

**PARADISE PLAZA | PAD**  
**1490 WAGSTAFF RD**  
**PARADISE, CA**  
FOR SALE OR LEASE  
31,212 SF DRIVE-THRU PAD

**ETHAN CONRAD**  
PROPERTIES INC.

**PARADISE IS THE FASTEST GROWING CITY  
IN THE STATE OF CALIFORNIA!  
PARADISE GREW BY 16.1 PERCENT IN 2023**

SITE

**LEASE SIGNED!**  
**five BELOW**  
**NOW OPEN!**  
**ROSS BIG LOTS!**  
DRESS FOR LESS®  
**TSC TRACTOR SUPPLY CO**

FOR MORE INFORMATION CONTACT:

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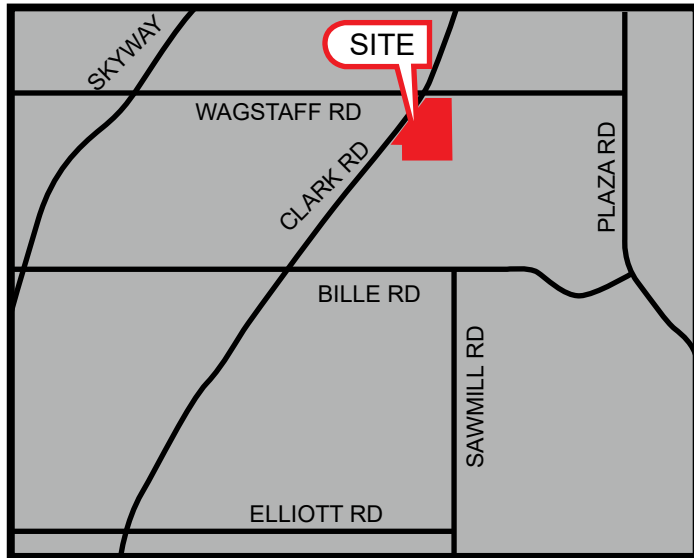
**916.779.1000**

# FOR SALE OR LEASE

# PARADISE PLAZA | PAD 1490 WAGSTAFF RD PARADISE, CA

## FEATURES:

- 31,212 SF drive-thru pad
- Five Below lease signed! Ross Dress for Less, Big Lots! and Tractor Supply Co are now open!
- Dominant neighborhood shopping center in all of Paradise
- Anchored by SaveMart grocery store, Dollar Tree, Tractor Supply Co and Big Lots!
- Monument and pylon 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 SaveMart 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 is the fastest growing city in the State of California!

## GROUND LEASE:

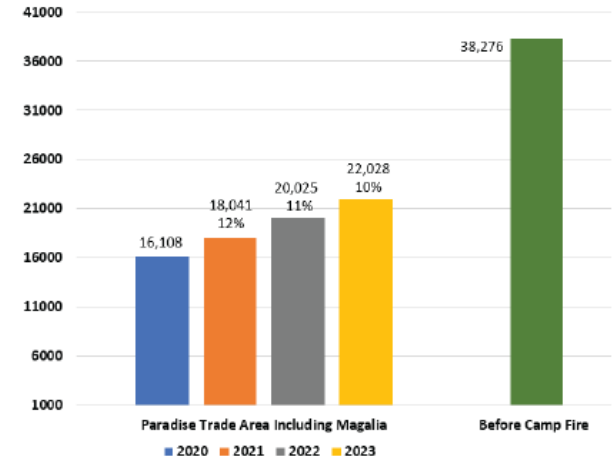
\$4,870.00, NNN

## SALE PRICE:

\$780,000.00 (\$25.00 PSF)

Site improvements are worth at least \$10.00 PSF.

Paradise Trade Area Including Magalia  
Population Forecast



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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.

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**SITE PLAN**



SF	Lease Rate	Monthly Rent
31,212	Ground Lease	\$4,870.00
<b>Purchase Price: \$780,000.00 (\$25.00 PSF)</b>		

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