



RETAIL SPACE

TO BE LEASED

909-939 E Bianchi Road
Stockton, California



<u>SUITE</u>	<u>SIZE</u>	<u>1 YEAR w CAM</u> <u>\$1.15 + .36 = \$1.51</u>	<u>3 YEARS w CAM</u> <u>\$1.00 + .36 = \$1.36</u>	<u>5 YEARS w CAM</u> <u>\$.90 + .36 = \$1.26</u>
939-A	1,700	\$2,567	\$2,312	\$2,142
939-C	1,200	\$1,812	\$1,632	\$1,512
939-D	1,200	\$1,812	\$1,632	\$1,512
939-E	1,200	\$1,812	\$1,632	\$1,512
939-D/E	2,400	\$3,624	\$3,264	\$3,024
				<u>\$1.60 + .36 = \$1.96</u>
900	1,150			\$2,254

(All rental rates above are monthly rental rates. NNN/CAM Rate is currently \$0.36 per square foot per month and is added to the above rental rates) A 3% annual increase on multiple year leases applies)

ZONING: CN (Commercial Neighborhood)

COMMENTS: Suite 900 has a **BRAND NEW-NEVER USED-TO CODE Restaurant Hood**. Hard to find retail space in busy strip retail center with high traffic count. **Hurry – This space Won't Last!**

For more information, please contact exclusive agent:

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