

**PARADISE PLAZA**  
**6600-6646 CLARK RD &**  
**1490 WAGSTAFF RD**  
**PARADISE, CA**

81,952 SF RETAIL BUILDING FOR SALE  
836 SF - 81,952 SF AVAILABLE FOR LEASE

**ETHAN CONRAD**  
PROPERTIES INC.



**REMODEL COMPLETE**

**916.779.1000**

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200  
www.ethanconradprop.com

## FOR SALE OR LEASE

## PARADISE PLAZA 6600-6646 CLARK RD & 1490 WAGSTAFF RD PARADISE, CA

### FEATURES:

- Anchor and Jr Anchor space available
- 81,952 SF Anchor space available (divisible to 20,000 SF)
- 34,043 SF former Rite Aid available
- 5,974 SF Available building w/ existing drive-thru
- 6,534 SF Drive-Thru Pad
- Well located property with good site plan
- Monument & building 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 Save Mart 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.

### FOR SALE:

6600 Clark Rd - 81,952 SF  
\$5,655,000.00 (\$69.00 PSF)



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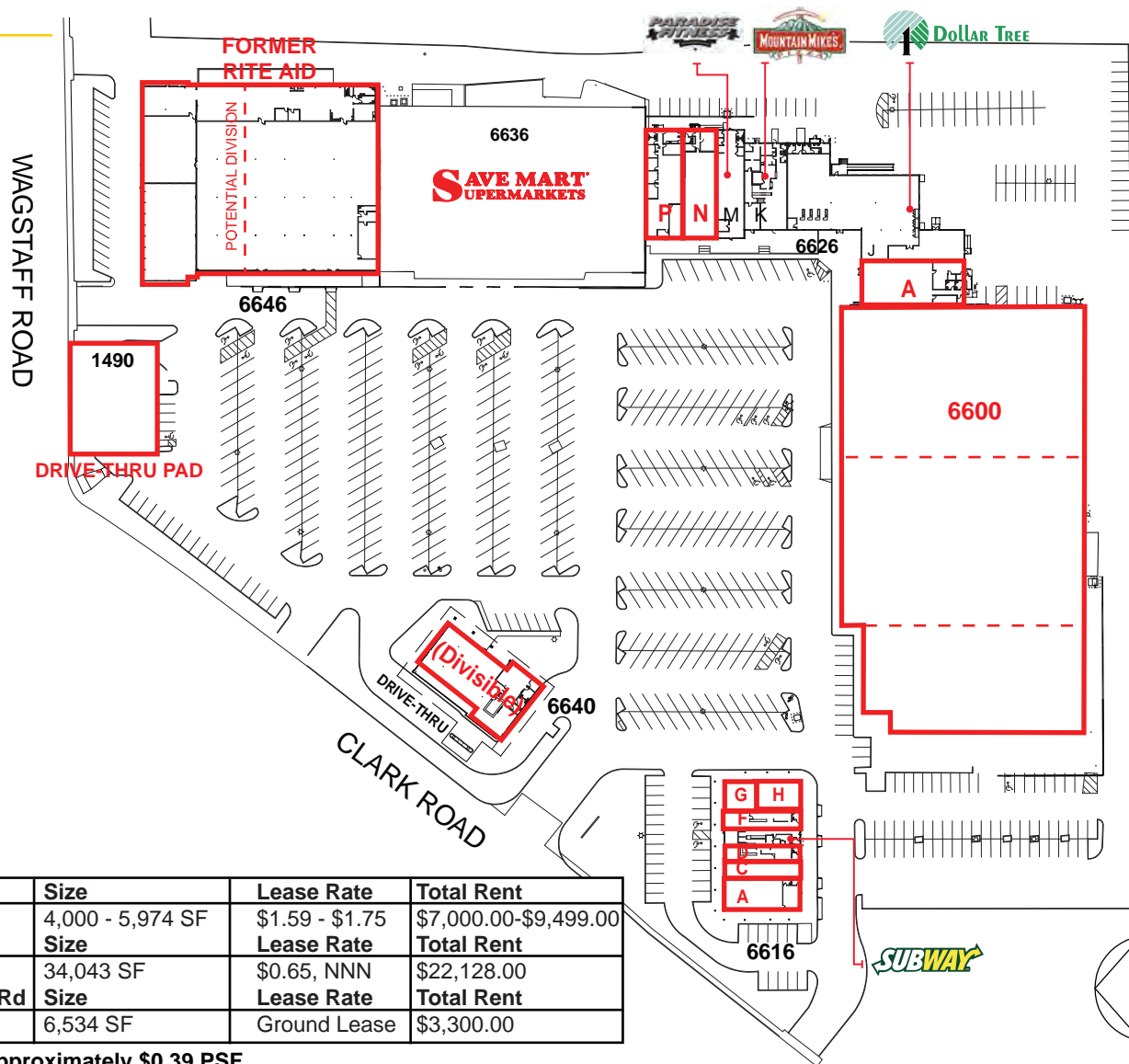
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6640 Clark Rd	Size	Lease Rate	Total Rent
Divisible	4,000 - 5,974 SF	\$1.59 - \$1.75	\$7,000.00-\$9,499.00
6646 Clark Rd	Size	Lease Rate	Total Rent
Divisible	34,043 SF	\$0.65, NNN	\$22,128.00
1490 Wagstaff Rd	Size	Lease Rate	Total Rent
	6,534 SF	Ground Lease	\$3,300.00

NNN costs are approximately \$0.39 PSF.

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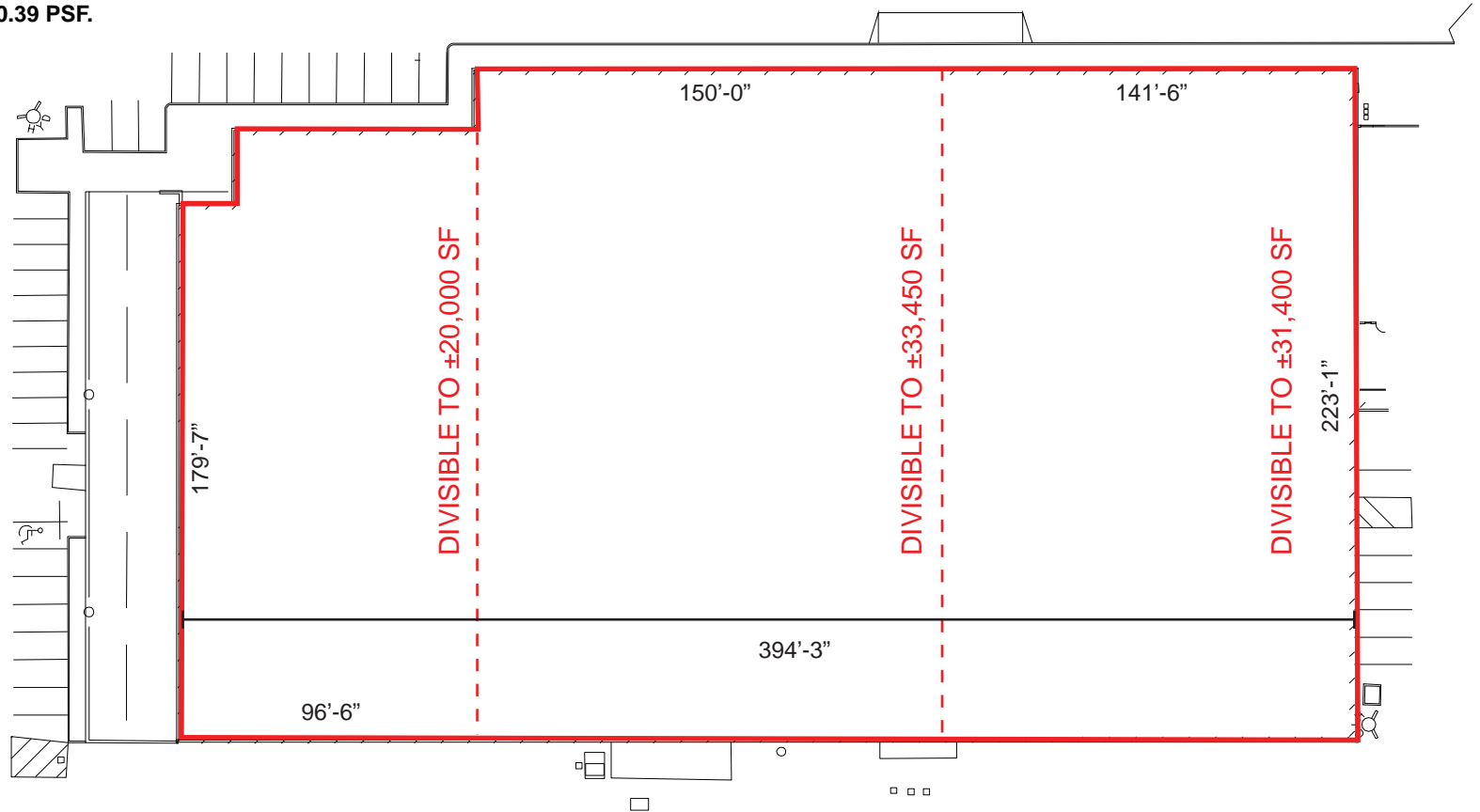
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6600 Clark Rd	Size	Lease Rate	Total Rent
Divisible	20,000 - 81,952 SF	\$0.71-\$0.81	\$14,166.00-\$66,586.00

NNN costs are approximately \$0.39 PSF.



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81,952 SF

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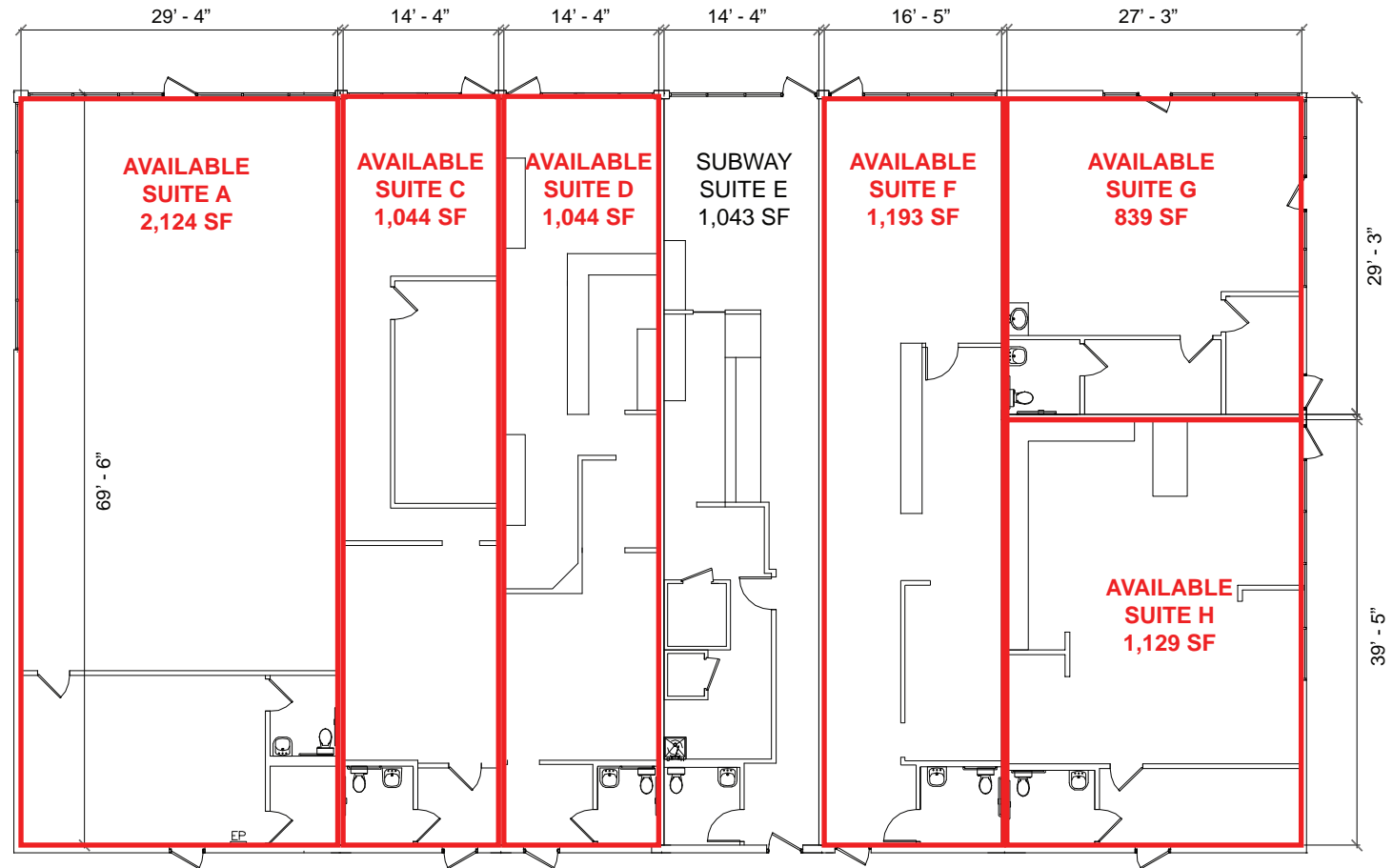
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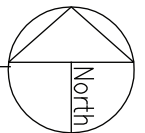
## PARADISE PLAZA 6600-6646 CLARK RD & 1490 WAGSTAFF RD PARADISE, CA

Suite	Size	Lease Rate	Total Rent
Suite A	2,124 SF	\$1.39, NNN	\$2,952.00
Suite C	1,044 SF	\$1.39, NNN	\$1,451.00
Suite D	1,044 SF	\$1.39, NNN	\$1,451.00
Suite F	1,193 SF	\$1.39, NNN	\$1,658.00
Suite G	839 SF	\$1.39, NNN	\$1,166.00
Suite H	1,129 SF	\$1.39, NNN	\$1,569.00

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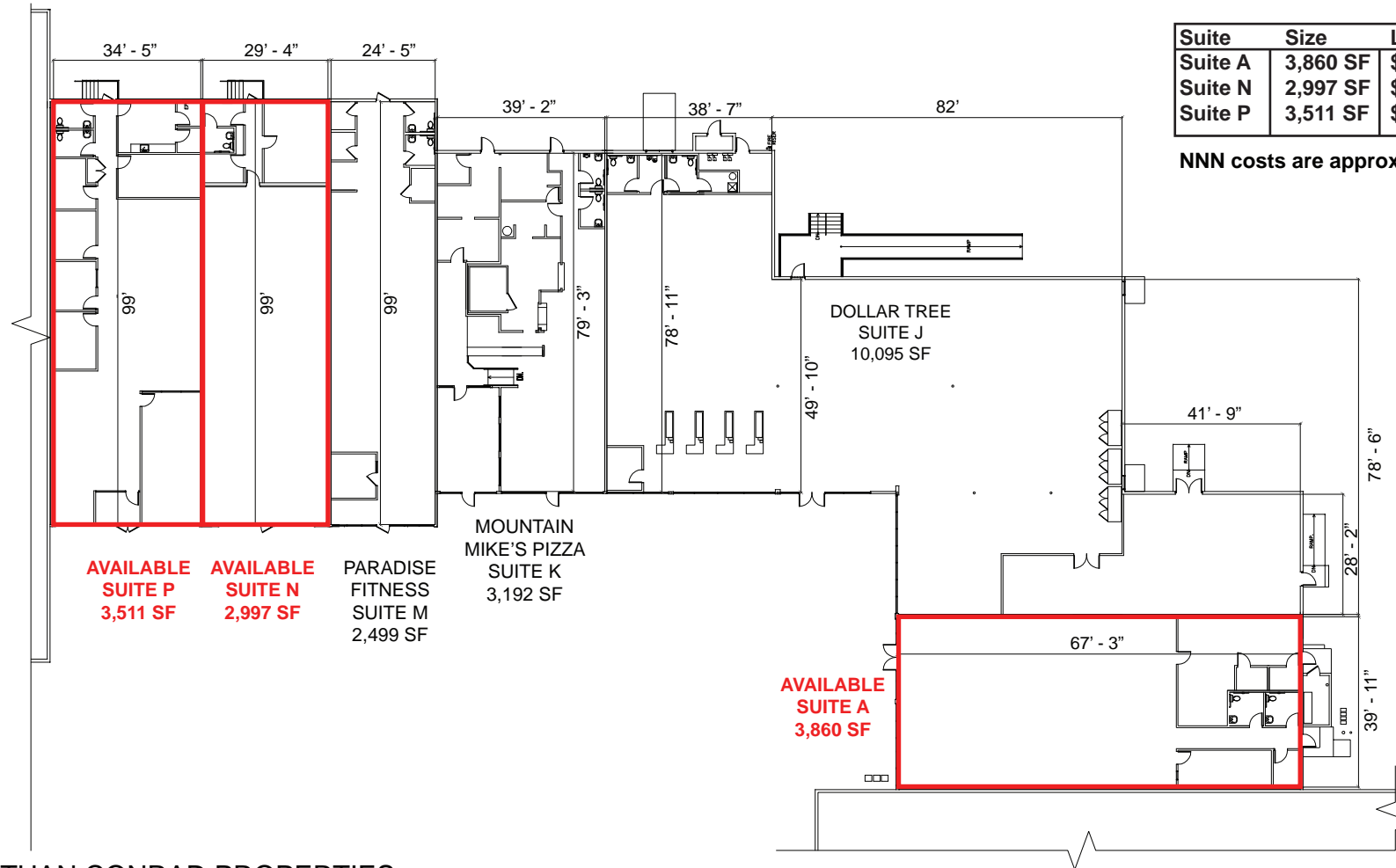
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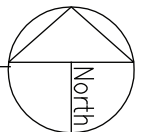
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Suite	Size	Lease Rate	Total Rent
Suite A	3,860 SF	\$1.29, NNN	\$4,979.00
Suite N	2,997 SF	\$1.19, NNN	\$3,566.00
Suite P	3,511 SF	\$1.15, NNN	\$4,038.00

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