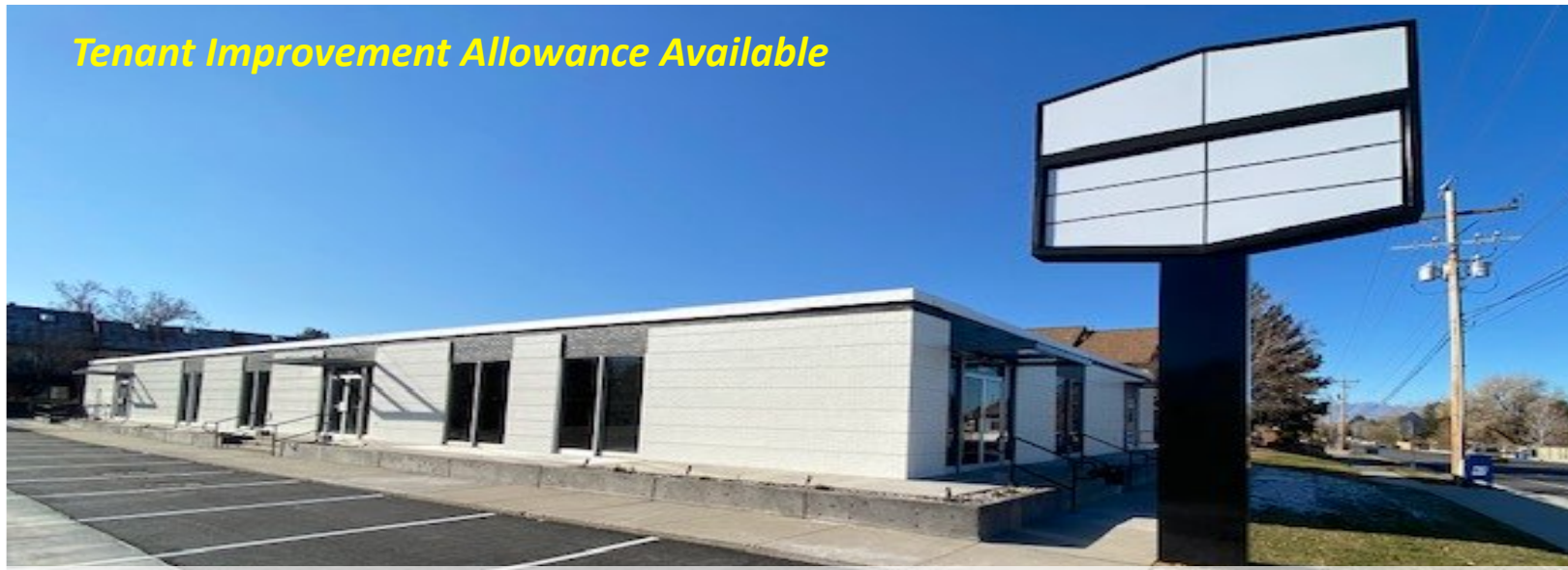


Tenant Improvement Allowance Available



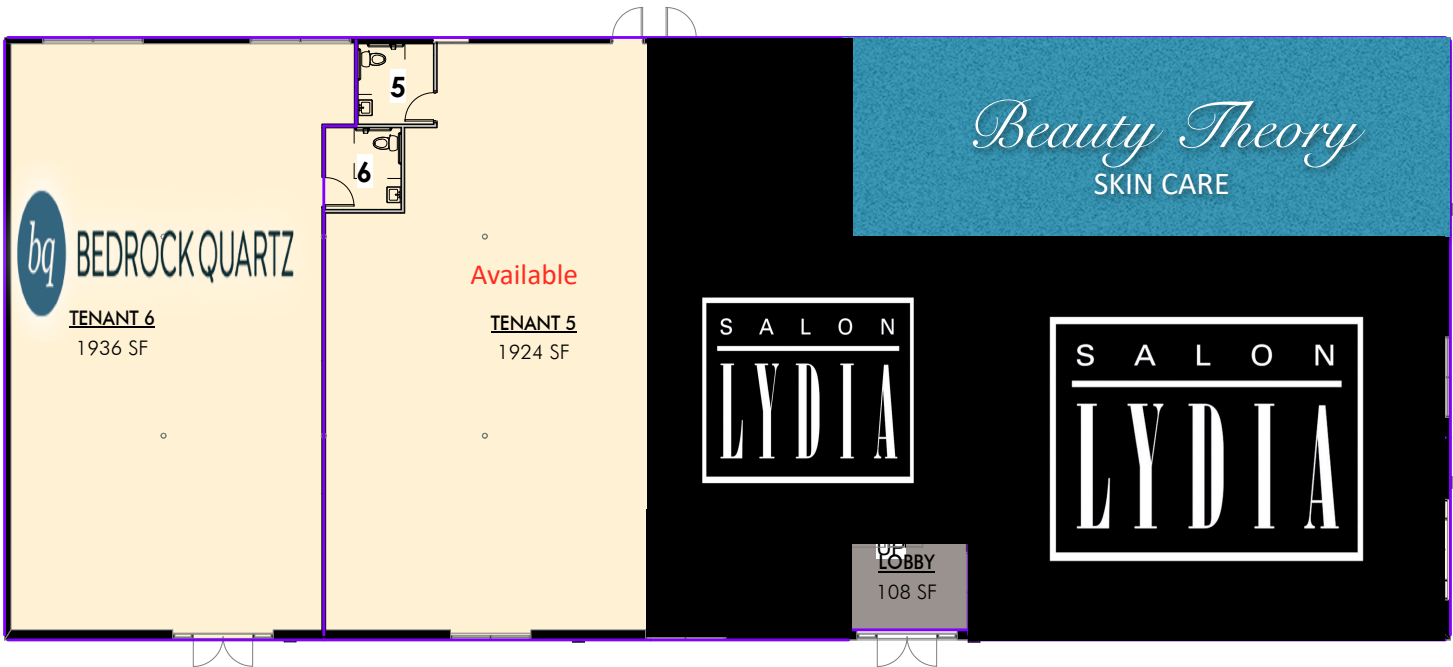
Freestanding Neighborhood Retail/Office Building for Sale or Lease!!

- **Three (3) Suites Remaining**
 - 1,924 SF Street Level Retail/Office
 - 1,000 SF - 3,200 SF Garden Level
 - Total Building: 11,840 SF on .70 Acres
 - Lease Rate: \$18.00 -22.00 PSF NNN
 - Est. NNN: \$5.00 PSF
 - Sale Price: Call agents for pricing
 - High household income and solid population density (Murray)
 - Ultra-Fast Utopia Fiber Available
 - Pylon Signage available
 - Effectively Built: 2020
 - Newly Remodeled Mid-Century Design
 - Complete Seismic Upgrade
 - All New Electrical Including New 3 Phase Power with 200/Amps per unit
 - All New Plumbing Systems with New Grease Interceptor and Grease Waste Stubbed to each unit.
 - All New HVAC Systems
 - New Roof w/R30 Rigid Insulation Added
 - New Parking Lot
 - Electrical, Plumbing, Grease Waste Stubbed for future coffee shop in parking lot
- * Free rent negotiable and upon acceptable lease terms

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Street Retail/Office: Five (5) Separate Entrances



Garden Level Office/Retail Space

