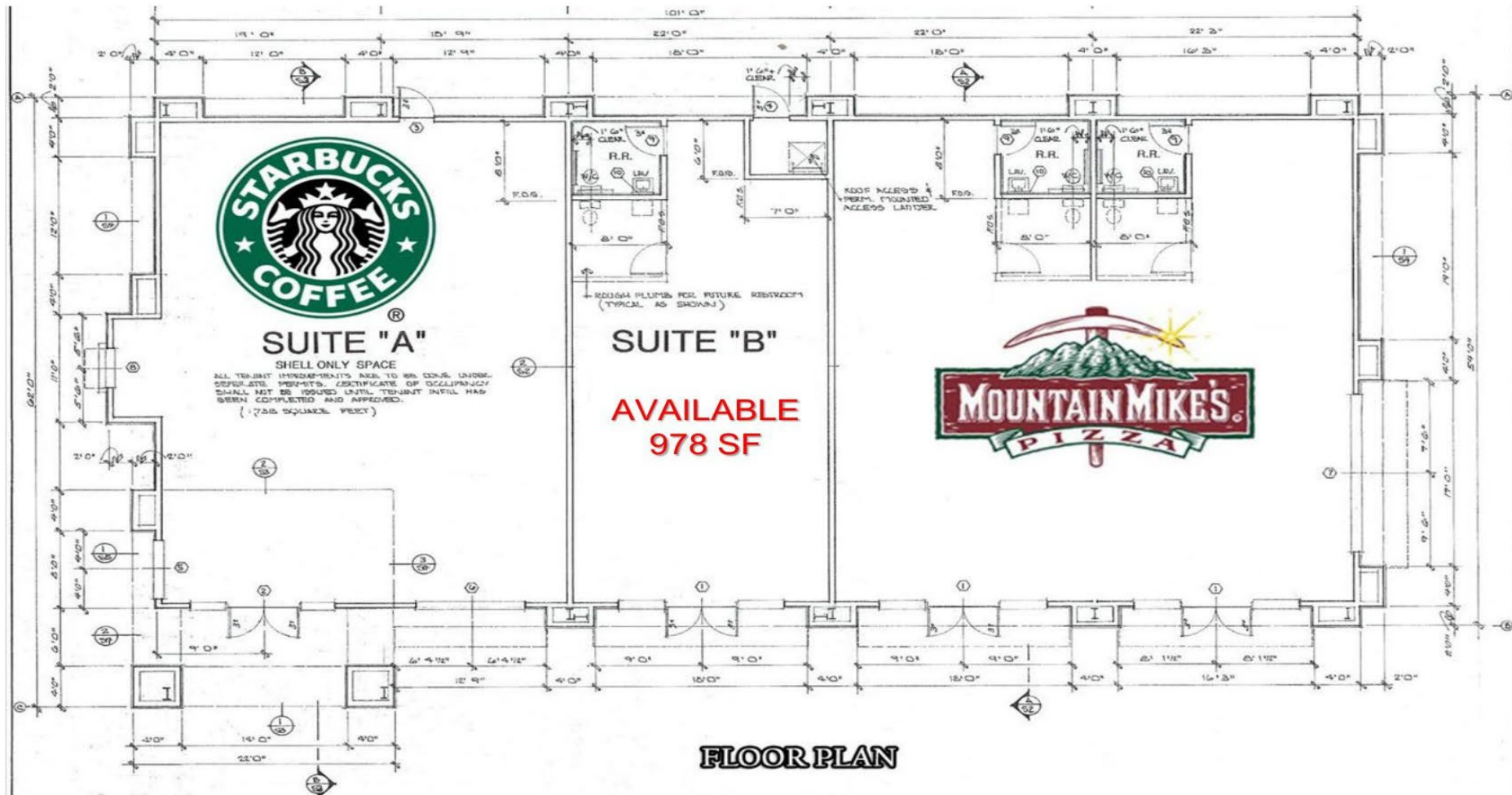
Strong QSR Co-Tenancy Nearby

Surrounded by Subway, Taco Bell, Burger King, and Mountain Mike's Pizza — a proven food-and-retail corridor for Escalon.

Established Escalon Community

Escalon is a growing San Joaquin County community. The center benefits from limited new retail inventory and strong neighborhood loyalty.

Suite Floor Plan

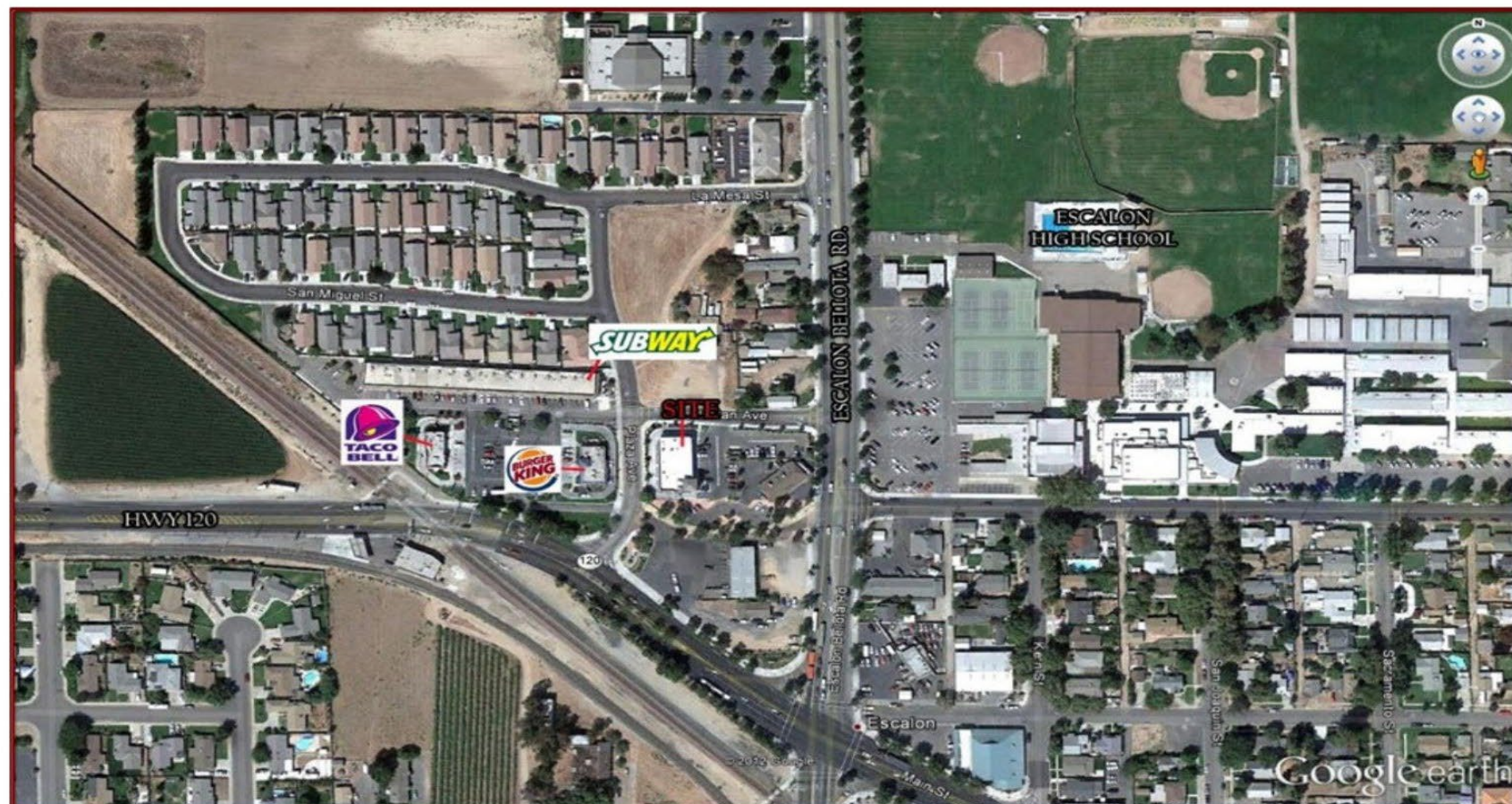


FLOOR PLAN

LOCATION

Site Location Map

NOW LEASING
RETAIL SHOPS
STARBUCKS
ANCHORED
ESCALON, CA



Regional Map





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Starbucks Anchored | Escalon, CA

Suite B

1255 Lillian Drive

Escalon, CA

±978 SF | \$1.25/SF/Mo NNN | Available Now

Adjacent to Escalon High School | Mountain Mike's & Starbucks

