

# HWY 99 WHSE/RETAIL LEASE



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# RETAIL/SHOWROOM WITH WAREHOUSE ON HWY 99

RETAIL: 4,528 SF - 6,528 SF

WAREHOUSE: 5,528 SF - 7,528 SF

12,056 SF TOTAL

## PROPERTY FEATURES:

- Available with 60 days' notice
- Grade Level Oversize Loading Door
- Building & Pylon Signage Available
- Secured Parking on Back Lot
- Quick Access to Hwy 99, SR 525, 1-405 & I-5
- Traffic Count: 29,064 Cars per Day



Retail Frontage



Pylon Signage Available



Oversize Loading Door

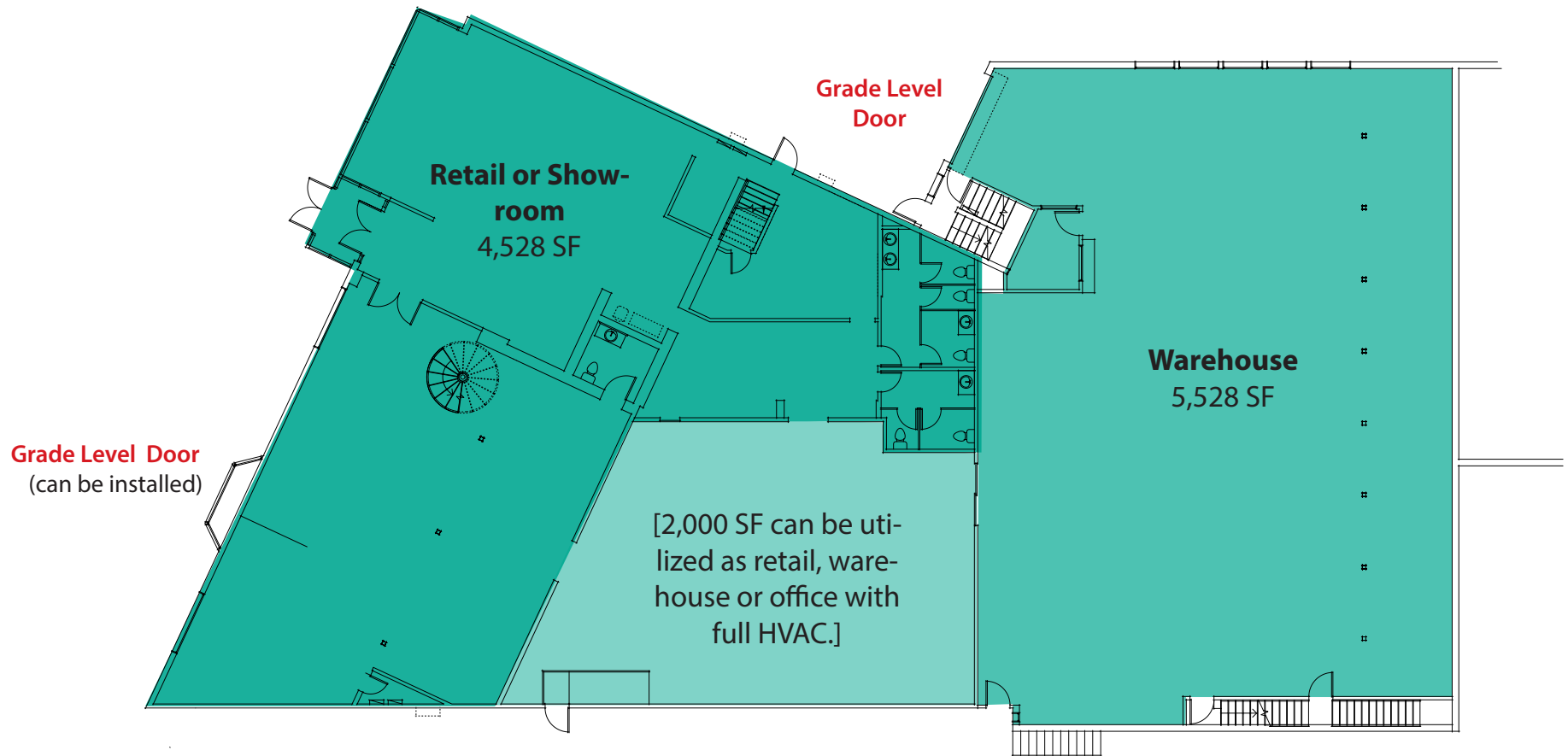
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# AS IS FLOOR PLAN

**\$1.25/SF, NNN Warehouse**

**\$1.85/SF, NNN Retail/Showroom**

**12,056 Total SF Available**



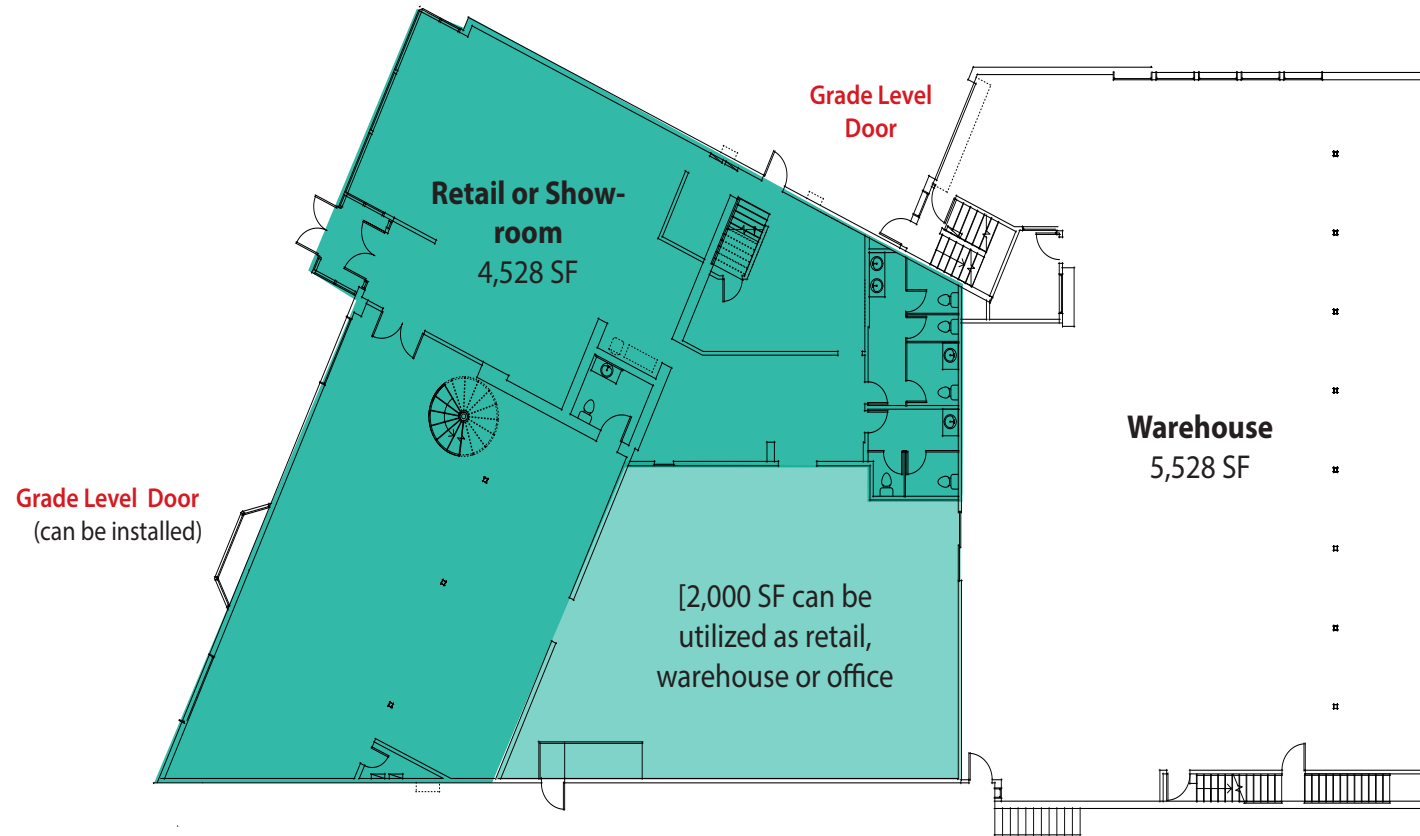
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# SAMPLE FLOOR PLAN OPTION 1

**\$1.85/SF, NNN Retail/Showroom**  
**4,528 SF - 6,528 SF Available**

## SUITE FEATURES:

- Available with 60 Days' Notice
- Glass Storefronts with Excellent Visibility
- Secured Parking on Back Lot
- Building and Pylon Signage Available



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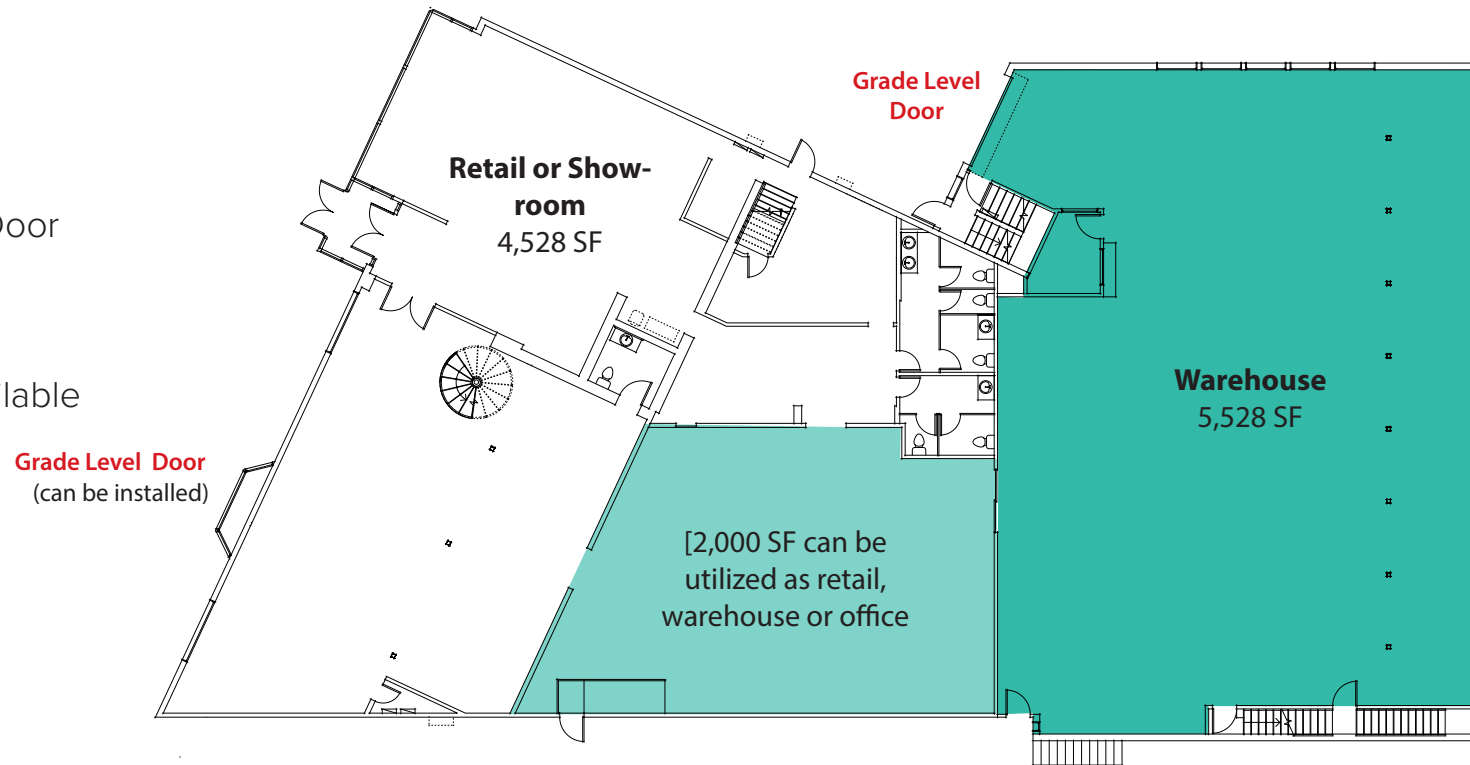
# SAMPLE FLOOR PLAN OPTION 2

**\$1.25/SF, NNN Warehouse**

**5,528 SF - 7,258 SF Available**

## SUITE FEATURES:

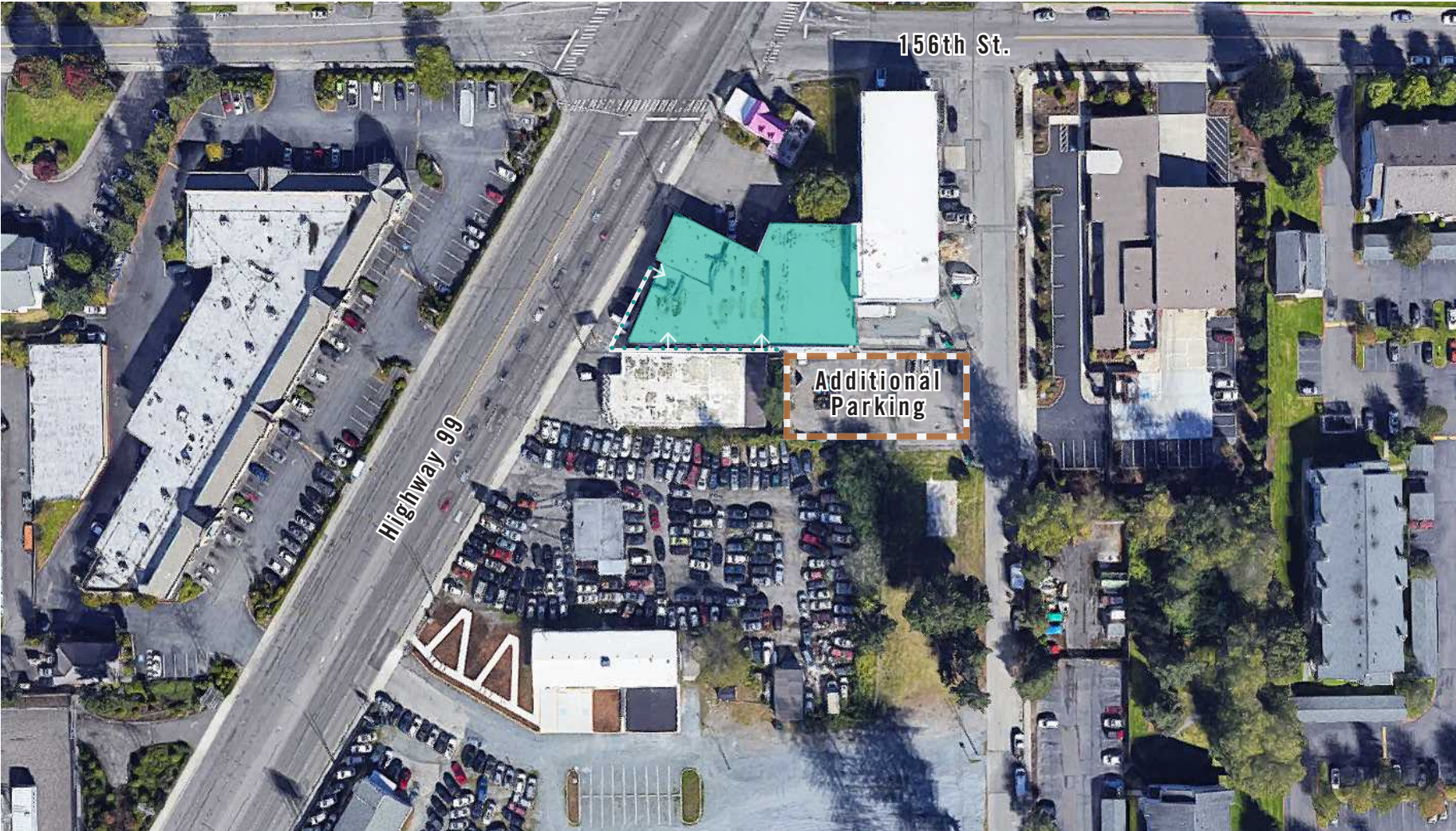
- Available with 60 Days' Notice
- Low Bay Flex HVAC Space
- Grade Level Oversize Loading Door
- Secured Parking on Back Lot
- Building and Pylon Signage Available



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# ADDITIONAL PARKING SITE PLAN



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# LOCATION MAP

