

Grow Your Business

AVAILABLE *for* LEASE

on Tahoe Street in Caruthers, California



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DRE #01964347

PROPERTY *highlights*



- + Flexible Commercial Suite(s) with Build-to-Suit Opportunity
- + Convenient Access to Freeway 41
- + Excellent Visibility & Signage Opportunities on Tahoe Street
- + Brand New AC
- + Full Kitchen/Breakroom
- + Flexible suite Sizes
 - + ± 660 SF, ± 838 SF, or $\pm 1,498$ SF combined
- + Mixed Commercial Zoning Allowing for Variety of Uses: Suitable for Office, Medical, Retail, Salon or Services

the OPPORTUNITY

ADDRESS 2378 & 2380 North Tahoe
Caruther's California

AVAILABLE 1498 $\pm$ SF

SPACES or as individual suites $\pm$ 660 SF, $\pm$ 838 SF,

LEASE *Negotiable*

TERMS Depending on Length of Lease and Required Tenant Improvements



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*Note: Cap Rate is Calculated as a proforma based on market rents and lease renewal of owner-occupant.
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