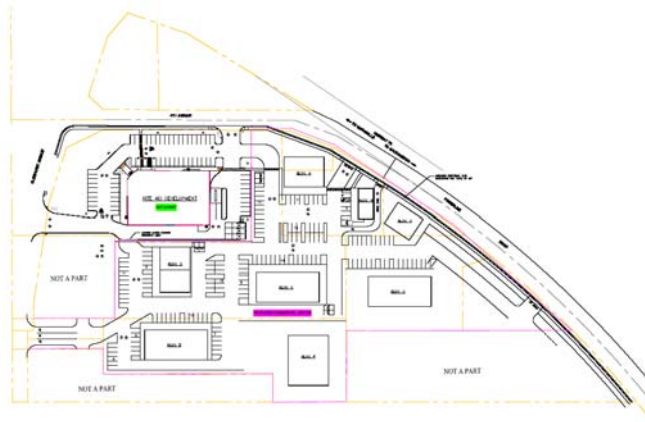


OLIVEHURST AVENUE RETAIL Proposed Commercial Center Site Olivehurst, CA



- Location: Southside of Olivehurst Avenue just off of Highway 65/70.
- Size: 5.85 Acres (254,826sf).
- Zoning: Commercial.
- Sales Price: \$11.00/sf (\$2,803,086.00) plus onsites for all or \$12.00/sf plus onsites if sold by separate parcel.
- Lease Price: \$2.25/sf NNN to \$3.50/sf NNN (drive thru) with \$30.00/sf TI allowance.
- Comments: Property is very well located and has great visibility. Good accessibility and adjoining a Rite-Aid (under construction).

FOR MORE INFORMATION CONTACT:

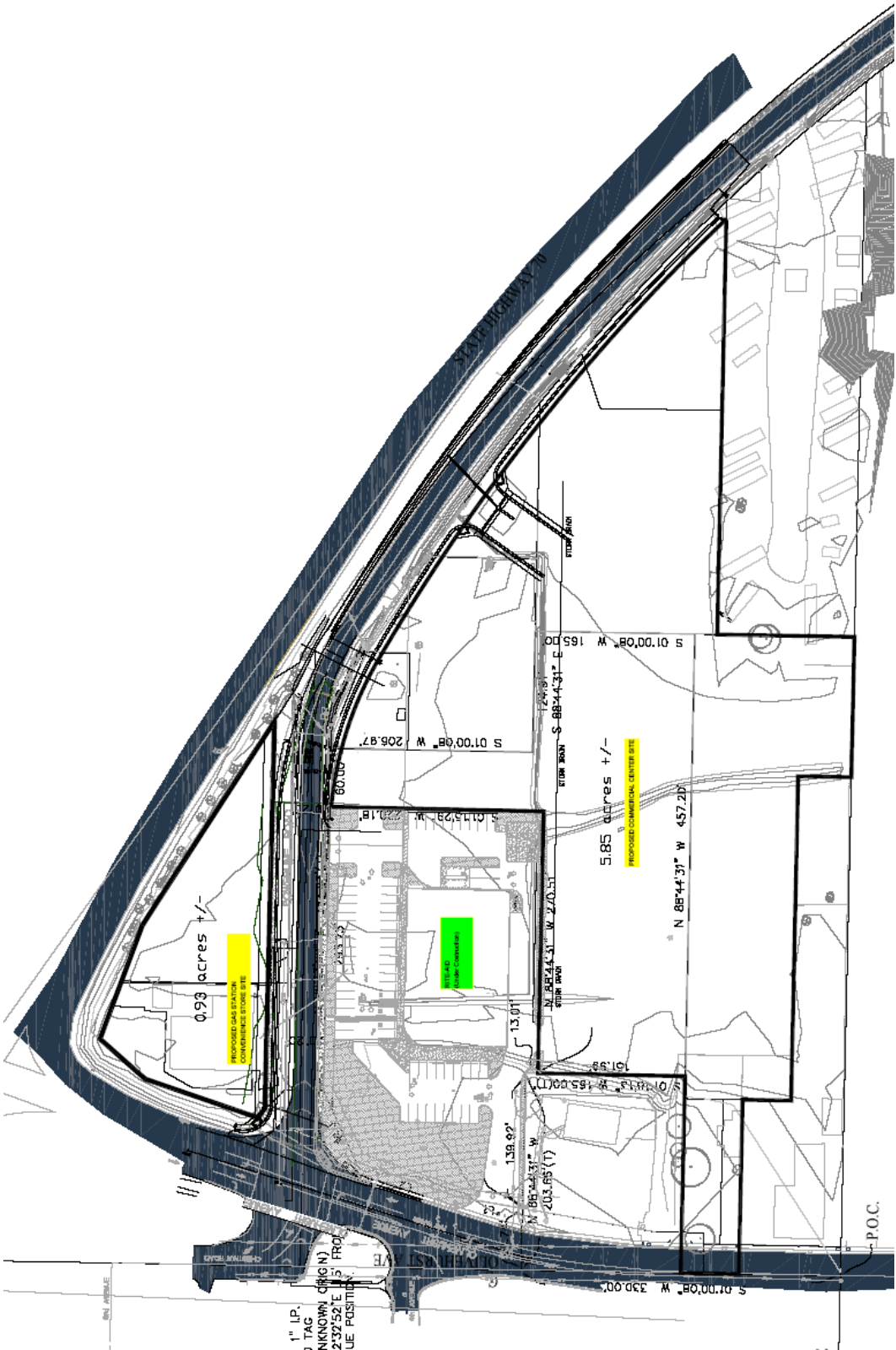
FRED NORTHERN

(530) 671-0000

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COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT





1" I.P.
 J TAG
 NKNOWN CORR N
 232°52'E 151.51' PROJ
 UE POSITION

0.93 acres +/-
 PROPOSED GAS STATION
 CONTAINING 2 STORES

13.01'

5.85 acres +/-
 PROPOSED COMMERCIAL CENTER SITE

P.O.C.

S 01°00'08" W 330.00'

N 86°44'31" W
 203.65' (1)

N 86°44'31" W
 270.51'

S 01°00'08" W 165.00'

S 01°00'08" W 208.97'

S 01°00'08" W 220.18'

S 01°00'08" W 220.18'

S 01°00'08" W 220.18'

S 01°00'08" W 220.18'