

HWY 99 WHSE/RETAIL LEASE



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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

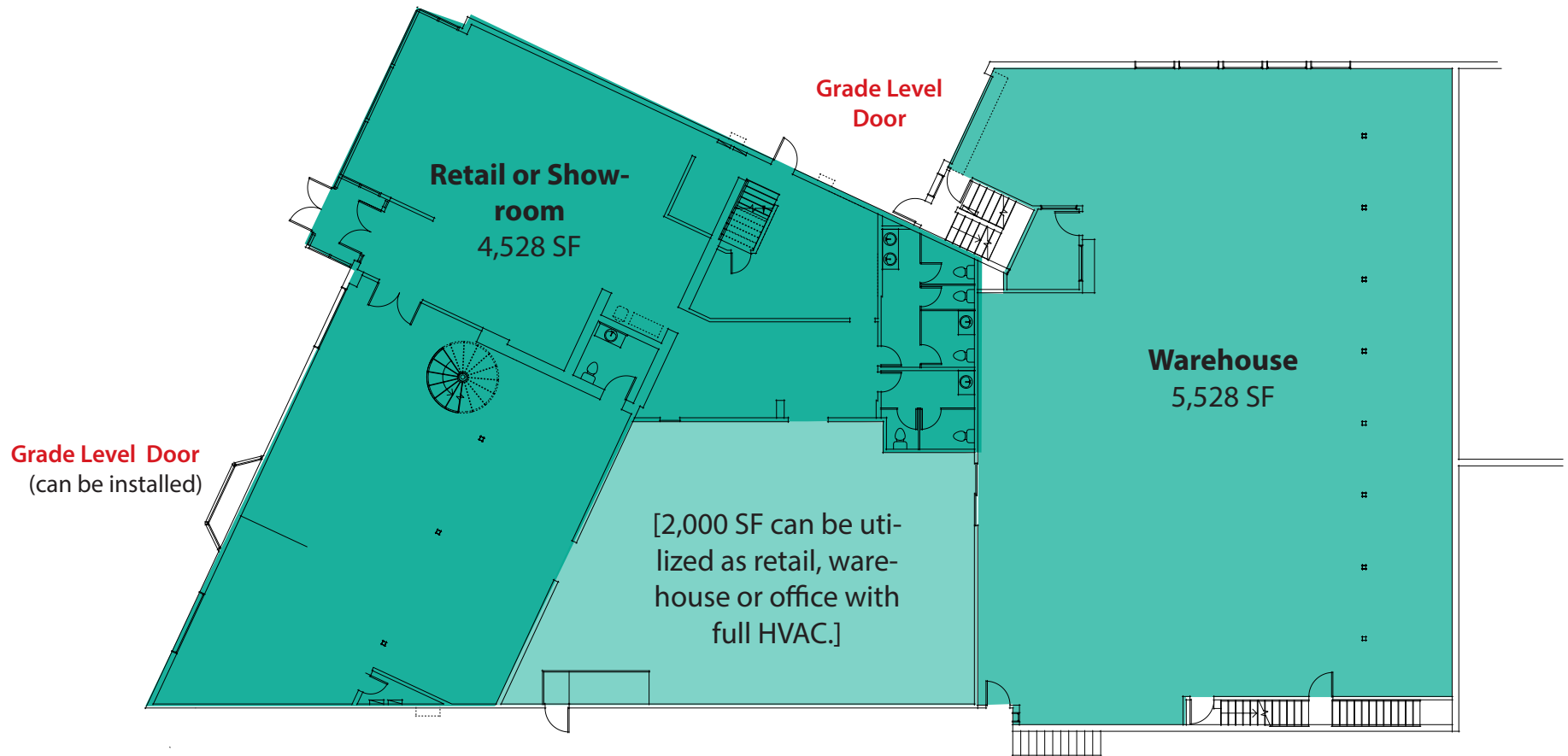
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AS IS FLOOR PLAN

\$1.25/SF, NNN Warehouse

\$1.85/SF, NNN Retail/Showroom

12,056 Total SF Available



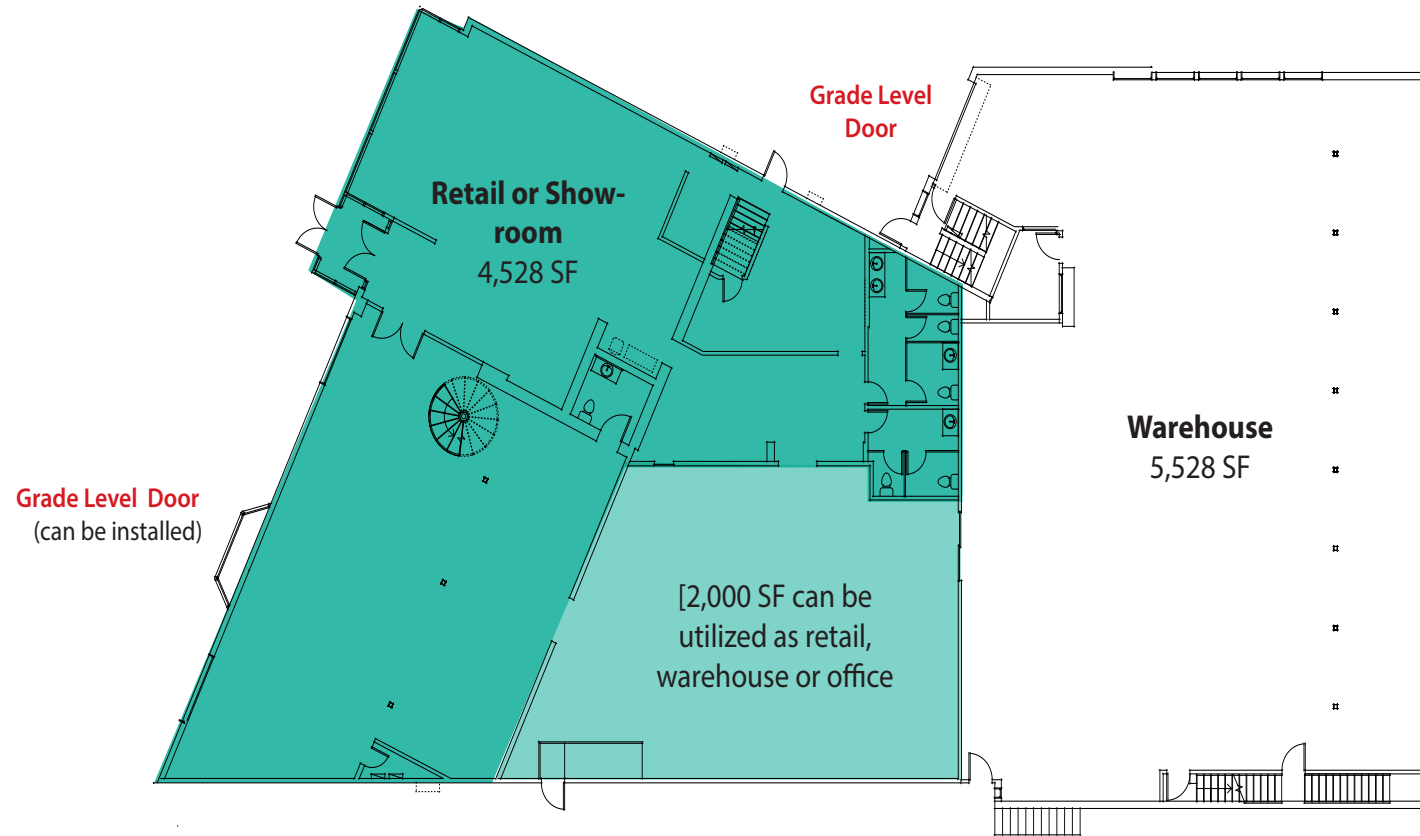
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SAMPLE FLOOR PLAN OPTION 1

\$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



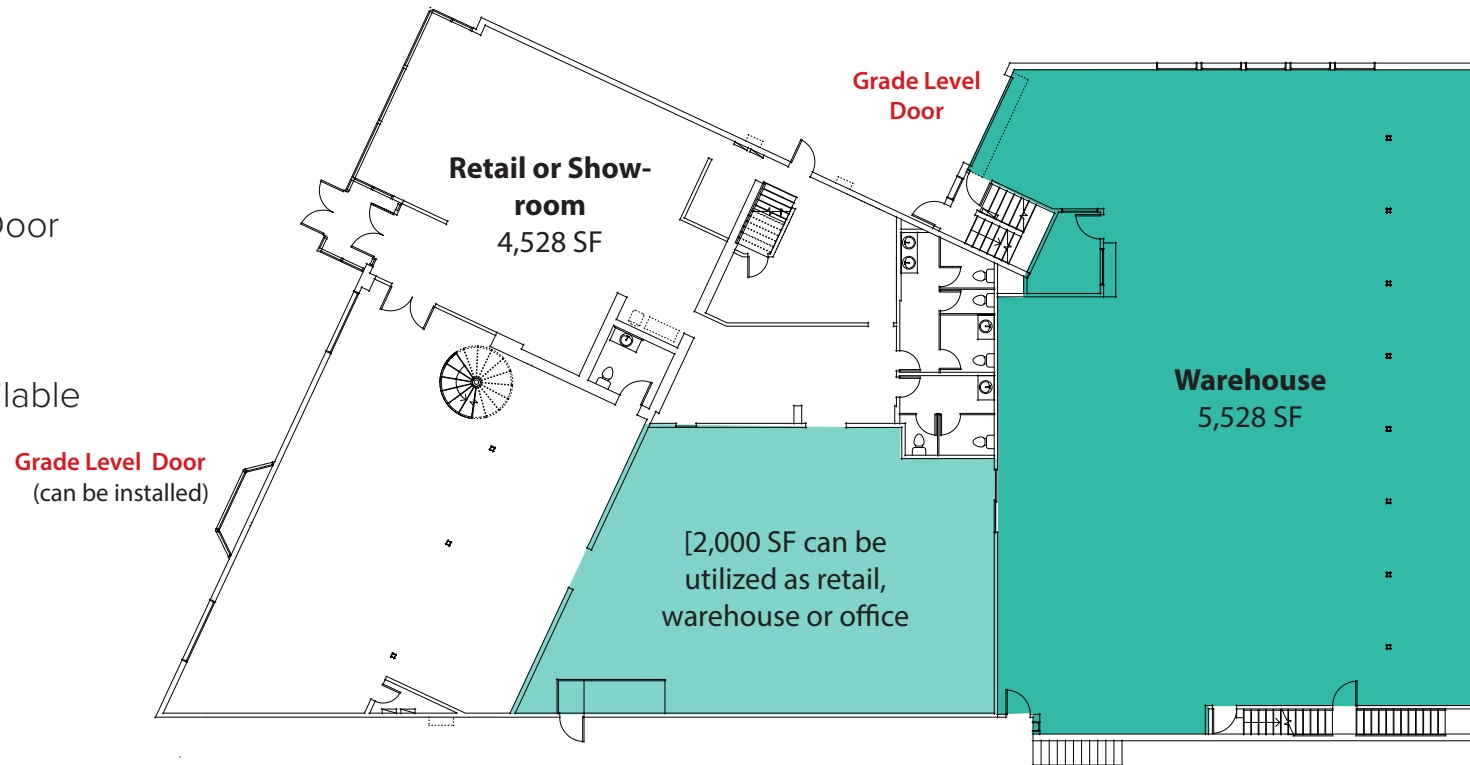
SAMPLE FLOOR PLAN OPTION 2

\$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

