NOW LEASING | 1,200-13,230 SF AVAILABLE | FULL COMMISSION
GROUND LEASE | 0.52 ACRES & 1.48 ACRES

Available Shop Building with Drive Thru or 1.48 Acre Pad for Ground Lease only

Available For Sale or Ground Lease 0.52 Acres

Jennifer Petrovich
C 916-399-3221
E jp@petrovichdevelopment.com
Project Highlights

- Two Prime retail pads available
- Adjacent to High Volume Walgreens
- 5,000 existing homes in a 4 mile radius
- More than 12,000 new homes approved in Plumas Lake Specific Plan
- Immediate freeway access to greater trade area
- 1 1/2 miles from new Hard Rock Casino
- 2 miles from Toyota Amphitheater

Demographics

<table>
<thead>
<tr>
<th>Residential Population</th>
<th>Avg. Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5 MILES 5,415</td>
<td>1.5 MILES $98,162</td>
</tr>
<tr>
<td>3 MILES 9,403</td>
<td>3 MILES $99,744</td>
</tr>
<tr>
<td>5 MILES 22,243</td>
<td>5 MILES $81,038</td>
</tr>
</tbody>
</table>
Site Plan - Shop Building 1,200 - 13,230 SF

Potential Shop Building with Drive Thru on Ground Lease 1.48 Acres

13,230 SF

PLUMAS LAKE BLVD

RIVER OAKS BLVD

NAP

Walgreens
Available as a Ground Lease
1.48 ACRES
NOW LEASING

1,200-13,230 SF AVAILABLE
0.52 & 1.48 ACRES GROUND LEASE

FULL COMMISSION

For leasing information, please contact:

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