

RETAIL FOR LEASE SONORA CROSSROADS

INTERSECTION OF HWY 108/MONO WAY, SONORA, CA

LISTING DATA

LOCATION: Intersection of State Hwy. 108 / Mono Way, Sonora, CA,
Tuolumne County

**GROSS LEASABLE
AREA:** 340,834± SF

AVAILABLE SF: 1,200± SF (former hair salon)
1,200± SF (former GameStop)

COMMENTS:

- Sonora Crossroads Shopping Center is the largest shopping center in Tuolumne County and the "Mother Lode" region and is anchored by Safeway Marketplace, Wal-Mart, Staples, Joann Fabrics, Petsmart and Big Lots. Other adjacent national retailers include Lowes Home Improvements, Regal Cinemas, Ross Dress 4 Less and Savemart
- Located on the Sonora bypass, one of the most heavily traveled intersections in Tuolumne County
- Ample parking and exposure to Highway 108
- Shop tenants include Sally Beauty, Papa Murphy's, GK Mongolian BBQ and Jamba Juice

**NEW TENANT:
BATH AND
BODY WORKS**

CONTACT

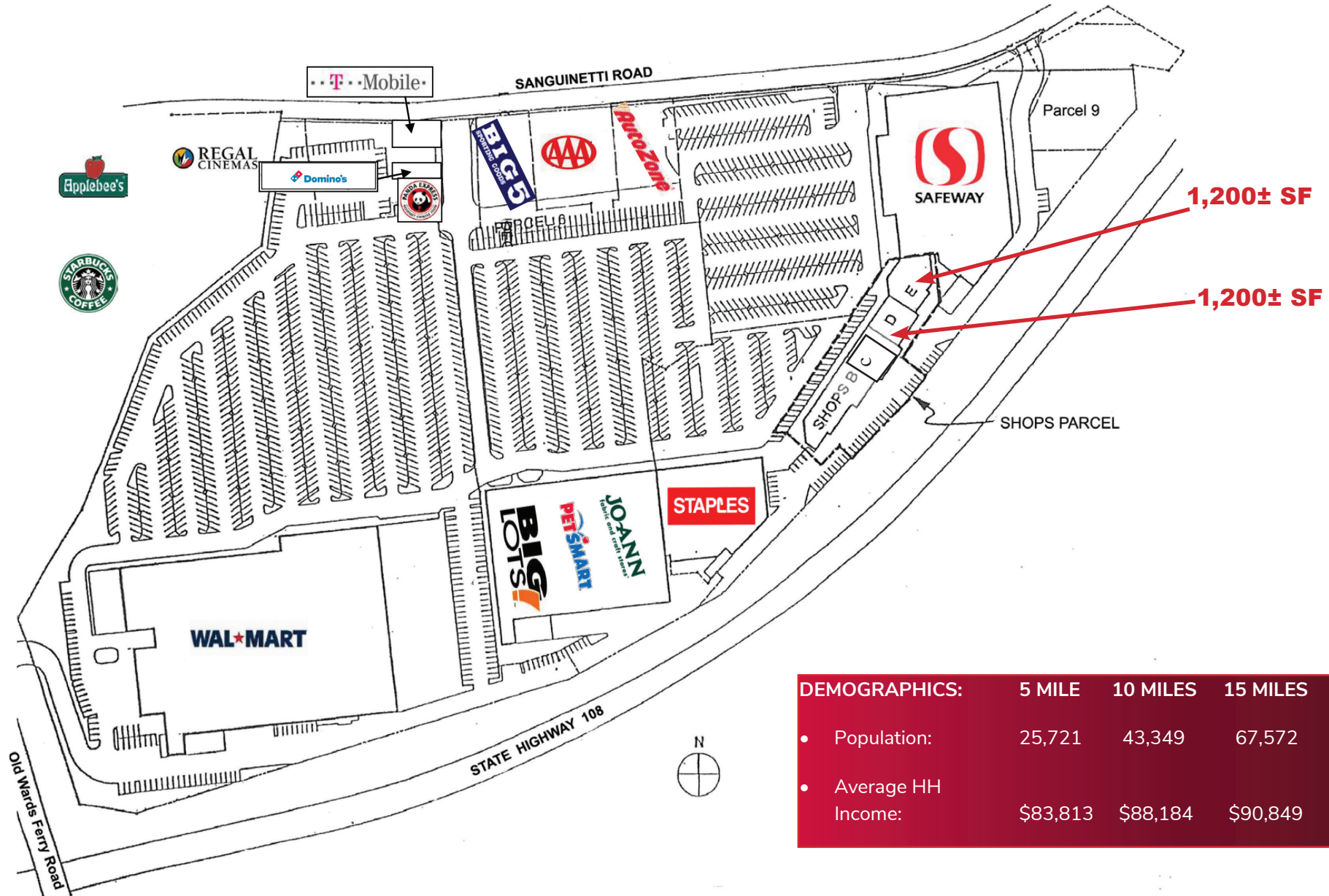
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| DEMOGRAPHICS: | 5 MILE | 10 MILES | 15 MILES |
|----------------------|----------|----------|----------|
| • Population: | 25,721 | 43,349 | 67,572 |
| • Average HH Income: | \$83,813 | \$88,184 | \$90,849 |

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SONORA CROSSROADS

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TRAFFIC COUNT:

Hwy 108 @ Mono Wy: 41,500± Cars ADT

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