



macLaughlin and co

Retail Spaces For Lease

4400 - 4410 San Juan Ave. Fair Oaks, CA

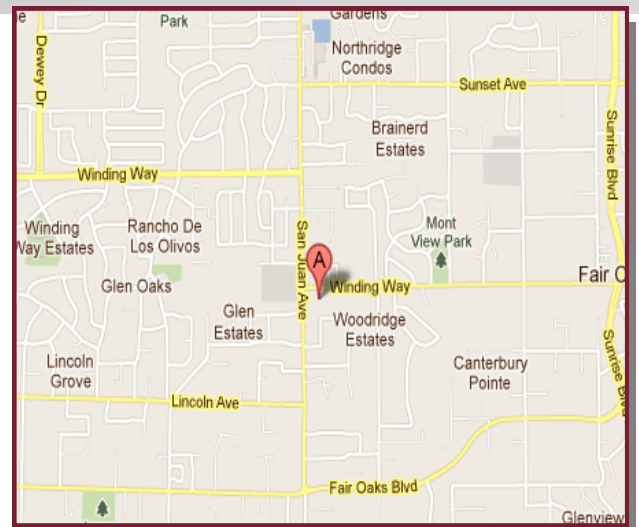


31,097 sq. ft. Shopping Center
900 to 1,500 sq ft available

Asking Rent: \$0.90/NNN

We are pleased to offer the following space:

- ⇒ Well located center at San Juan & Winding Way
- ⇒ Zoned LC
- ⇒ Unit #4 Can be combined with #8
- ⇒ Ample parking



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The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

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Bldg #	Total SF	Comments
4400 #6	1,476	Retail space located in a shopping center with plenty of parking space.
4400 #12	1,335	Retail space located in a shopping center with plenty of parking space.
4406 #3	900	Retail space with plenty of parking. Located on the corner of San Juan Avenue and Winding Way.
4408 #4	1,456	Fully permitted deli/yogurt café. Move in ready. Can be combined with 4408 #8.
4408 #8	1,594	Fully permitted convenience store. Walk in cooler. Move in ready. Can be combined with 4408 #4
4410	2,580	Oil lube and Tune with Drive-thru access and underground storage



4400 San Juan Aerial Site Map



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