



Retail Space for Lease

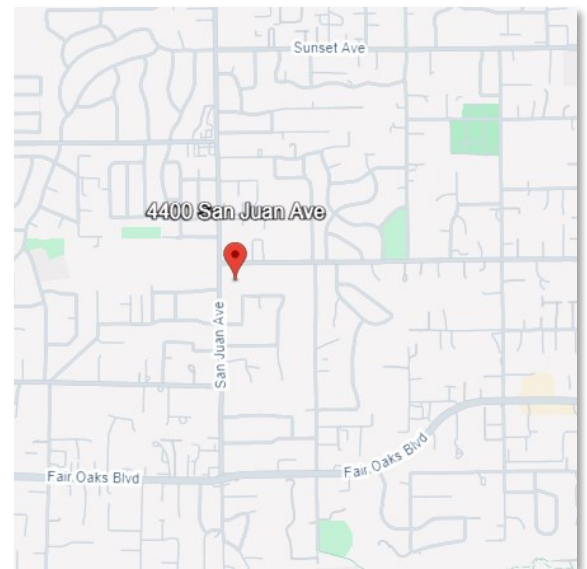
4400 SAN JUAN AVE. SUITE 6
FAIR OAKS, CA 94536

ASKING
RATE:
\$1.00/NNN

±1,476 SQ. FT. AVAILABLE

PROPERTY HIGHLIGHTS

- Well Located Center at San Juan & Winding Way
- Street Visibility
- Ample Parking
- Monument Signage Available
- Anchored Center (Round Table Pizza, Jiffy Lube, Ready-Set-Go Children's Center)



Jim MacLaughlin

916.374.4232

jmacLaughlin@macco.org

LIC #00944675

Rebecca Koons

916.374.4221

rkoons@macco.org

LIC #01924983



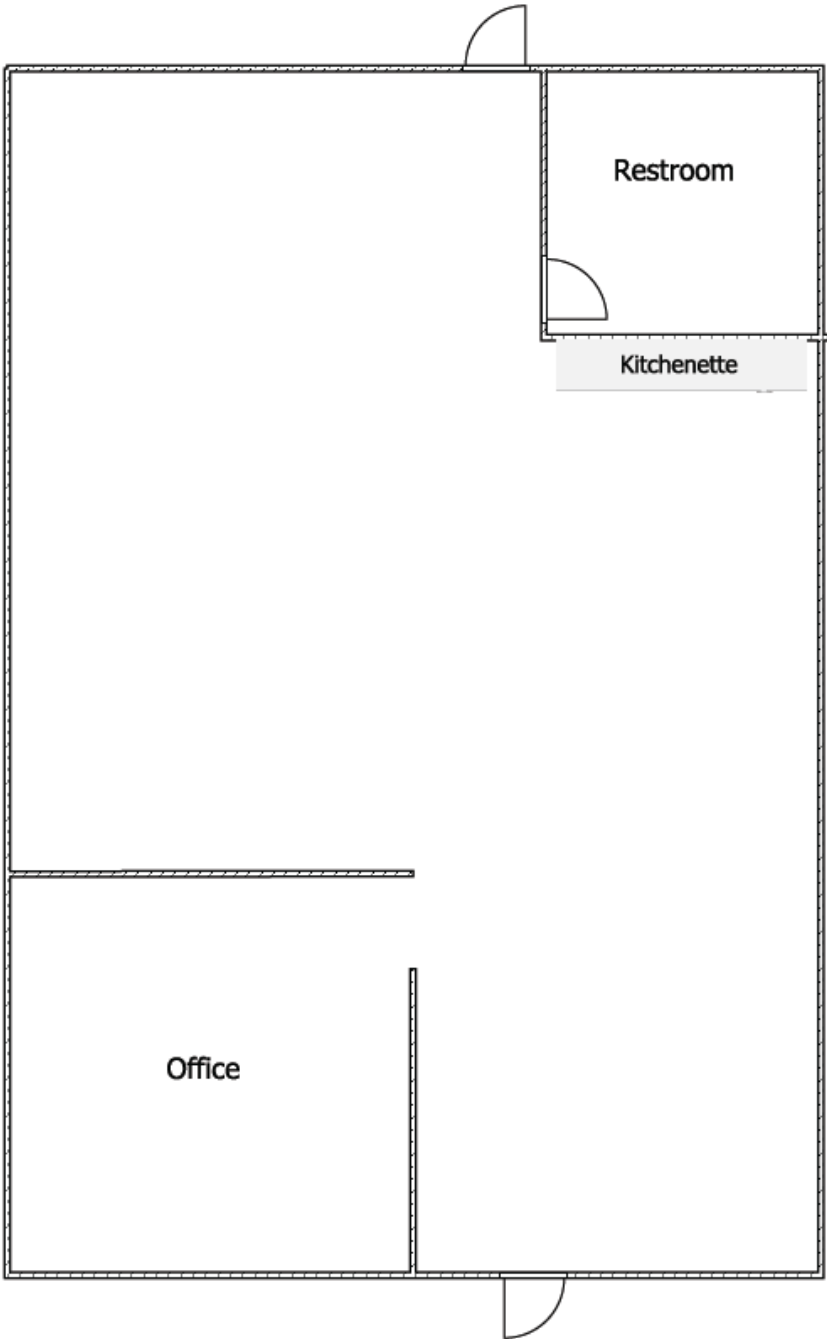
macLaughlin and co

1401 Shore Street
West Sacramento, CA 95691

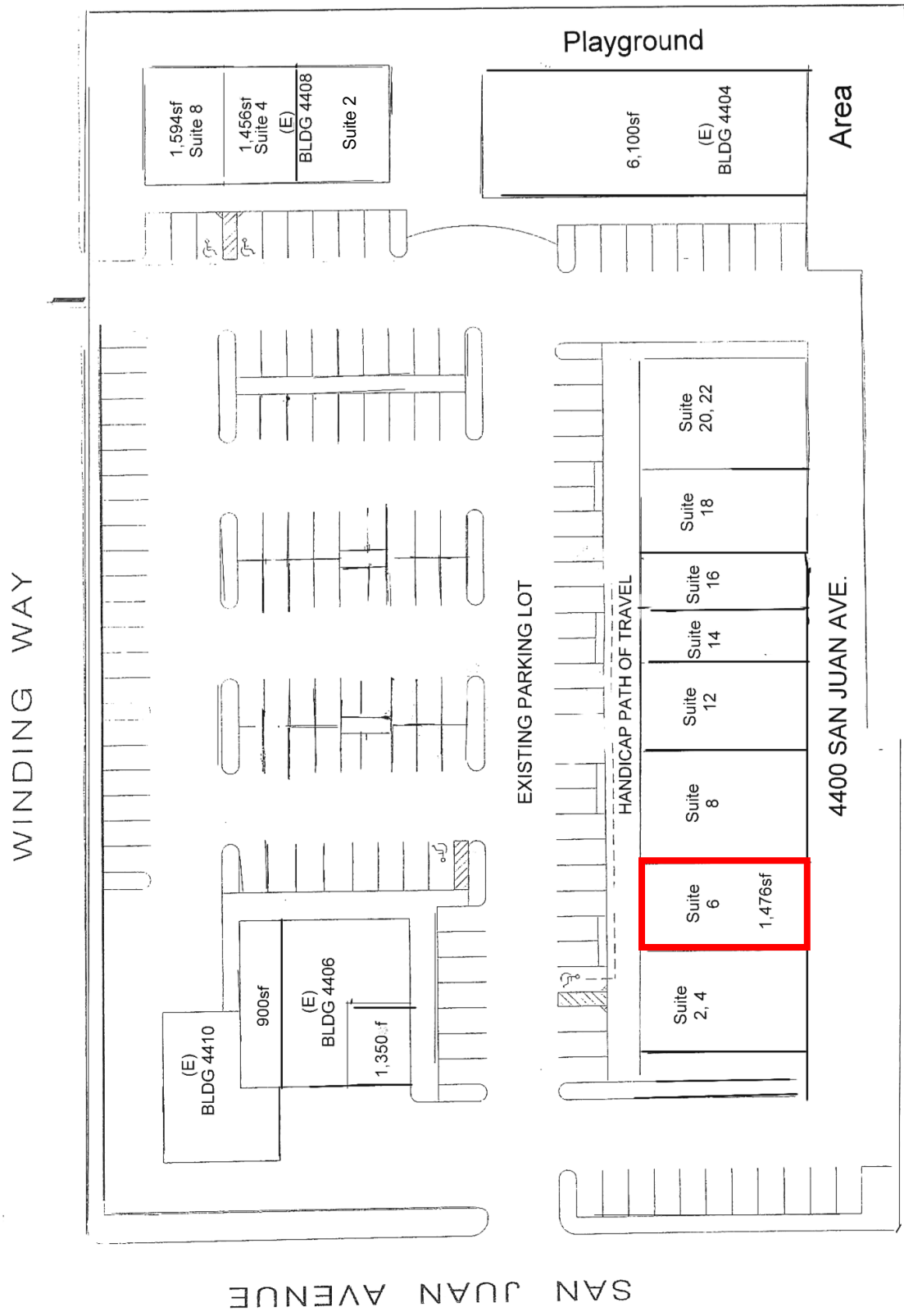
+1 916 371 9021
www.macco.org

FLOOR PLAN

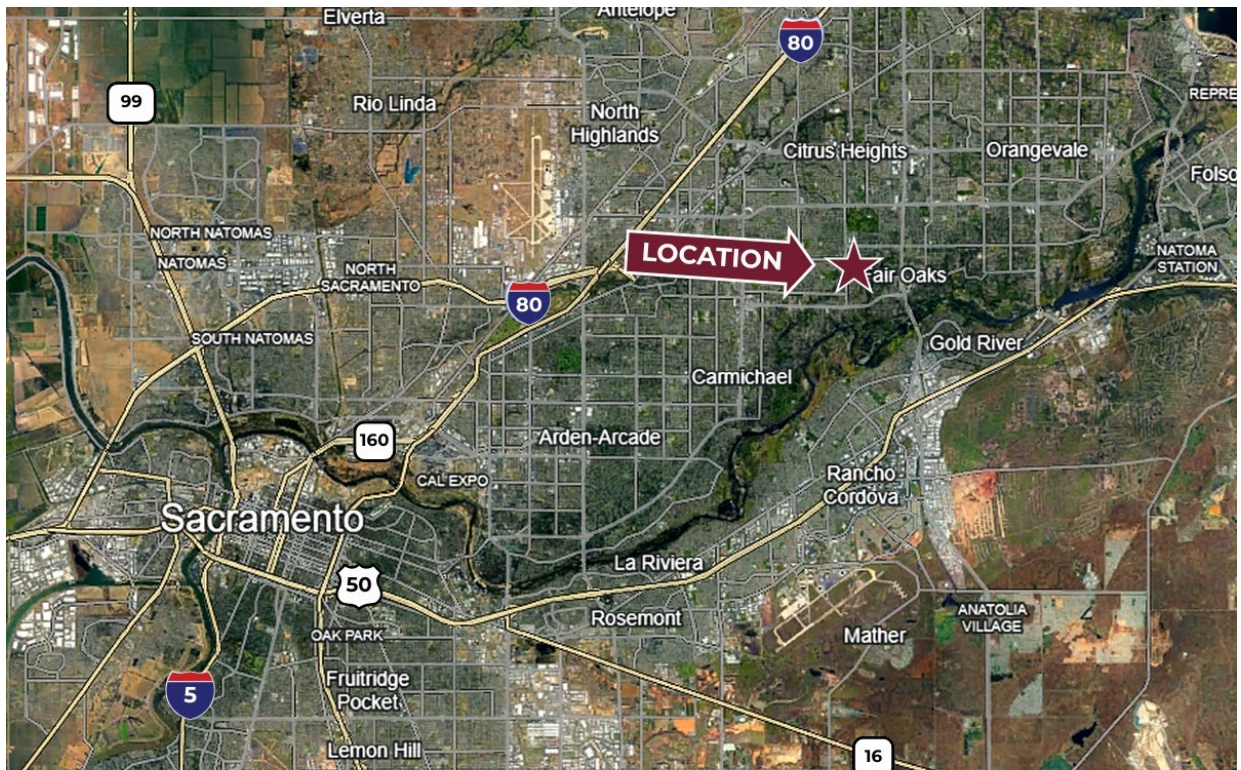
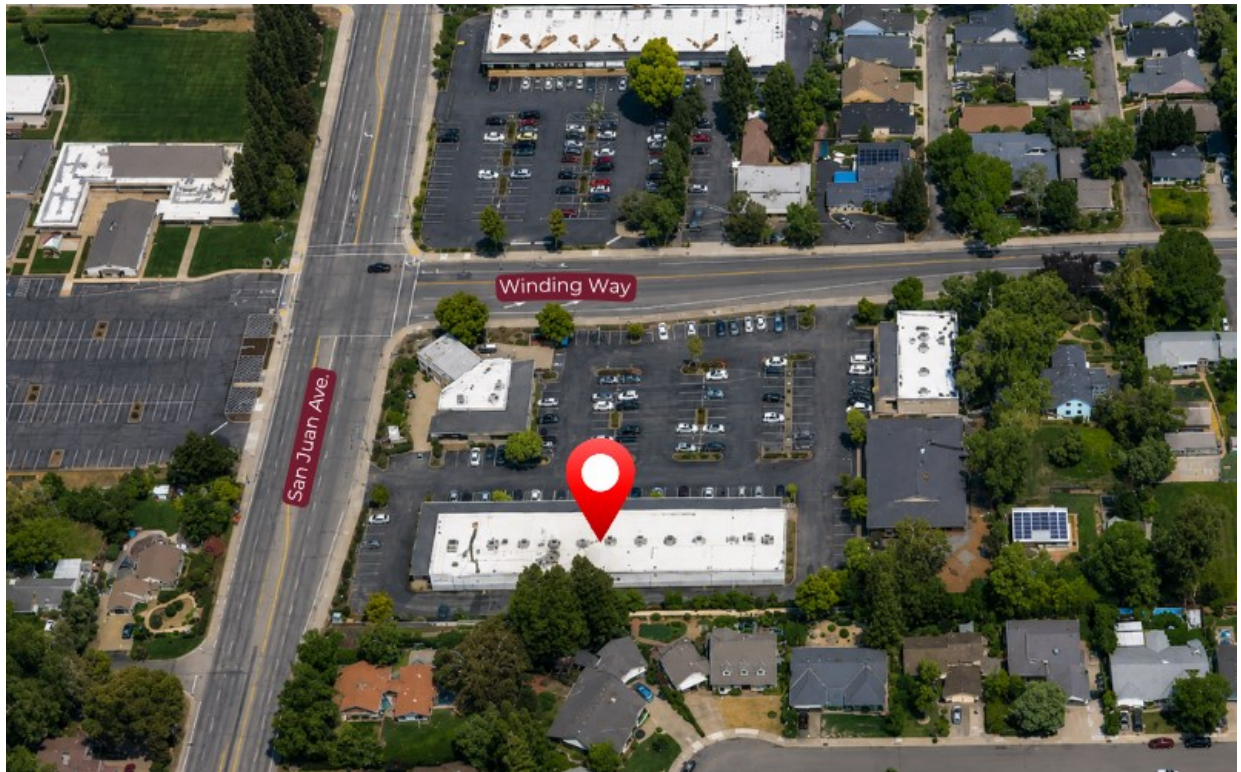
Bldg #	Total SF	Comments
4400 #6	1,476	Open Retail Unit Suggested Uses Include: • Hair salon • Tax preparer office • Insurance agent office • Therapy office • Photography studio, and much more!



SITE PLAN



AERIAL VIEW



AERIAL VIEW (Cont.)

