

# PARADISE PLAZA

6646 CLARK RD

PARADISE, CA

FOR LEASE

34,043 SF ANCHOR SPACE

PARADISE IS THE FASTEST GROWING CITY  
IN THE STATE OF CALIFORNIA!  
PARADISE GREW BY 16.1 PERCENT IN 2023

# ETHAN CONRAD

PROPERTIES INC.

NOW OPEN!

**ROSS** five BELOW  
DRESS FOR LESS®

**TSC** TRACTOR  
SUPPLY CO **verizon**✓

**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

**Ethan Conrad**

DRE: #01298662

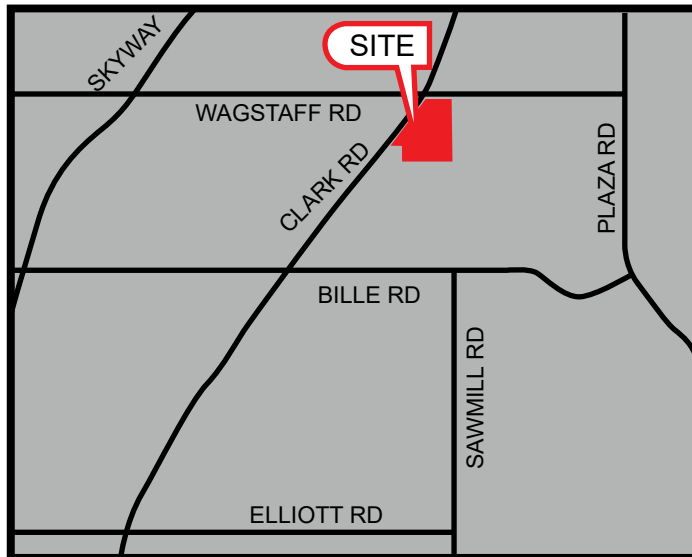
ethan@ethanconradprop.com

**VIEW VIRTUAL TOUR**

**916.779.1000**

FEATURES:

- 34,043 SF anchor space available
- Five Below lease signed! Ross Dress for Less, and Tractor Supply Co are now open!
- Dominant neighborhood shopping center in all of Paradise
- Anchored by SaveMart grocery store, Dollar Tree, Tractor Supply Co, Ross Dress for Less, and Five Below
- Monument and pylon signage available
- Abundant parking

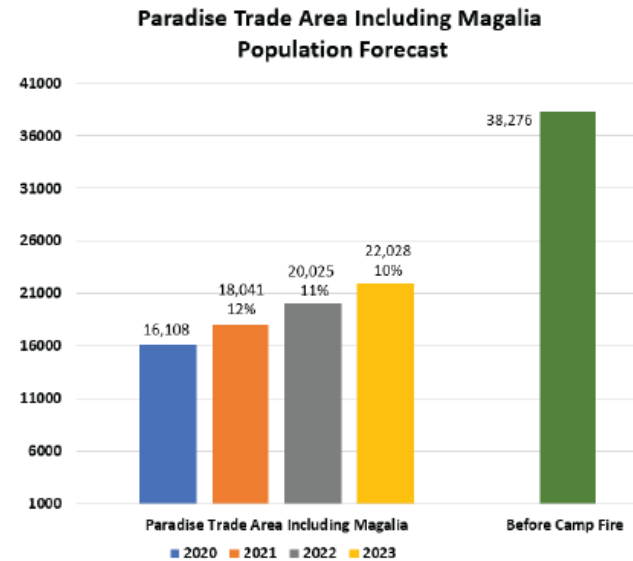


PROPERTY DETAILS:

This is the only grocery anchored shopping center in Paradise which survived the fire with no damage. This community shopping center is located in the town of Paradise and is anchored by SaveMart grocery store. Other tenants include: Mountain Mike’s Pizza, T-Mobile, Subway, Dollar Tree and more.

Save Mart \$1.7M interior and exterior remodel completed.

Paradise is the fastest growing city in the State of California!



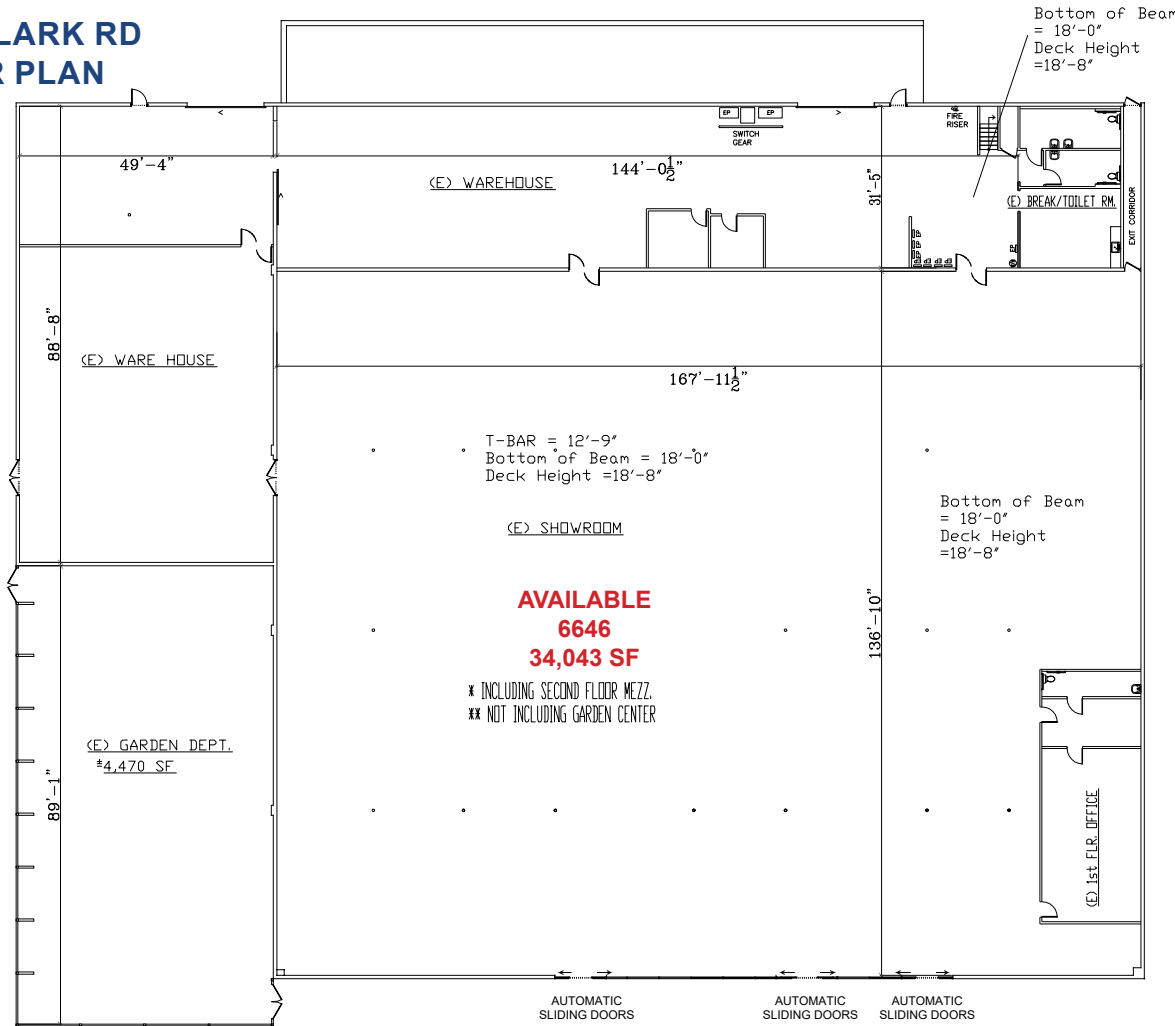
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

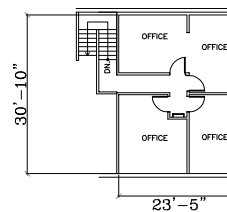
6646 CLARK RD  
FLOOR PLAN



1st FLOOR

SF	Lease Rate	Monthly Rent
34,043	\$0.95 PSF, NNN	\$32,341.00
NNN costs are approximately \$0.29 PSF.		

[VIEW VIRTUAL TOUR](#)



(E) 2nd FLOOR OFFICE  
#722 SF

2nd FLOOR

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



**ETHAN CONRAD PROPERTIES, INC.**  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.