



RETAIL
LEASE

HILLSIDE PLAZA SHOPPING CENTER

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FLEXIBLE RETAIL SPACE CONFIGURATIONS

1,623 SF - 10,205 SF Available

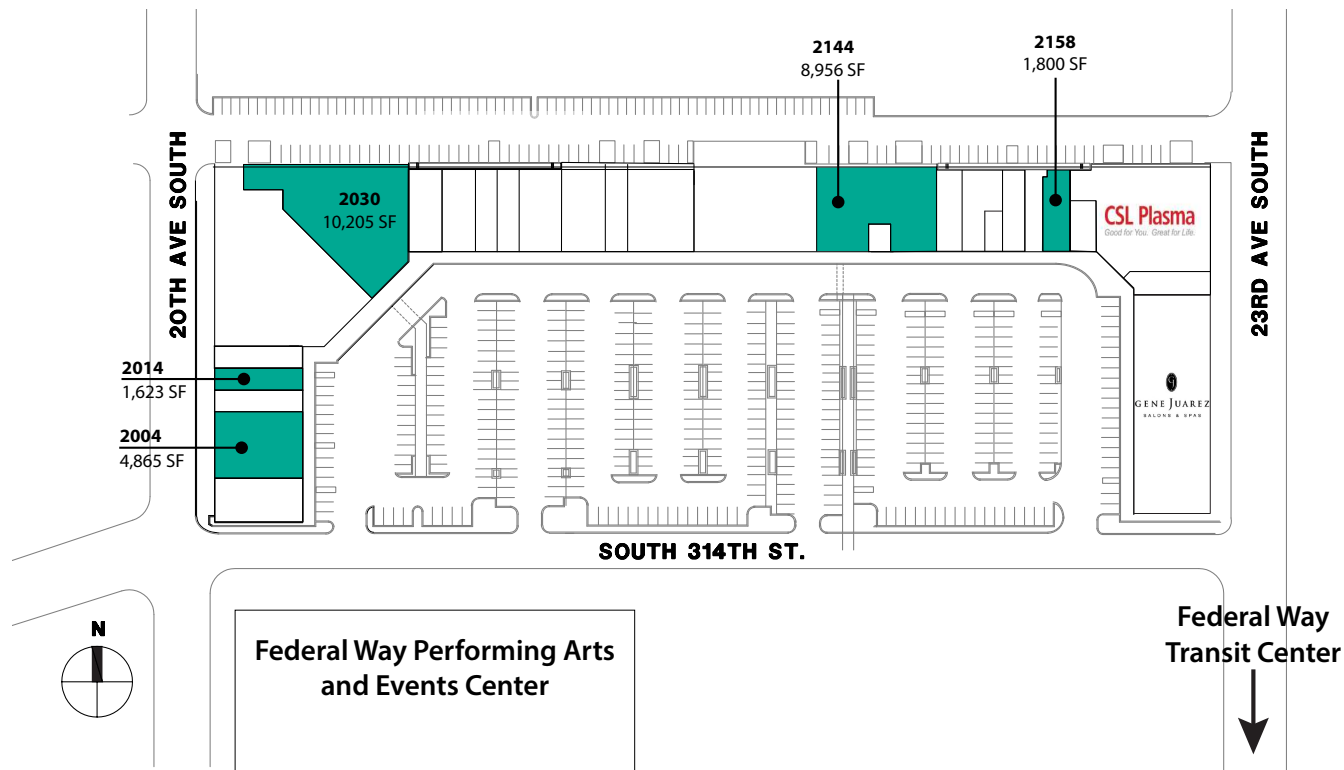
FEATURES:

- Blocks Away from The Commons, I-5, Hwy 99, Transit Center, & Future Link Light Rail Station
- Directly Adjacent to Performing Arts & Events Center
- Great Tenant Mix: Gene Juarez, CSL Plasma, Nail & Beauty Salon, and Elev8 Hot Yoga
- Densely Populated Surrounding Neighborhoods

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FLOOR PLAN

Suite	Square Feet	Rate	Notes
2004	4,865 SF	\$19.50/SF, NNN	Retail space with great visibility. Available with 45 days' notice.
2014	1,623 SF	\$19.50/SF, NNN	Small, retail space with great visibility. Available now.
2030	10,205 SF	\$19.50/SF, NNN	Existing school space. Includes 4 classrooms, expanded restrooms, offices, reception, break room, 1 grade-level loading door, and 1 dock-high loading door. Available now.
2144	8,956 SF	\$19.50/SF, NNN	Large retail space with open floor plan. Available with 60 days' notice.
2158	1,800 SF	\$19.50/SF, NNN	Retail space with 4 POs, kitchenette/break room, 2 RR, and double-door entry. Located near CSL Plasma and Gene Juarez. Available 10/1/2024.



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LOCATION MAP

