

1185 S. Camino Del Rio

Great Retail Location



Lease:

2,572.00 per month

(\$19.29 per square foot)

**CAM fees approximately \$666.66 per month
and utilities**

Deposit: 1 month's rent

Terms: 1.5 + years

MLS #759811

Single level, 1,600 square foot retail space with easy access, good visibility and in a high traffic area. Located next to AT&T in the Walmart Town Center Retail area.

Established shopping center with plenty of paved parking spaces. This makes for a great location as being a "shadow market" to Walmart.

Interested parties would take over the remainder of the existing lease or negotiate new terms.

Tenant pays the C.A.M. fees and utilities. Landlord pays the building insurance, Real Estate Taxes, Exterior building taxes and property site taxes.

Landlord is motivated and will entertain all offers.



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**Call
Scott**

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**KELLERWILLIAMS REALTY
SOUTHWEST ASSOCIATES, LLC**

Each Keller Williams Realty Office is independently owned and operated.

- ◆ South Town Center
- ◆ Established shopping center
- ◆ Built: 2005
- ◆ Prime location
- ◆ Retail Space
- ◆ 1,600 total square feet
 - 1,200 SF finished
 - 400 SF storage
- ◆ Bathroom: 1/2
- ◆ Air conditioned
- ◆ Parking: 2-10 total spaces
 - Paved
- ◆ Uses: Retail storefront
- ◆ General offices
- ◆ Showroom
- ◆ Located next to AT&T
- ◆ Shadow Market to Walmart
- ◆ \$19.29 per square feet
- ◆ Terms: 1.5 + years
- ◆ Leased till Feb 28, 2021
 - New tenants will take over remainder of lease or negotiate new terms
- ◆ Tenant pays: C.A.M. fees
- ◆ Utilities
- ◆ Landlord pays: Building insurance
- ◆ Real Estate Taxes
- ◆ Exterior building taxes
- ◆ Property site taxes
- ◆ Motivated
- ◆ Will entertain all offers

