

# LEASE

## 802 EL CAMINO REAL

802 El Camino Real Greenfield, CA 93927

LEASE RATE

Negotiable



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

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**Kurt Parkinson**

916 798 4214

CalDRE #01517516

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## PROPERTY DESCRIPTION

Multiple pads and uses available, see space detail. Pads will be delivered in ready-build condition with utilities to site, and off-site and common amenities to be completed by the developer. Conditional use permits will be in place for designated uses, including drive-thru's.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,600 - 3,700 SF
Building Size:	7,353 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	797	4,238	8,452
Total Population	3,584	18,011	35,409
Average HH Income	\$77,750	\$68,027	\$70,363

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## 802 EL CAMINO REAL

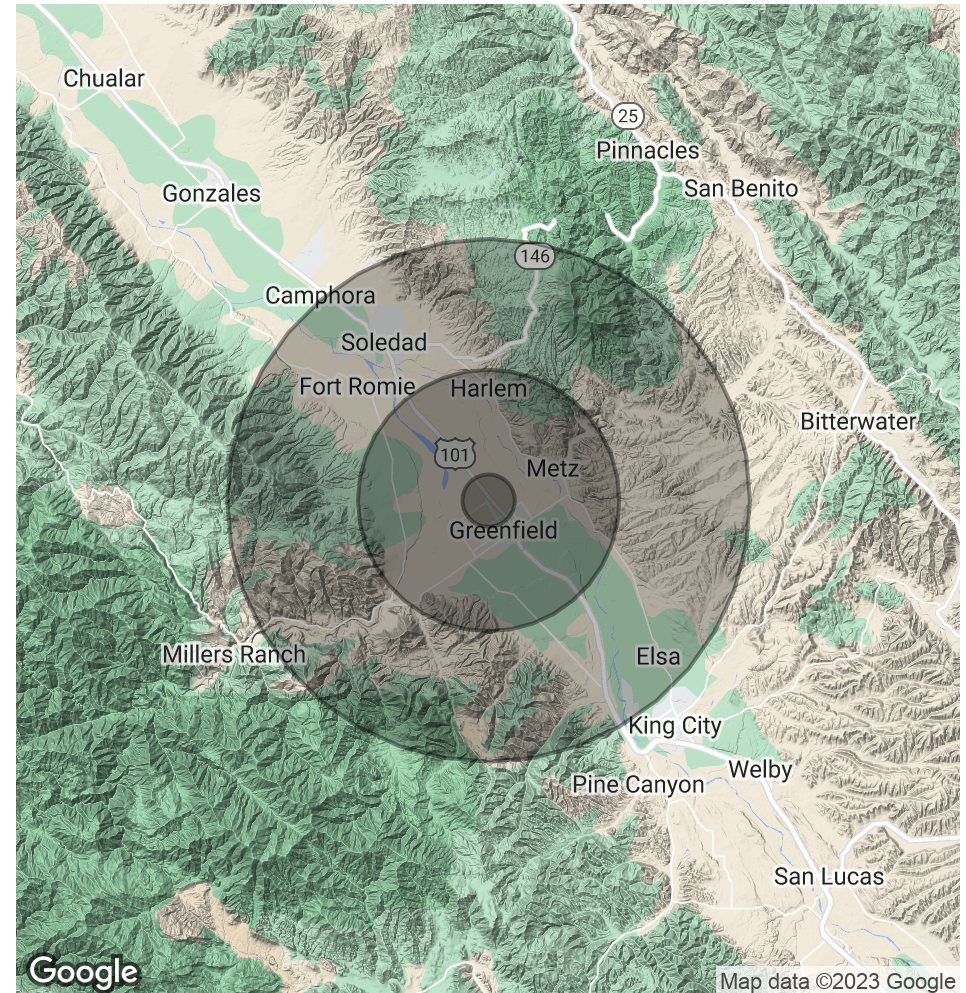
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,584	18,011	35,409
Average Age	30.7	27.5	27.9
Average Age (Male)	31.8	28.2	28
Average Age (Female)	27.6	26.6	27.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	797	4,238	8,452
# of Persons per HH	4.5	4.2	4.2
Average HH Income	\$77,750	\$68,027	\$70,363
Average House Value	\$332,672	\$334,738	\$356,101

\* Demographic data derived from 2020 ACS - US Census



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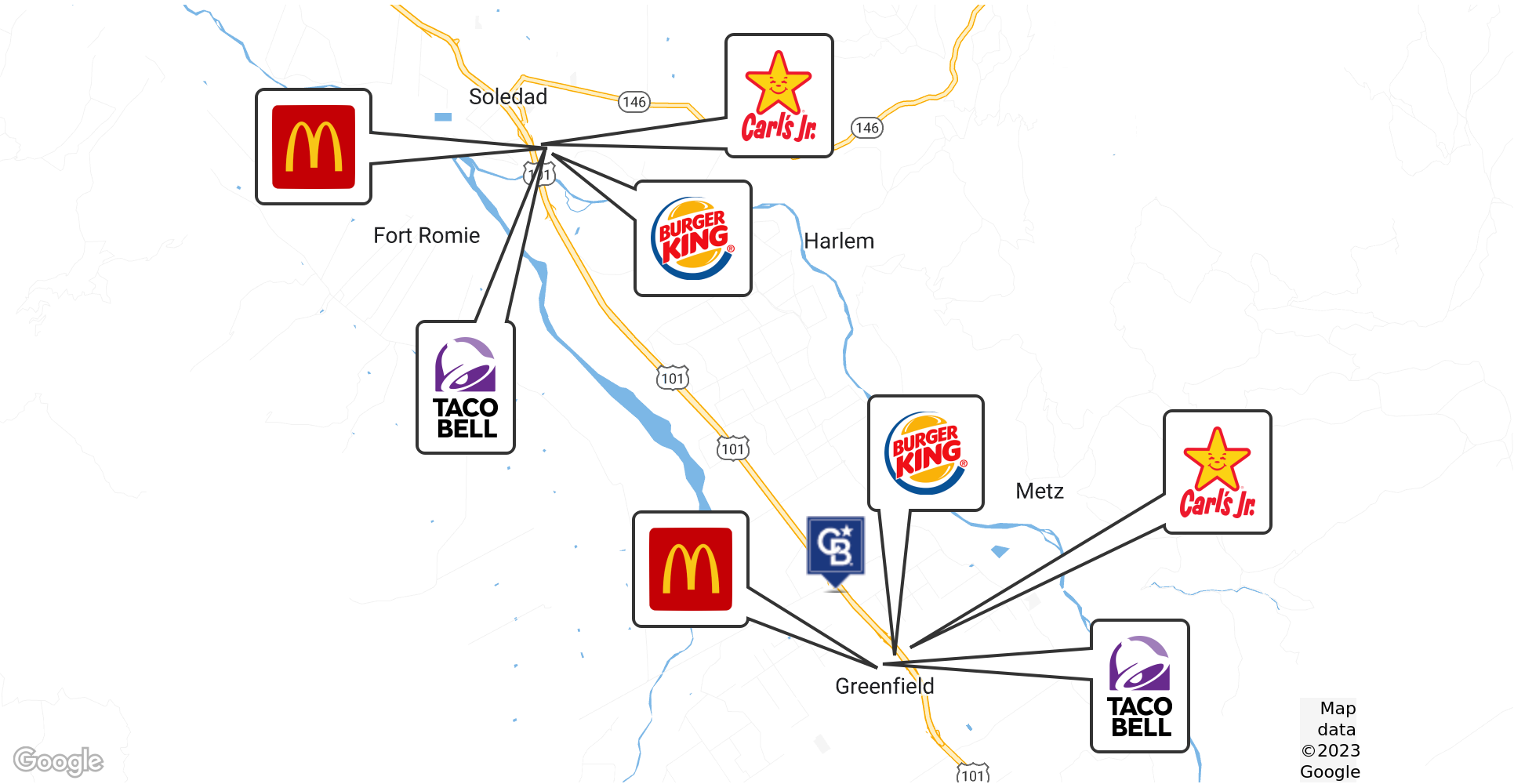
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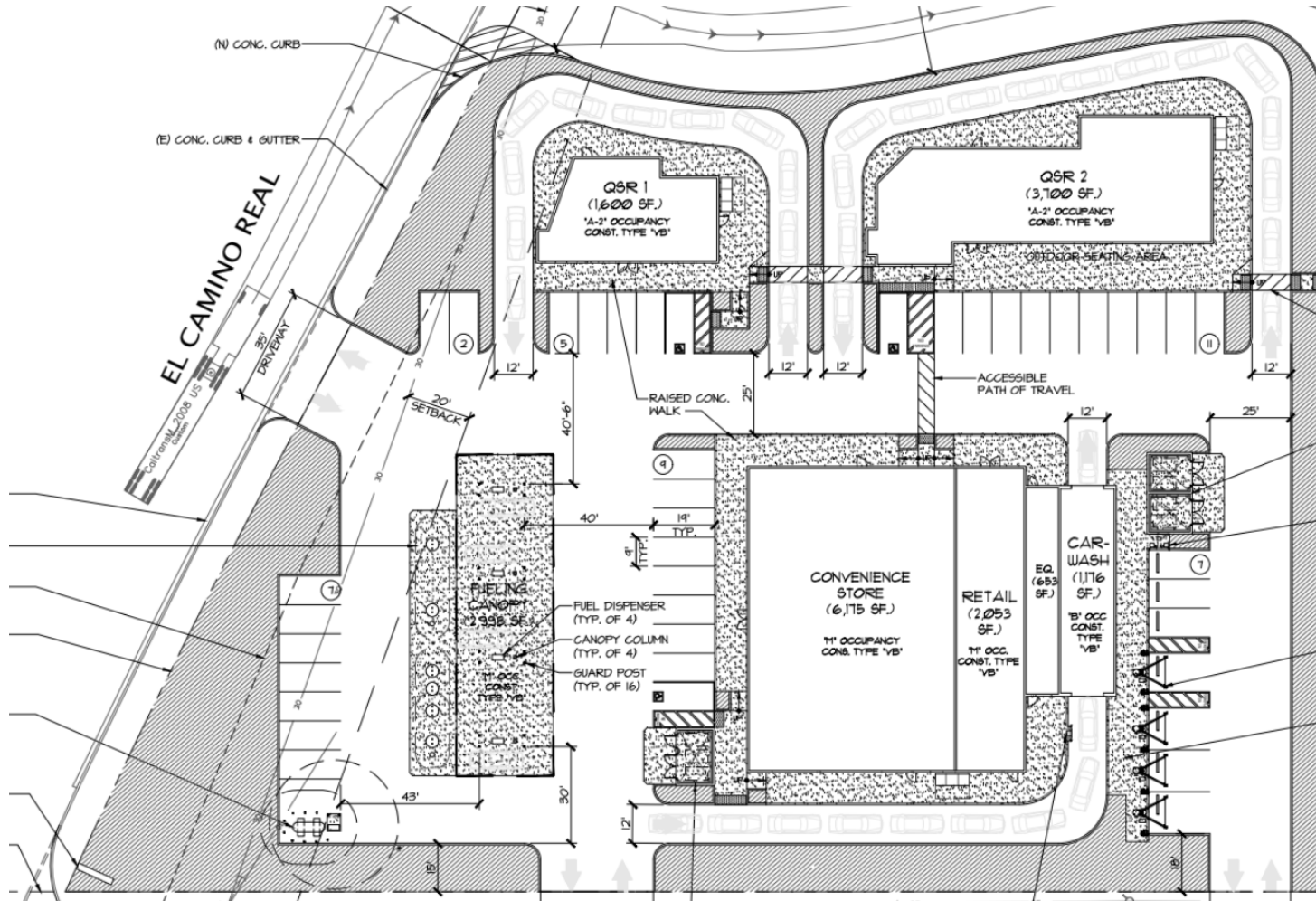
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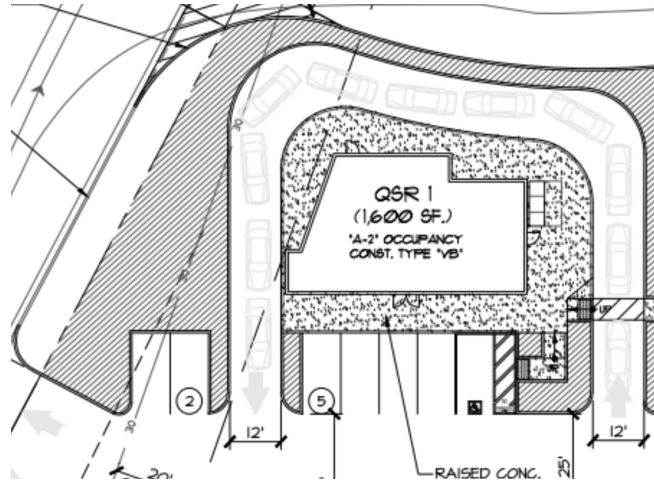


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# LEASE

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## LEASE INFORMATION

Lease Type:	Ground Lease
Total Space:	1,600 SF

Lease Term:	180 months
Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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QSR 1	Available	1,600 SF	Ground Lease	Negotiable	Fully Entitled 1,600 SF Restaurant with Drive Thru, delivered ready to build with off-sites and common areas to be completed by developer.
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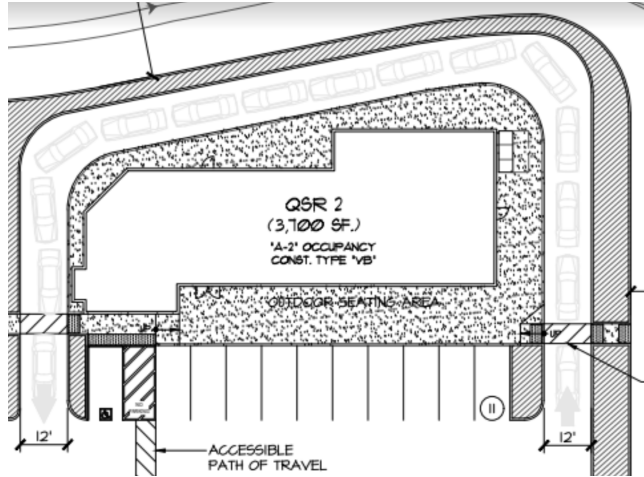
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## LEASE INFORMATION

Lease Type:	Ground Lease
Total Space:	3,700 SF

Lease Term:	180 months
Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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QSR 2	Available	3,700 SF	Ground Lease	Negotiable	Fully Entitled 3,700 SF Restaurant with Drive Thru, delivered ready to build with off-sites and common areas to be completed by developer.
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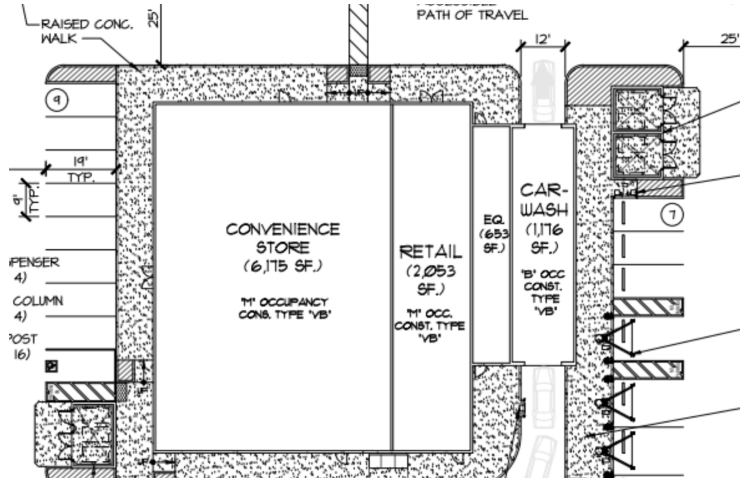


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# LEASE

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## LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,053 SF

Lease Term:	60 months
Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
In Line Retail	Available	2,053 SF	NNN	Negotiable	Space delivered in cold shell condition with off-sites and common areas to be completed by developer.

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