

4249 ELVERTA RD
ANTELOPE, CA

FOR SALE OR LEASE
46,249 SF ANCHOR BUILDING
7,749 SF GARDEN CENTER

ETHAN CONRAD
PROPERTIES INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

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

FEATURES:

- Located at the signalized intersection of Elverta Rd and Walerga Rd
- 3,119 SF and 7,749 SF Garden Center
- Three (3) loading docks
- Parcel size: 6.065 acres (APN: 203-166-031)
- Zoning: SC
- Monument and building signage available
- 268 parking spaces



PROPERTY DETAILS:

The former Orchard Hardware Store co-anchors the center along with WinCo Foods and is across the street from Bel Air shopping center.

National tenants include Petco, Starbucks, Panda Express, Chase Bank, Mountain Mike’s Pizza, GameStop, Togo’s, Baskin-Robbins and AM/PM.

Use permit and all needed entitlements for fitness facility including traffic impact study.

LEASE RATE:

\$58,523.00 (Based on 46,249 SF building, \$1.19 PSF, NNN and 7,749 SF Garden Center, \$0.45 PSF, NNN)

NNN costs are approximately \$0.25 PSF. Available with 30 days notice.

PURCHASE PRICE:

\$6,801,053.00 (\$137.00 PSF for 46,249 SF Building and \$60.00 PSF for 7,749 SF Garden Center)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	29,487	122,698	303,126
2023 Average HH Income:	\$101,240	\$102,871	\$101,502
Traffic Count @ Elverta Rd & Walerga Rd:	24,575		

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

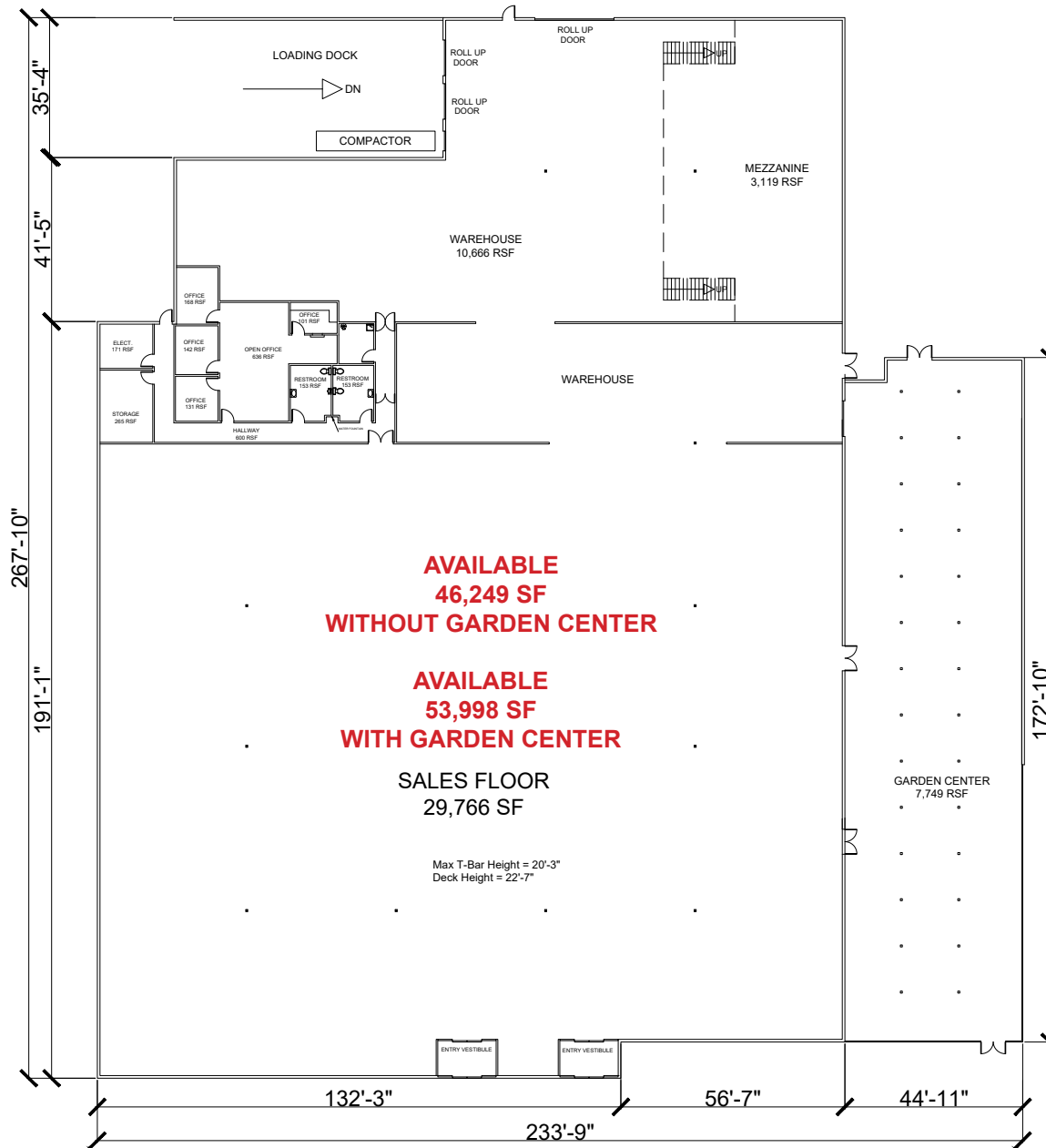
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**FOR SALE
OR LEASE**

4249 ELVERTA RD
ANTELOPE, CA

FLOOR PLAN



VIEW VIRTUAL TOUR

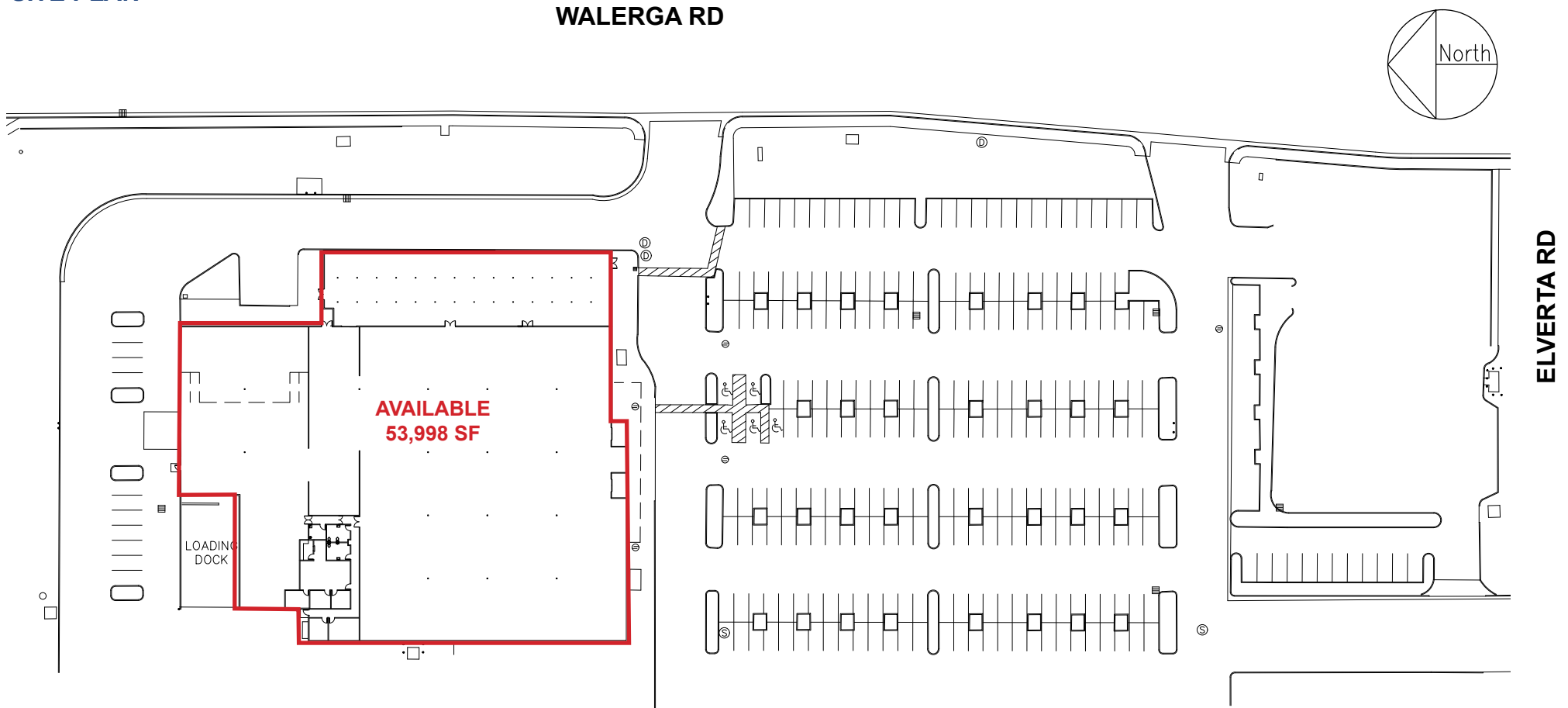
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE
OR LEASE

4249 ELVERTA RD
ANTELOPE, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**FOR SALE
OR LEASE**

4249 ELVERTA RD
ANTELOPE, CA



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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