

RETAIL SPACE
FOR LEASE

SARATOGA

PRIME RETAIL SPACE FOR LEASE

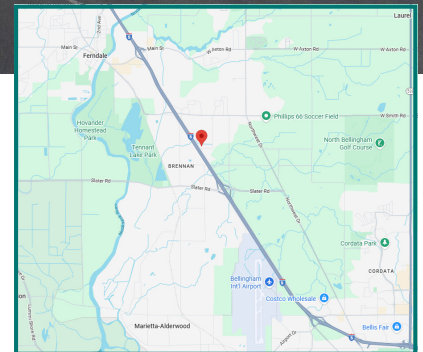
5100 PACIFIC HWY, UNIT 101



**1,750 - 5,850 Square Feet
of Retail Space Available**

\$16/SF/YR + NNN

- Directly adjacent to I-5 and Pacific Highway
- Prominent building and monument signage opportunities
- Excellent i-5 visibility
- One grade-level roll-up door
- Approximately 650 SF of mezzanine space
- Expansive open showroom and workspace areas
- High exposed ceilings with abundant overhead lighting
- Flexible layout for retail, showroom, service, or light industrial uses



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The Offering

Position your business in a highly visible and trafficked location directly adjacent to I-5 and Pacific Highway. The property offers excellent access, prominent exposure, and multiple signage opportunities along the area's primary commercial corridors.

The flexible interior combines expansive showroom and workspace areas with high exposed ceilings, abundant lighting, multiple customer entrances, and one grade-level roll-up door for convenient loading and service access. Approximately 650 square feet of mezzanine space provides additional flexibility for office, storage, or operational use.

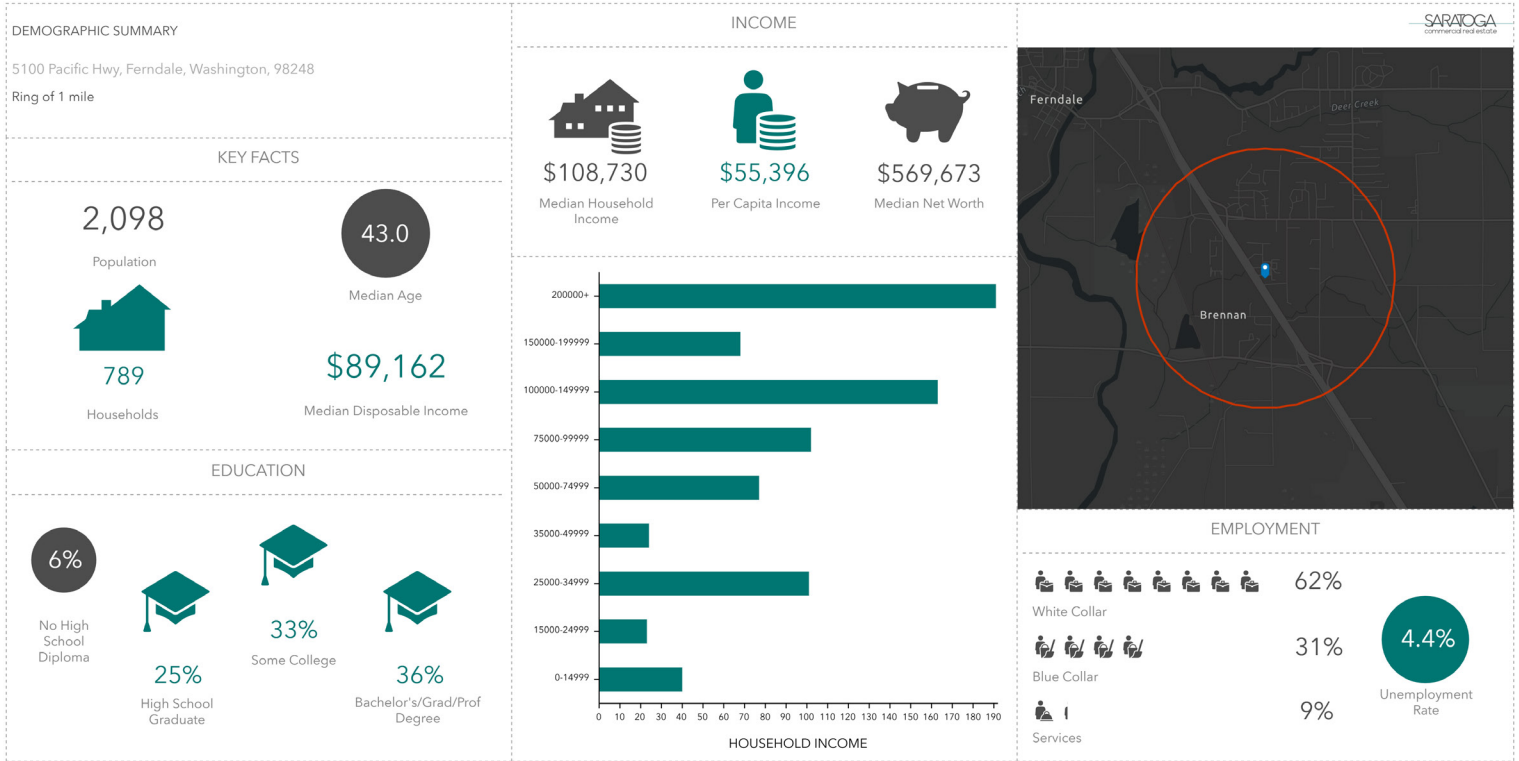
Attractive wood-look and tile flooring create a polished customer-facing environment, while the open configuration can accommodate a variety of retail, showroom, service-commercial, or light industrial users. With immediate freeway connectivity, strong street presence, and a versatile existing buildout, the property offers an exceptional opportunity for businesses seeking visibility, accessibility, and operational flexibility.



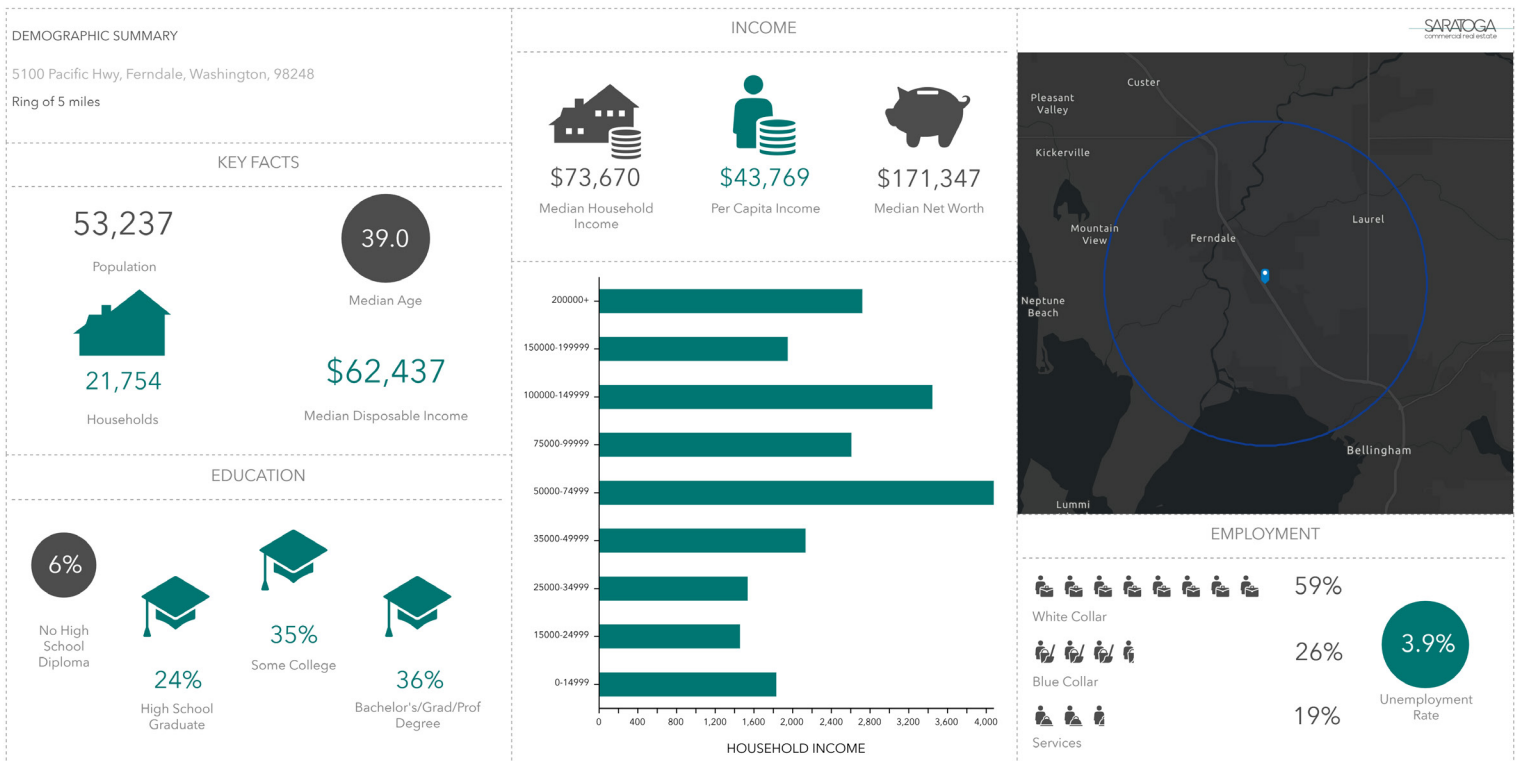


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1 Mile Radius



5 Mile Radius