

GATEWAY CENTER
10138 COMMERCIAL AVE
PENN VALLEY, CA
FOR LEASE
223 SF - 823 SF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.

**ADJACENT HOLIDAY MARKET
AND STARBUCKS BEING
DEVELOPED**



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

- Excellent access to Hwy 20
- 2nd floor executive suites
- Located near 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 and is located in a lush, wooded setting on a large and beautiful lake.

Adjacent to the future 30,000 SF Holiday Market development with Starbucks.

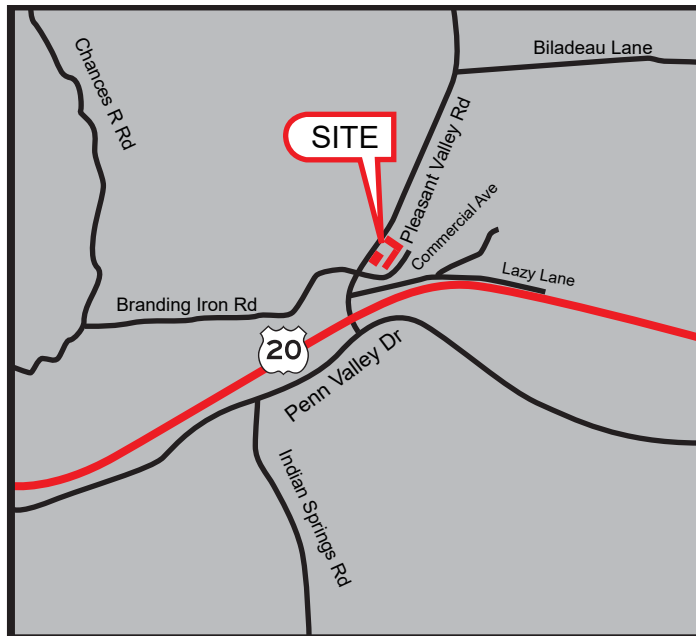
LEASE RATES:

2nd Floor:

102	264 SF	\$499.00 (\$1.89 PSF, Full Service)
104	336 SF	\$635.00 (\$1.89 PSF, Full Service)
106	223 SF	\$421.00 (\$1.89 PSF, Full Service)
112	328 SF	\$620.00 (\$1.89 PSF, Full Service)
114*	261 SF	\$493.00 (\$1.89 PSF, Full Service)

Janitorial not included.

*Available with 30 days' notice.

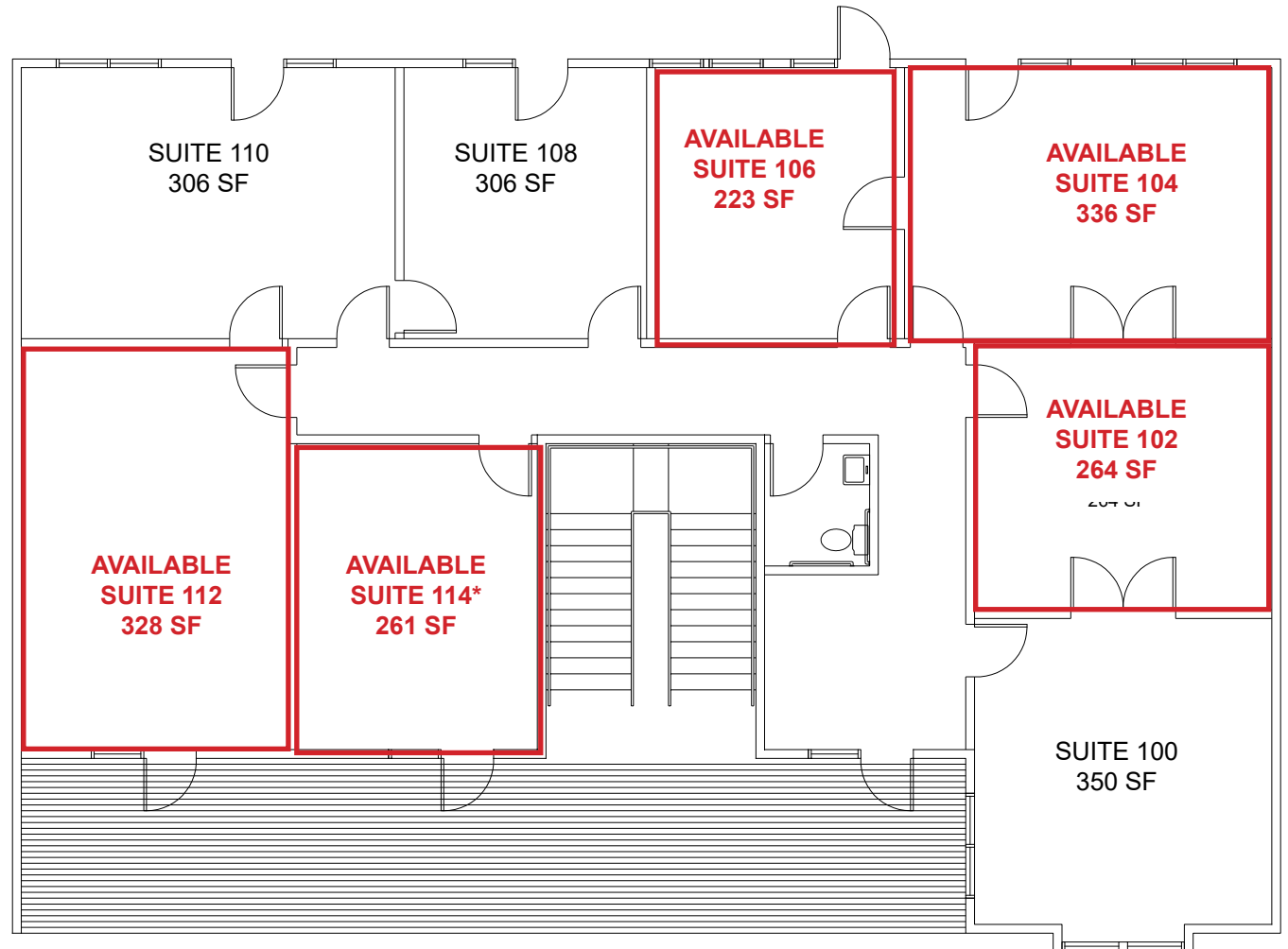


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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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2ND FLOOR PLAN



Suite	SF	Lease Rate	Rent
102	264	\$1.89 PSF, FS	\$499.00
104	336	\$1.89 PSF, FS	\$635.00
106	223	\$1.89 PSF, FS	\$421.00
112	328	\$1.89 PSF, FS	\$620.00
114*	261	\$1.89 PSF, FS	\$493.00

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SITE PLAN



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