

9205 - 9215 SKYWAY
PARADISE, CA

FOR SALE OR LEASE
±17,000 SF RETAIL PAD

ETHAN CONRAD
PROPERTIES INC.

SITE

SKYWAY

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

FEATURES:

- Pad in newly build shopping center
- New septic system installed
- Northern Paradise location
- Two existing drive-thru spaces
- 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.

GROUND LEASE RATE:

\$2,550.00 (\$0.15 PSF, NNN)

PURCHASE PRICE:

\$500,000.00

DEMOGRAPHICS:

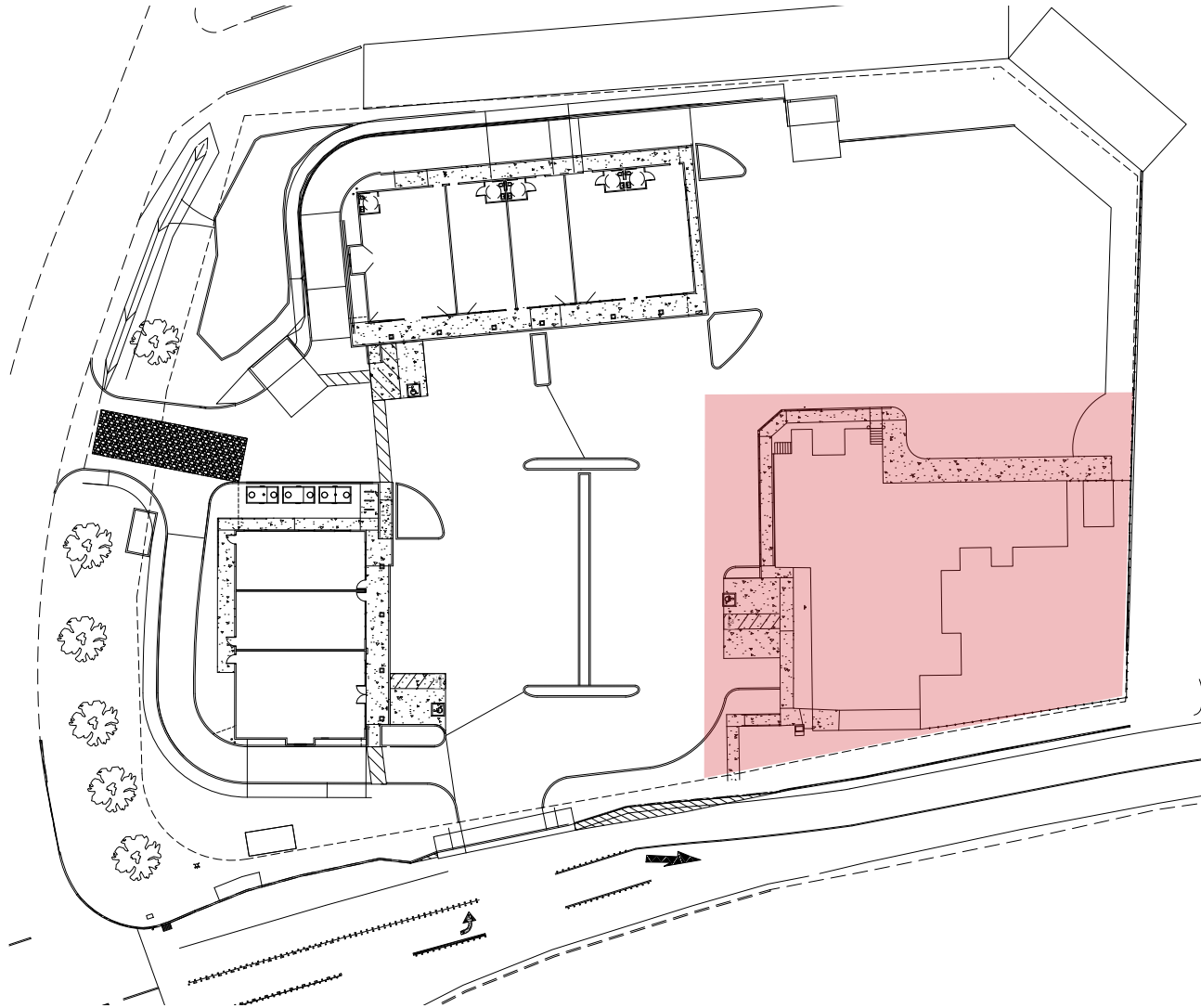
	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	814	16,889	22,935
2024 Average HH Income:	\$60,448	\$77,420	\$86,233
Traffic Count @ Skway:	15,488		

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SITE PLAN



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