



## Available For Lease PRIME LOCATION

High Visibility Highway 20 location for lease. 35,500 vehicles per day see this location (Caltrans '20)! Ample combined parking  
Fantastic A+ location near intersection of Hwy. 20 and Hwy.99  
Direct Highway 20 Access and rear street access from Hwy. 99  
Plenty of parking with cross parking. 1362 Colusa Ave. (Hwy20)  
Retail/office—3,600 sq. ft. (\$1.40 psf/mo NNN) “open floor plan”

**MEAGHER & TOMLINSON**

Please Contact:

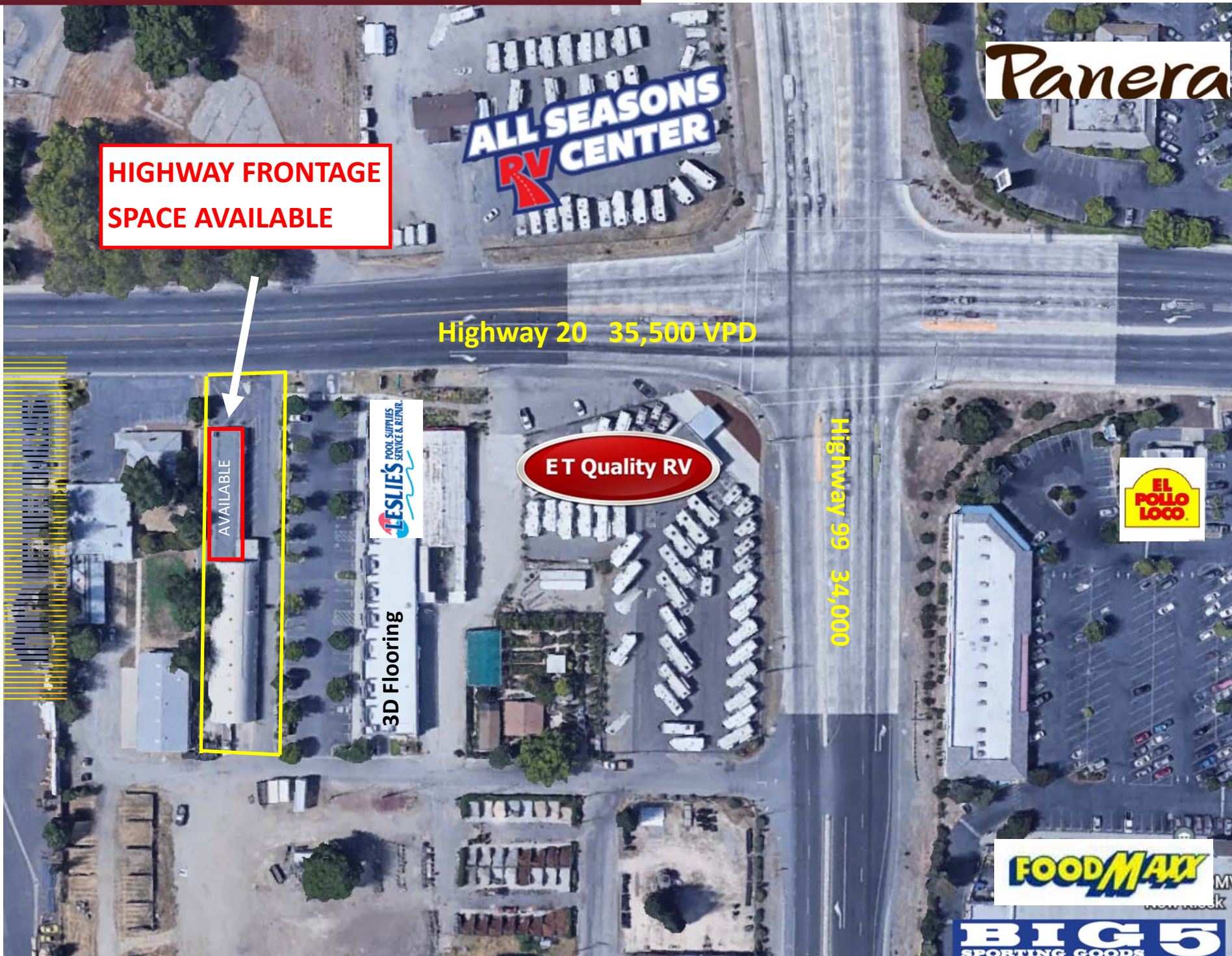
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The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.



**HIGHWAY FRONTAGE  
SPACE AVAILABLE**

AVAILABLE

3D Flooring

LESLIE'S  
POOL SUPPLIES  
SERVICE & REPAIR

ET Quality RV

ALL SEASONS  
RV CENTER

Highway 20 35,500 VPD

Highway 99 34,000

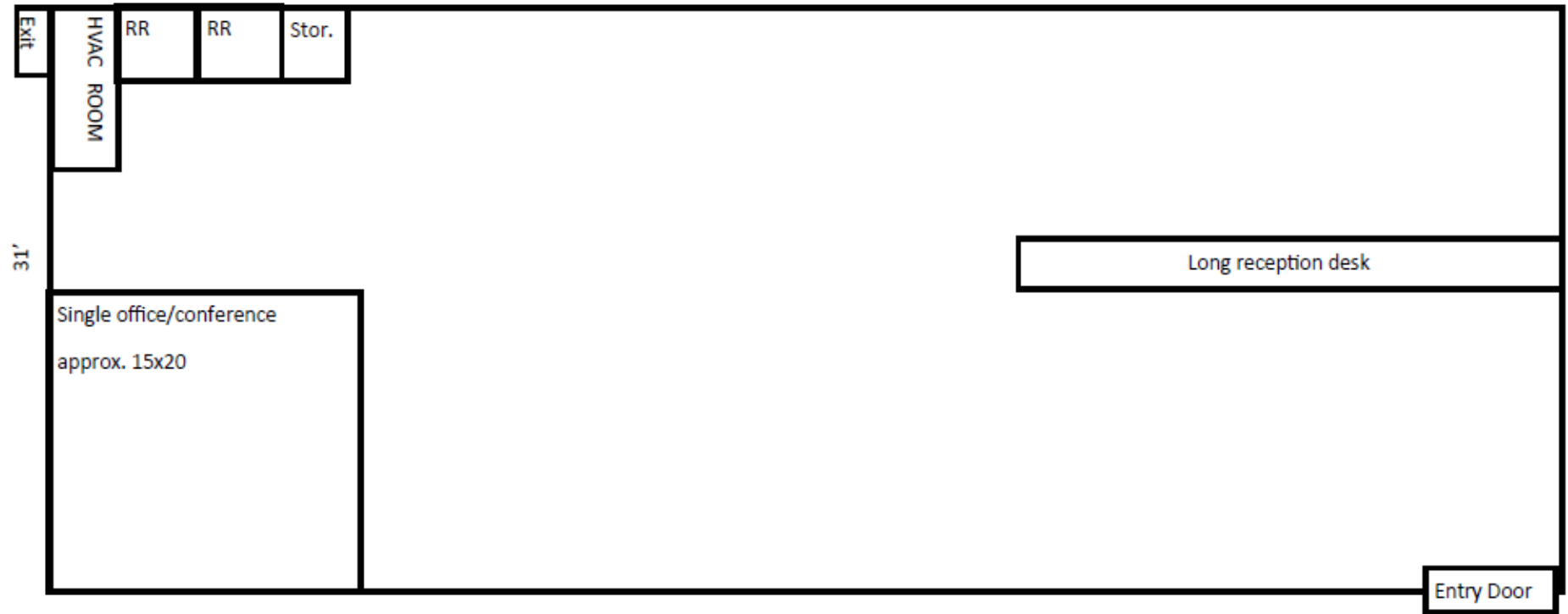
EL  
POLLO  
LOCO

FOOD MAX

BIG 5  
SPORTING GOODS

Panera

116'



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