

GATEWAY CENTER
10118-10134 COMMERCIAL AVE
PENN VALLEY, CA
FOR LEASE
1,615 SF RETAIL SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

**ADJACENT HOLIDAY MARKET
AND STARBUCKS BEING
DEVELOPED**



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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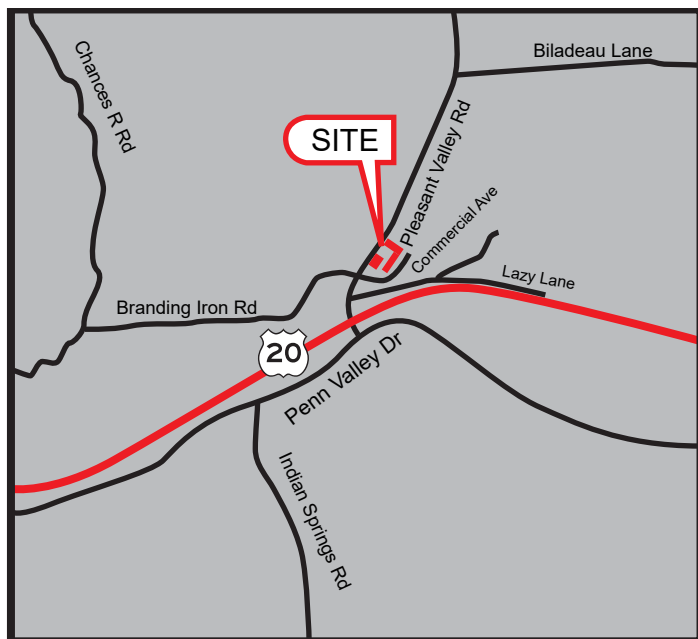
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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Excellent access to Hwy 20
- Excellent tenant mix of office and retail
- Located in close proximity to high-end homes at Lake Wildwood Golf Course & Gated Community
- Strong residential demographics made up of professionals, business people and retirees



PROPERTY DETAILS:

Prime retail and office location that services the gated community of Lake Wildwood, which has nearly 3,000 private homes are located in a lush, wooded setting on a large and beautiful lake.

Adjacent to planned Holiday Market Group development with Starbucks.

LEASE RATE:

10124 1,615 SF \$2,568.00 (\$1.59 PSF, NNN)

NNN costs are approximately \$0.50 PSF.



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FLOOR PLAN



AVAILABLE
SUITE 10124
1,615 SF

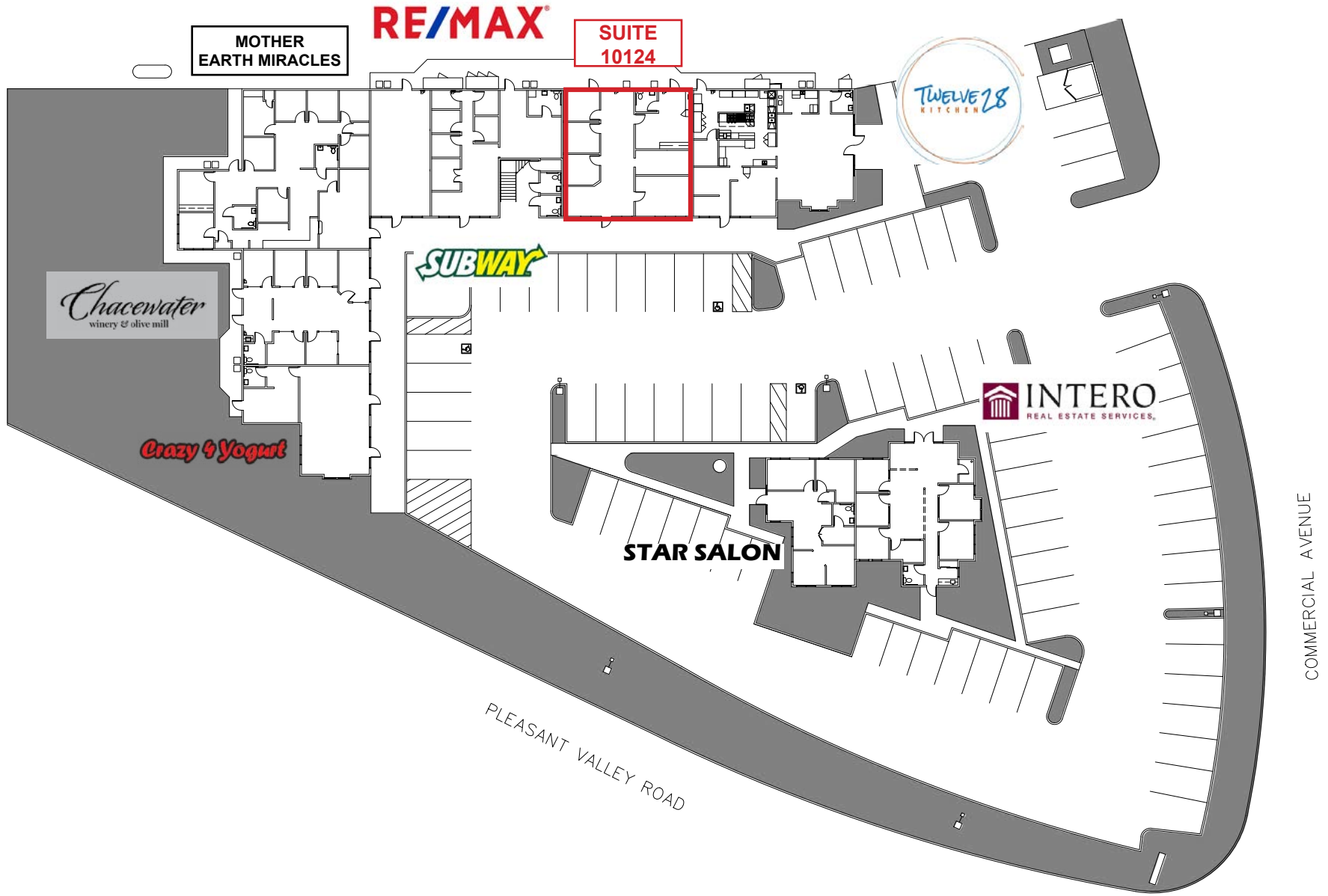
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SITE PLAN





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