



PROPERTY DESCRIPTION

Adaptive Re-use of the 1927 Southern Counties Gas Company Buildings and the 1953 Leon Walker Showroom space on Thompson Blvd into the Commercial Mixed Use GasWorks Project. The buildings are in process of being restored to honor the history of the site, while still adding some modern features. Two Retail Spaces currently available: 1,218 SF & 1,267 SF

OFFERING SUMMARY

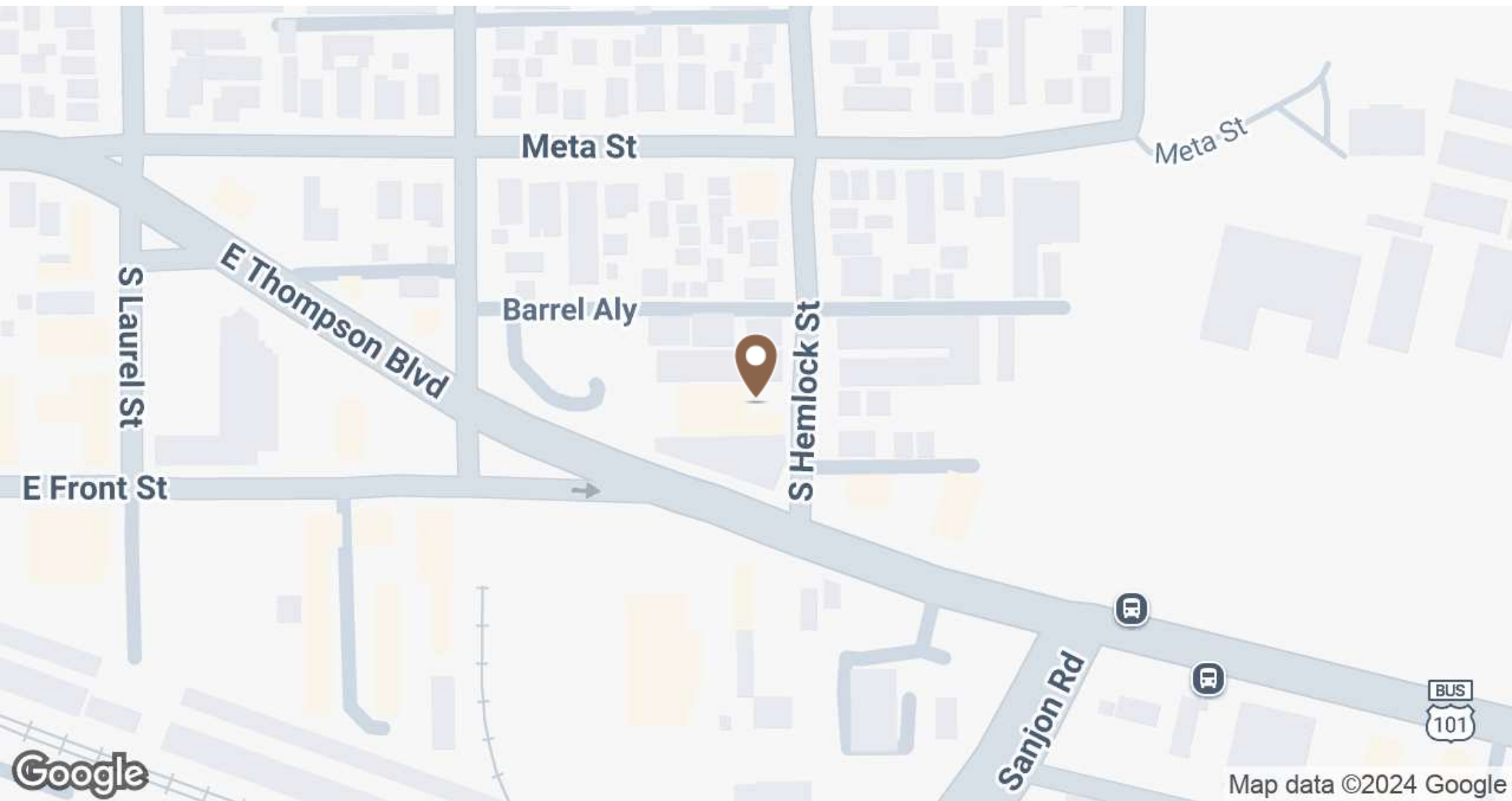
Lease Rate:	\$2.25 - 2.75 SF/month (NNN Est. (.60) ; NNN)
NNN Estimate Value:	\$.60
Number of Units:	9
Available SF:	1,728 - 7,003 SF
Building Size:	30,751 SF

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CA DRE #01213236

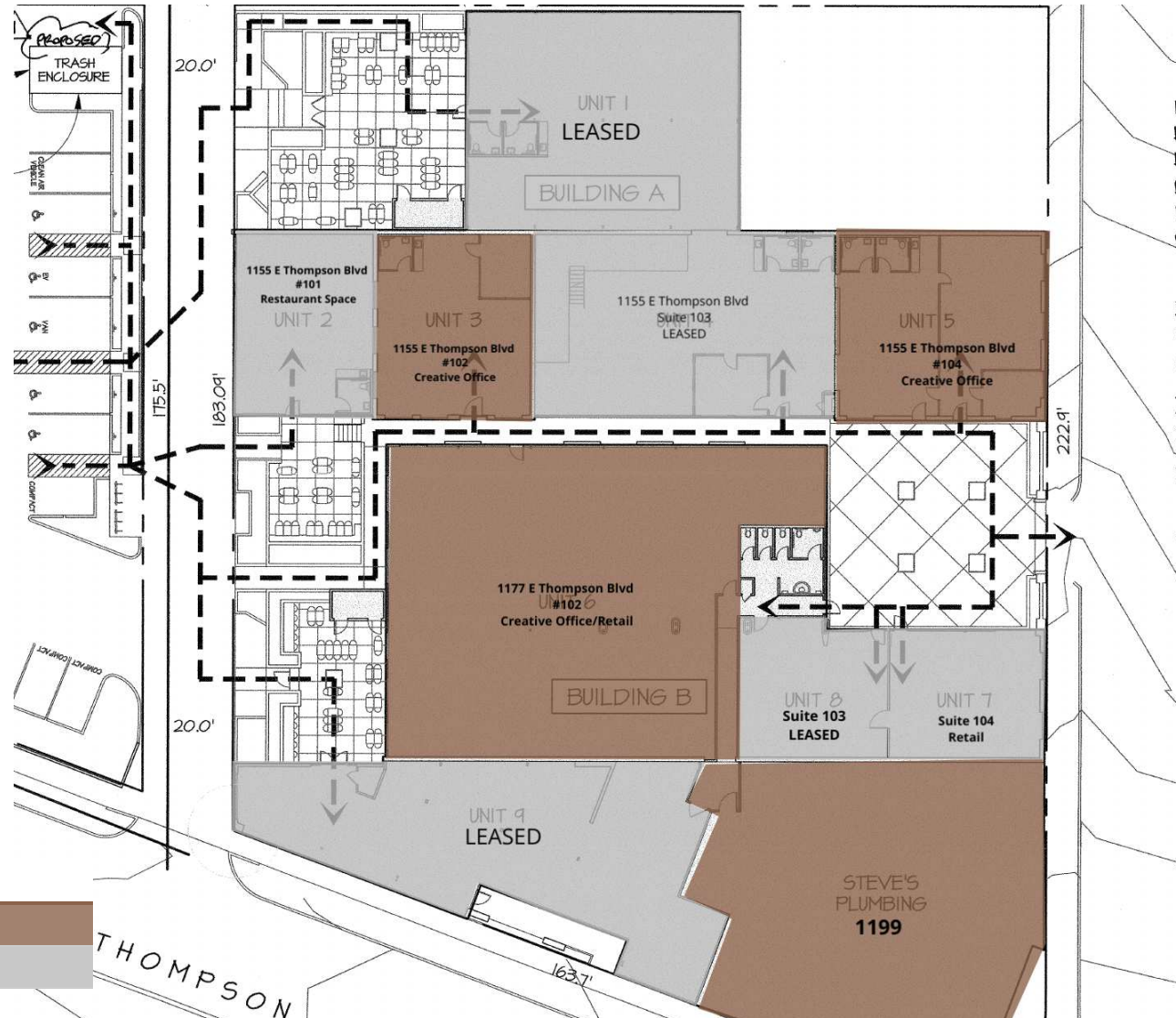


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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN Est. (.60) ; NNN	Lease Term:	Negotiable
Total Space:	1,728 - 7,003 SF	Lease Rate:	\$2.25 - \$2.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1133	-	4,385 SF	NNN Est. (.60)	-	Warehouse Retail Space available. Perfect for a Winery, Distillery or creative retail user. Tenant Build Out Required. TI Allowance Negotiable. 1,452 SF Private Patio. Delivered with two ADA compliant restrooms, anodized roll up doors, and exposed concrete floors.
1155 - Suite 101	-	2,043 SF	NNN Est. (.60)	-	Retail Restaurant Space available. Perfect for Coffee, Breakfast, Food or Beverage User. Tenant Build Out Required. TI Allowance Negotiable. 805 SF Private Patio. Delivered with one ADA compliant restroom, anodized roll up doors, and exposed concrete floors.
1155 - Suite 102	Available	1,728 SF	NNN Est. (.60)	\$2.25 - 2.75 SF/month	Creative office space available. Perfect for creative small office or artist user. Delivered with one ADA compliant restroom and small kitchenette.
1155 E Thompson Blvd	-	3,380 SF	NNN	-	Large creative office space available. Perfect for open concept office or artist user. Delivered with two ADA compliant restrooms and small kitchenette. Unit has original mezzanine and private office from Southern Counties Gas Company.
1155 - Suite 104	Available	2,253 SF	NNN Est. (.60)	\$2.25 - 2.75 SF/month	Creative office space available. Perfect for open concept office or artist user. Delivered with two ADA compliant restrooms and small kitchenette. Unit has exposed original beam ceilings, small private office and original industrial metal windows.
1177 - Suite 102	Available	7,003 SF	NNN Est. (.60)	\$2.25 - 2.75 SF/month	Warehouse Retail/Creative Space available. Potentially Divisible to two spaces. Tenant Build Out Required. TI Allowance Negotiable. Delivered with access to Common Area Restrooms, Anodized Roll Up Doors, and exposed concrete floors.
1177 - Suite 104	-	1,218 SF	NNN Est. (.60)	-	Small retail or creative office space available. Space fronts the courtyard on Hemlock. Access to Common Area Restrooms just steps from the unit. Exposed brick wall and metal cross beams visible in unit.
1177 - Suite 103	-	1,267 SF	NNN Est. (.60)	-	Small retail or creative office space available. Space fronts the courtyard on Hemlock. Access to Common Area Restrooms just steps from the unit. Exposed brick wall and metal cross beams visible in unit.
1177 - Suite 101	-	4,184 SF	NNN Est. (.60)	-	Prime restaurant location fronting Thompson Blvd with some existing industrial features. Tenant Build Out Required. Tenant Allowance Negotiable. 780 SF patio facing west.

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1199	Available	4,662 SF	NNN	\$2.25 SF/month	Historic storefront retail space fronting Thompson Blvd now available for lease. Complete with roll up door on Hemlock and floor-to-ceiling glass facade on Thompson.

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