

**PARADISE PLAZA**  
**6600-6646 CLARK RD &**  
**1490 WAGSTAFF RD**  
**PARADISE, CA**  
836 SF - 56,979 SF AVAILABLE FOR LEASE

**ETHAN CONRAD**  
PROPERTIES INC.

**PARADISE IS THE FASTEST GROWING  
CITY IN THE STATE OF CALIFORNIA!**



**REMODEL COMPLETE**

**916.779.1000**

FOR MORE INFORMATION CONTACT:

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basi@ethanconradprop.com



**NOW LEASED!**

**NOW OPEN!**

ETHAN CONRAD PROPERTIES, INC.  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | PHONE: 916.779.1000  
www.ethanconradprop.com

**FEATURES:**

- Tractor Supply Company now open!
- Dominant neighborhood shopping center in all of Paradise
- Anchored by Save Mart Grocery Store, Dollar Tree and Tractor Supply Co
- Located on the premier Main & Main hard corner in all of Paradise
- Well located property with good site plan
- Monument signage available
- Abundant parking

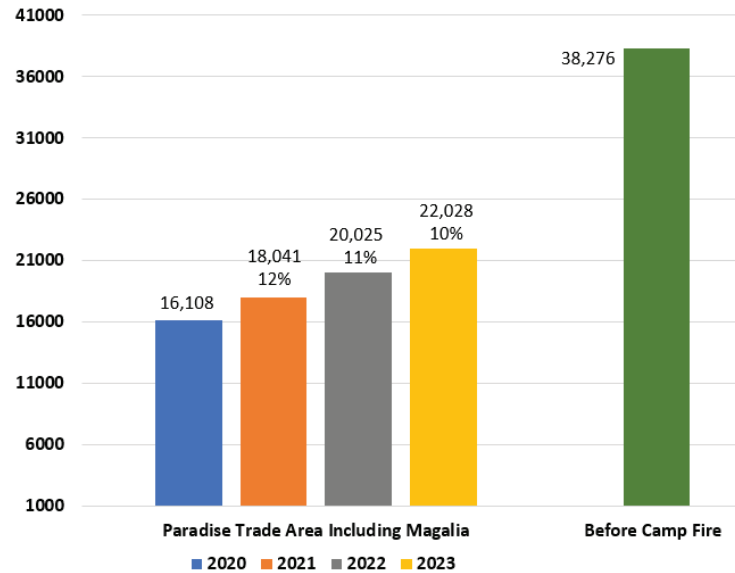


**PROPERTY DETAILS:**

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.

**Paradise Trade Area Including Magalia  
 Population Forecast**





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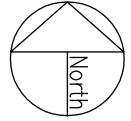
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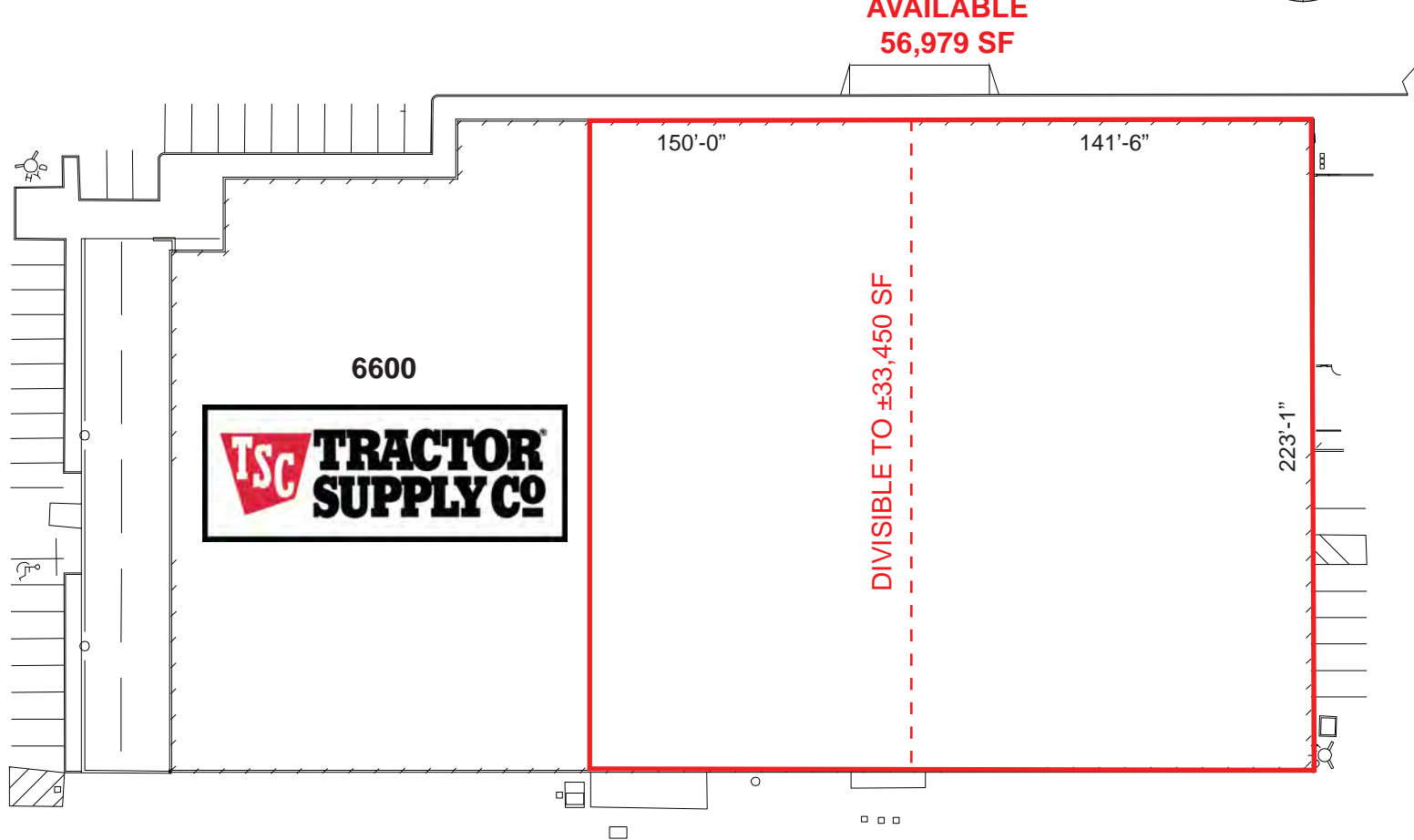
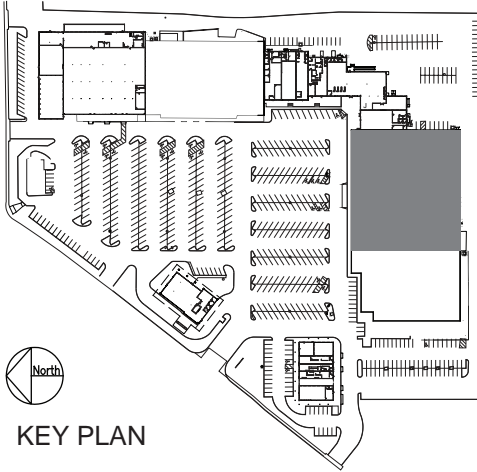
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6606 Clark Rd	Size	Lease Rate	Total Rent
Divisible	33,450 - 56,979 SF	\$0.69-\$0.79	\$26,426.00-\$39,316.00

NNN costs are approximately \$0.29 PSF.



**6606**  
**AVAILABLE**  
**56,979 SF**



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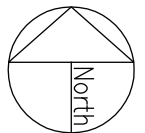
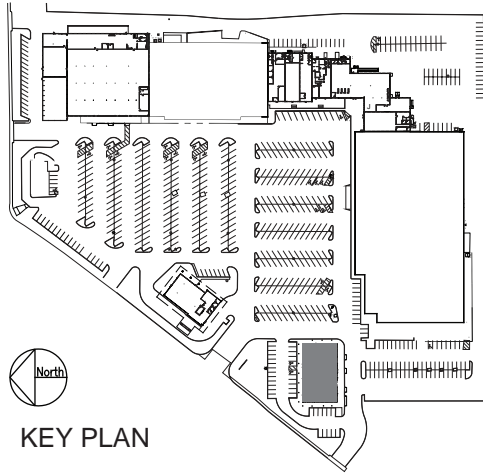
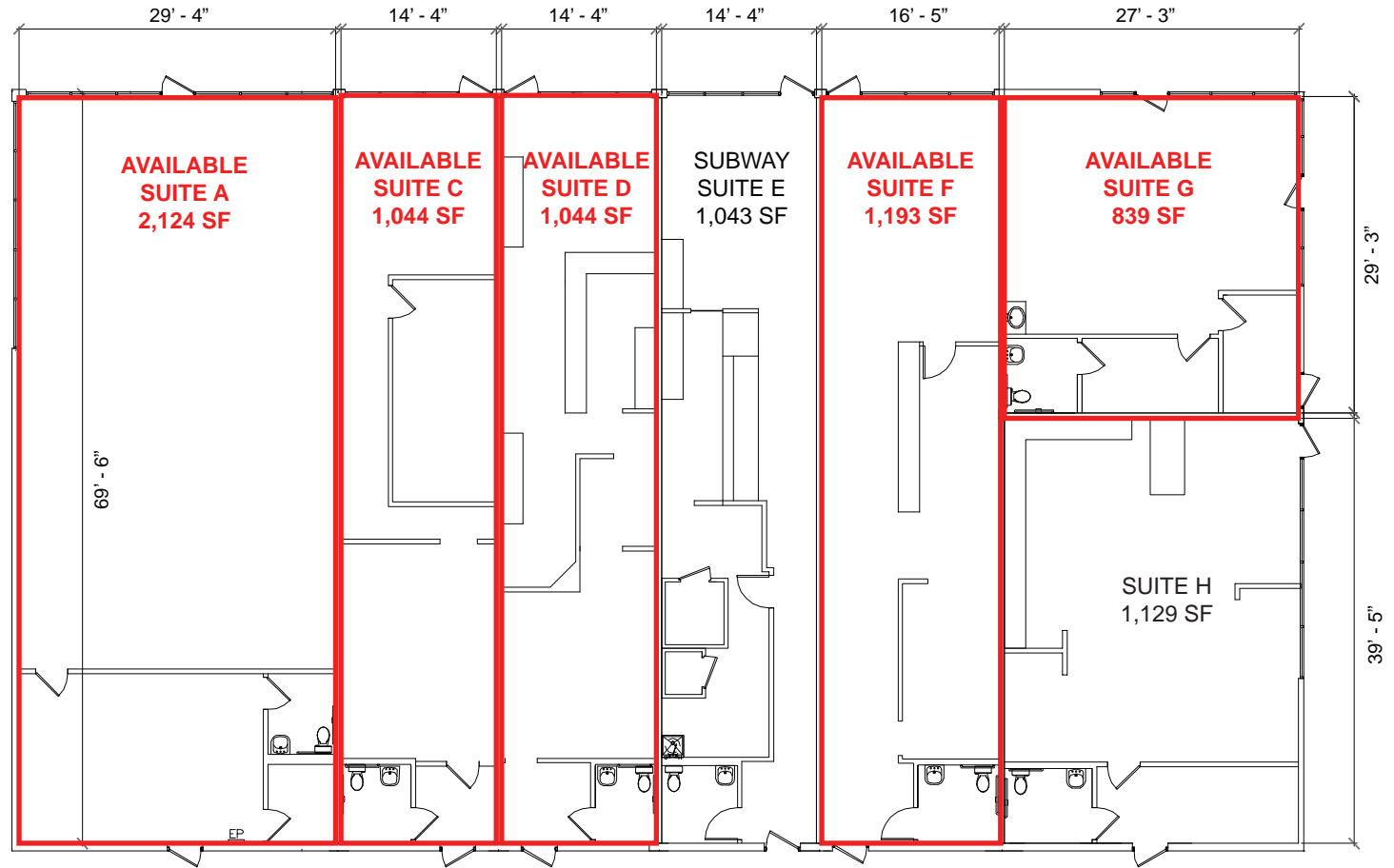
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Suite	Size	Lease Rate	Total Rent
Suite A	2,124 SF	\$1.29, NNN	\$2,740.00
Suite C	1,044 SF	\$1.29, NNN	\$1,347.00
Suite D	1,044 SF	\$1.29, NNN	\$1,347.00
Suite F	1,193 SF	\$1.29, NNN	\$1,539.00
Suite G	839 SF	\$1.29, NNN	\$1,082.00

NNN costs are approximately \$0.37 PSF.

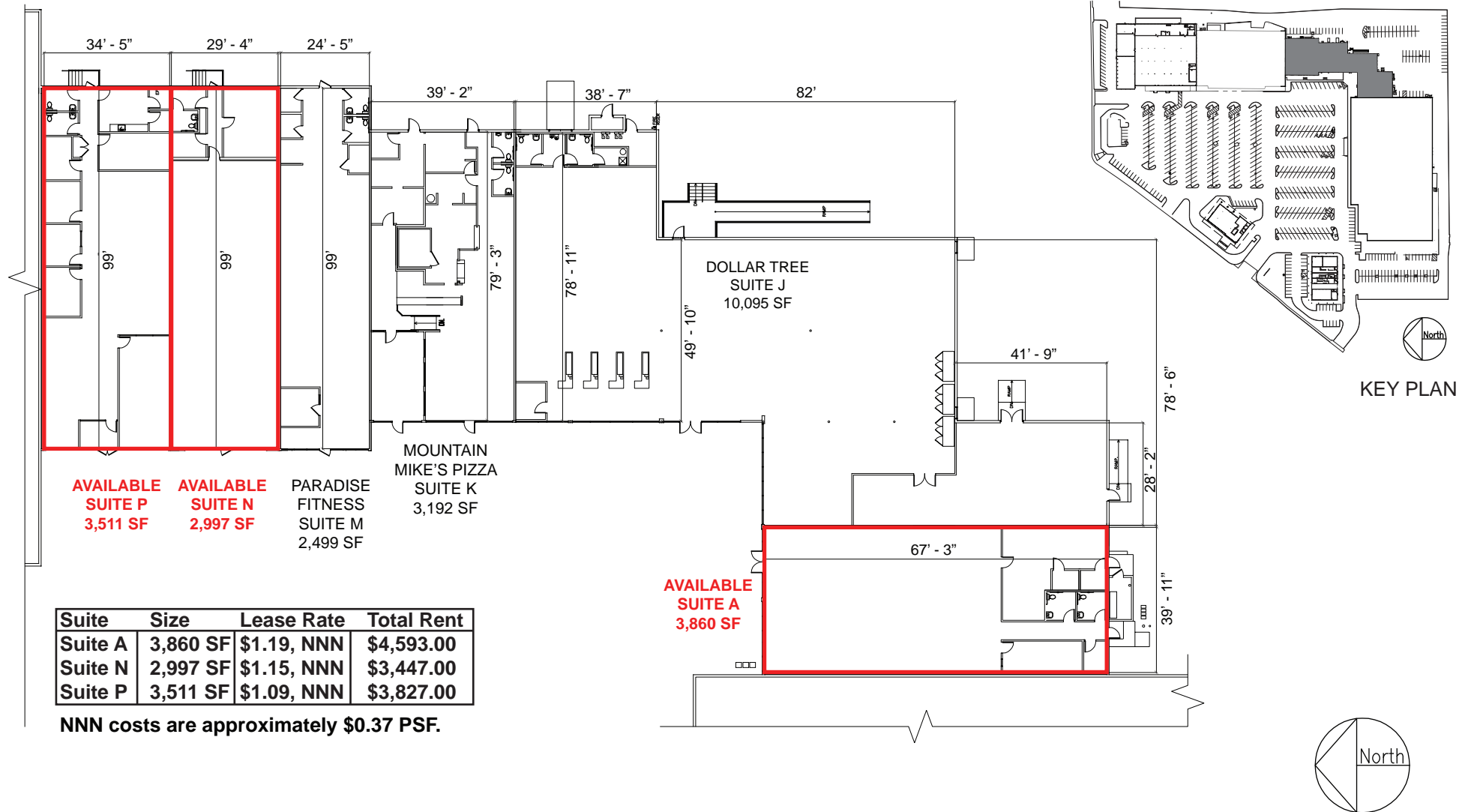


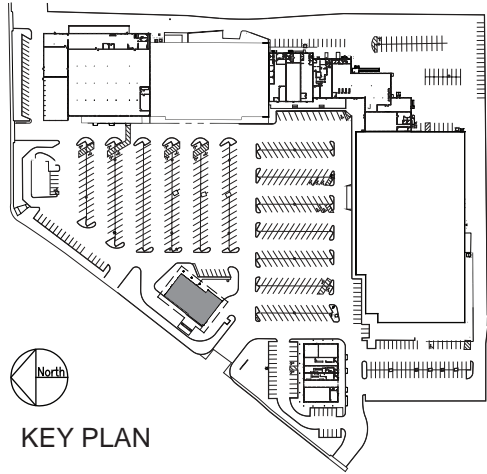
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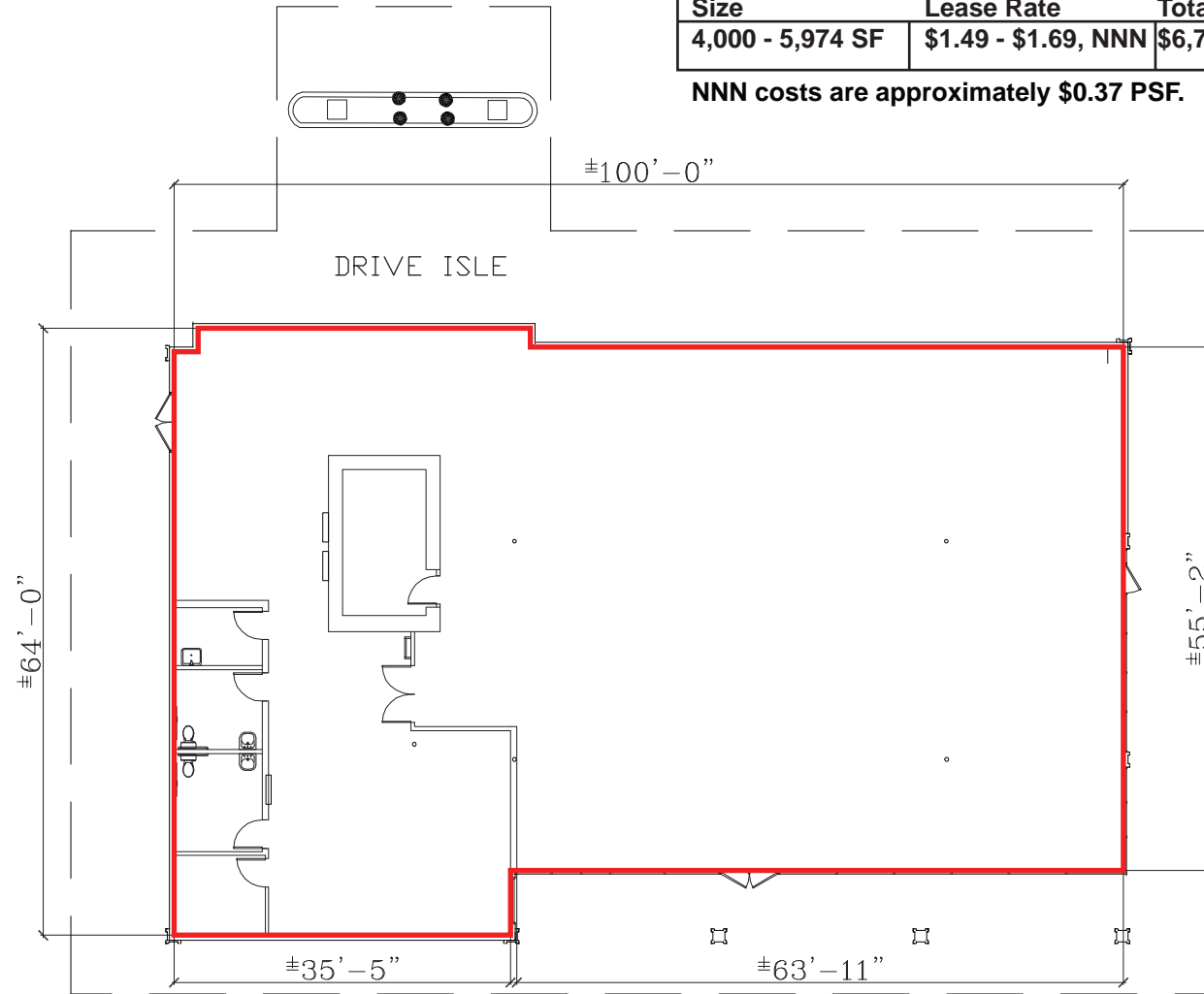
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Size	Lease Rate	Total Rent
4,000 - 5,974 SF	\$1.49 - \$1.69, NNN	\$6,760.00-\$8,901.00

NNN costs are approximately \$0.37 PSF.



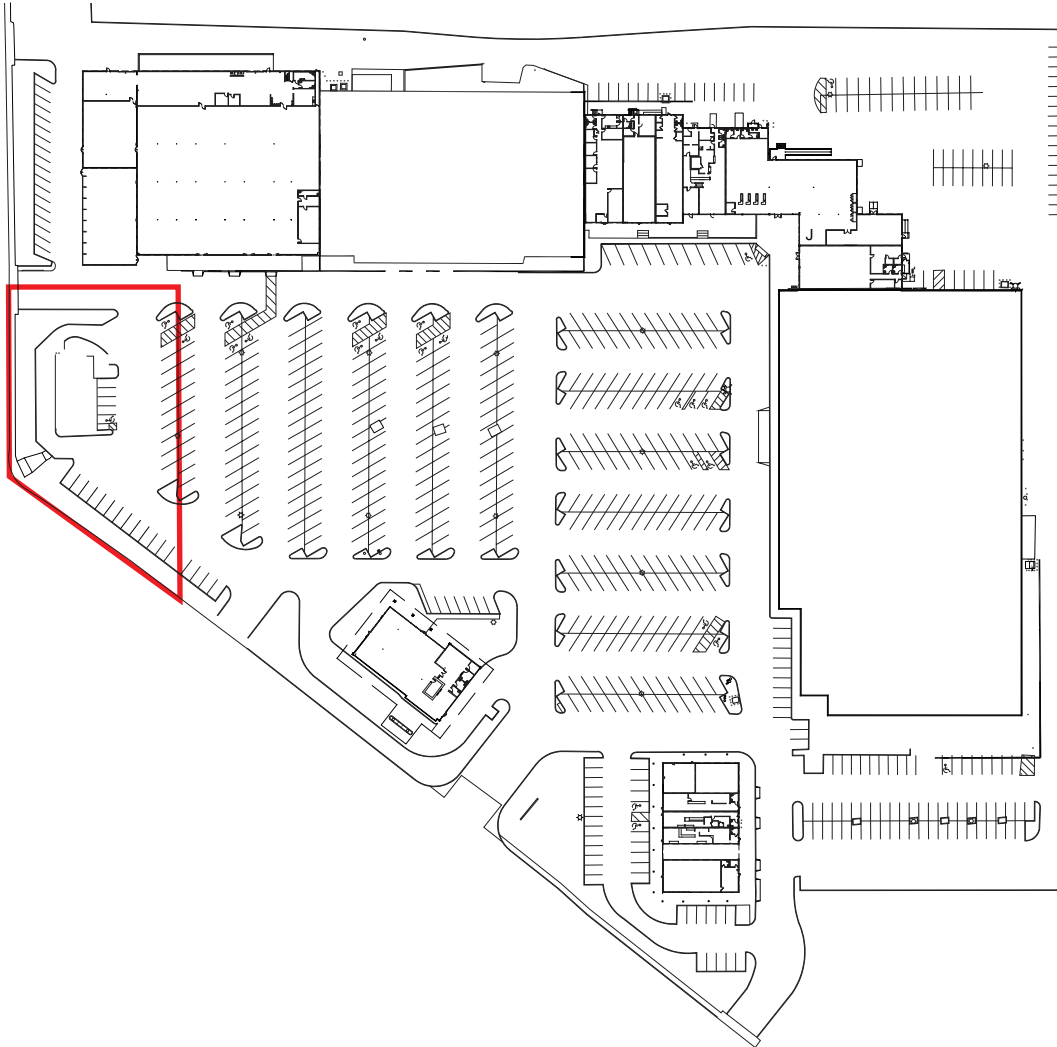
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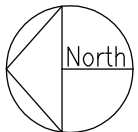
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1490 Wagstaff Rd	Size	Ground Lease
	33,663 SF	\$3,500.00



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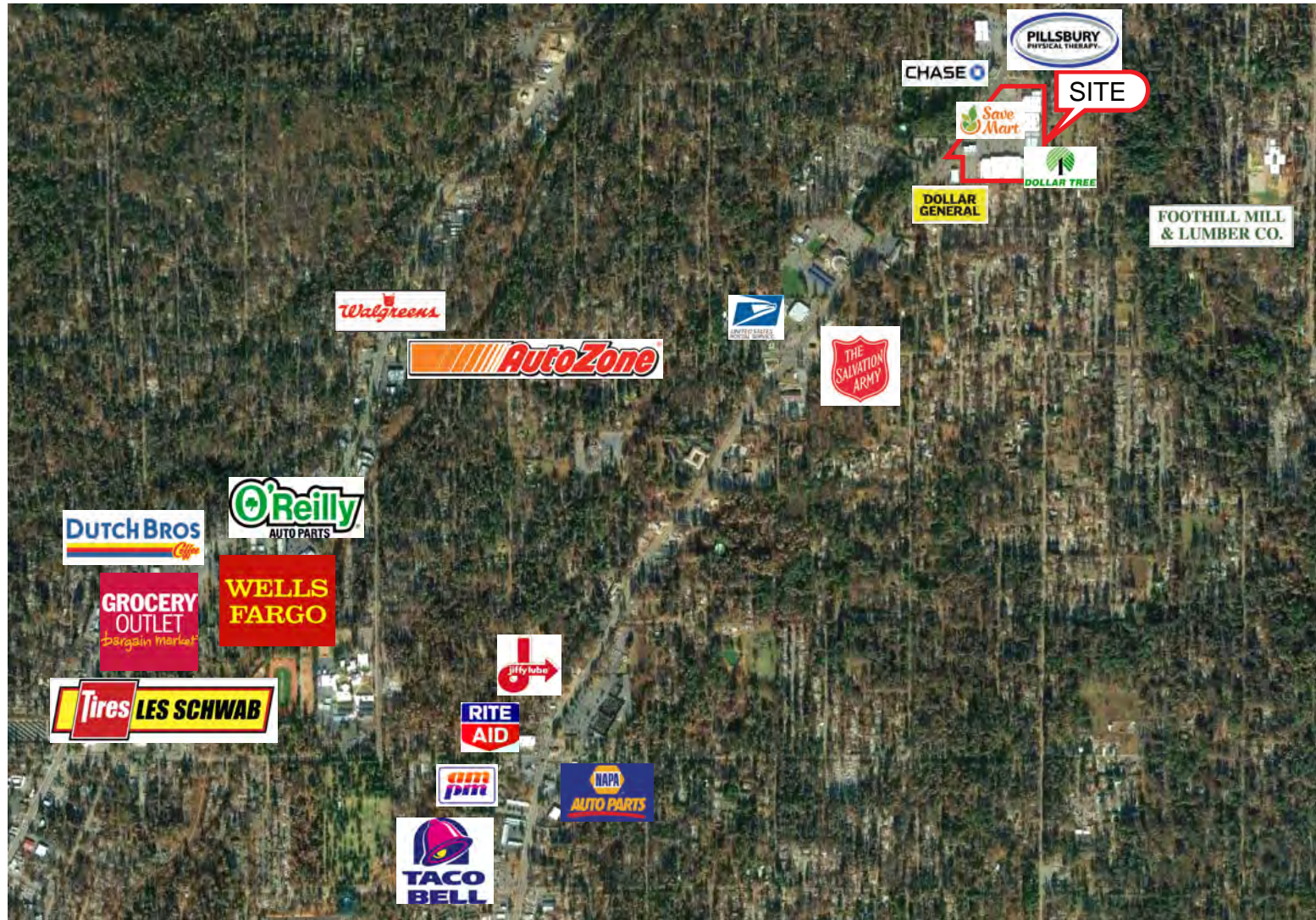
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