

RETAIL FOR LEASE

JUNIOR ANCHOR BOXES

INTERSECTION OF HWY 108/MONO WAY, SONORA, CA



LISTING DATA

LOCATION: 1141-1151 Sanguinetti Rd., Sonora, CA
Intersection of State Hwy. 108 / Mono Way
Tuolumne County

GROSS LEASABLE AREA: 340,834±

SFAVAILABLE SF: Suite B: 27,864± SF
Suite C: 17,440± SF

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, and PetSmart. Other adjacent national retailers include Lowes Home Improvements, Regal Cinemas, Ross Dress 4 Less and Save Mart
- 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, Dickey's and Jamba Juice

CONTACT

Tim Bettencourt
BRE#00864765
tbettencourt@cosol.net
209-521-1591

Jacob Friedrich
DRE#02017662
jfriedrich@cosol.net
209-521-1591



Aerial View

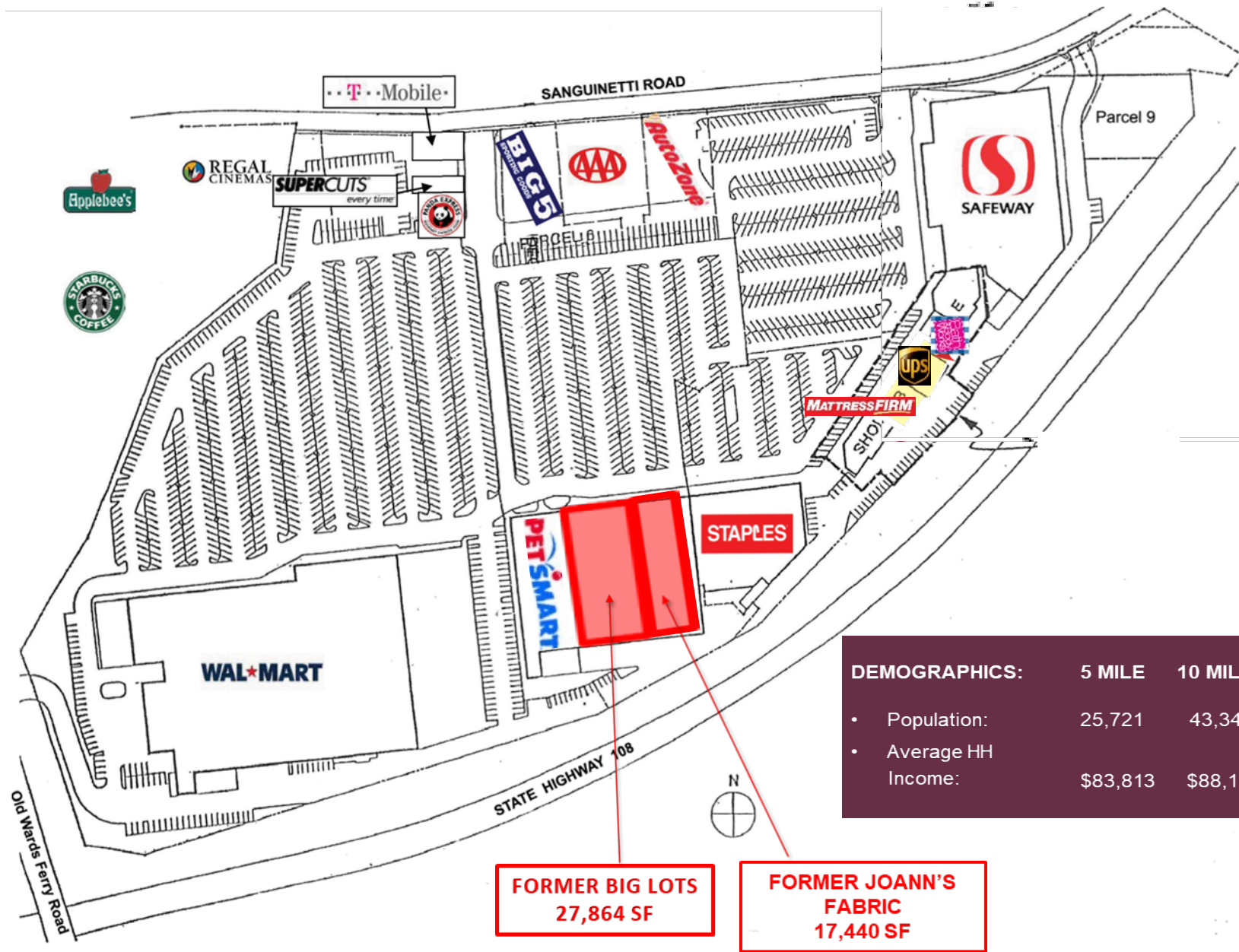


1141-1151 SANGUINETTI RD. | SONORA, CA

FORMER BIG LOTS
27,864 SF

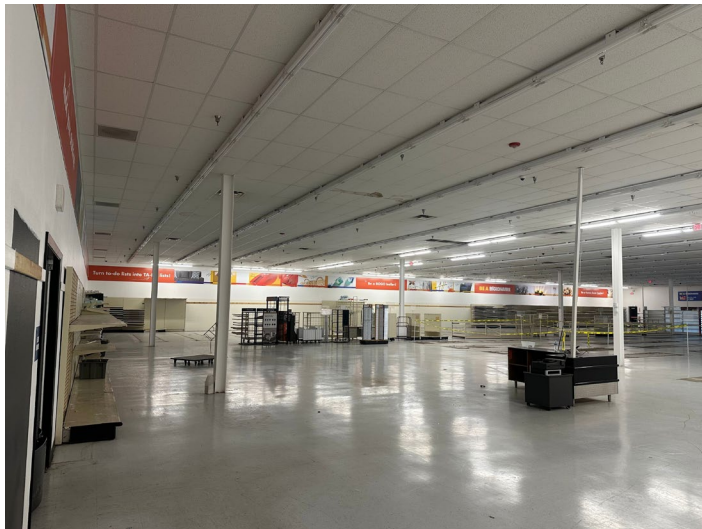
**FORMER JOANN'S
FABRIC**
17,440 SF

Building View



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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



SONORA, CA

In the beautiful Sierra Nevada Foothills, in the heart of California's "Gold Country" lies Sonora, named after the miners from Sonora Mexico who settled the City in 1848. Known as the "Queen of the Southern Mines", Sonora still holds on to its historic downtown charm while thriving as the commercial, government and cultural center for the region. The City of Sonora is accessible year-round and conveniently located near Yosemite National Park and other regional favorites, including Columbia and Railtown State Historic Parks. Every season brings a natural beauty to this City and there are numerous opportunities to enjoy the splendor of the outdoors, including the City's Dragoon Gulch Trail.

TUOLUMNE COUNTY

Located 2 ½ hours east of the San Francisco Bay Area, Tuolumne spans from rolling foothills to the Sierra Nevada Mountains. As the site where gold was first discovered in 1848, it played a crucial role in the Gold Rush of 1849. Accessible via Highways 108, 120, and 49, the county also serves as the "front door" to Yosemite National Park for Bay Area visitors. A paradise for outdoor enthusiasts, Tuolumne County offers diverse activities like hiking, boating, skiing, and camping, all within the stunning landscapes of the Stanislaus National Forest and Yosemite.

