

# 6100 HORSESHOE BAR LOOMIS

*DISTINCT RETAIL COMMERCIAL BUILDING IN THE HEART OF DOWNTOWN LOOMIS, CA*



**TURTON**  
COMMERCIAL REAL ESTATE





# PROPERTY OVERVIEW

*Turton Commercial Real Estate is pleased to present to the market for lease, a high quality, architecturally distinct retail commercial building in the heart of Downtown Loomis, CA.*

6100 Horseshoe Bar Road is a single story, multi-tenant, retail building located on a major thoroughfare connection between Downtown Loomis and Hwy 80. The 4,232 building is comprised of four small commercial suites with 14 parking stalls along the back. The building was built in 2002 by D & S Development, a firm well known for building high quality retail with a refined sense of architecture. The building benefits from its prominent location and high visibility with 14,000+ daily traffic counts and the city's only grocery store across the street.

The available suite is ± 947 square feet and is the most coveted suite in the building due to its size, street frontage, increased window lines and visibility. The unit is the end-cap facing on-coming highway bound traffic. The suite features approximately 27 ft of street frontage along Horseshoe Bar Road and approximately 22 ft of street frontage along Doc Barnes Road. The unit has laminate flooring, two-tone paint, modern finishes and a bathroom en-suite.

## Property Info

Address:	6100 Horseshoe Bar Road
Available Space:	947 SF
Building Size:	4,232 SF
Parcel Size:	0.51 AC
Rent:	\$2.00/SF
Lease Type:	NNN
Year Built:	2002
# of Units:	4
Parking Stalls:	14
Zoning:	Central Commercial
Traffic Counts:	12,142 (2017)
Assessor's Parcel #:	043-100-042







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# PROPERTY LOCATION

*A Small town is like a big family. Experience the best little town in California - Loomis. A great small-town vibe with a demand for retail amenities.*

Downtown Loomis is comprised of retail shops, specialty retailers, restaurants, breweries, wineries and so much more. 6100 Horseshoe is walking distance to countless amenities and other retailers, including Raley's, Starbucks, Divine Desserts, Chamber of Commerce, Minx Salon, Round Table, Taco Bell, Burger King, Taylors among many others. Come be a part of this beautiful and charming downtown in one of the best retail/commercial buildings in the area.

**Property Features:** Great Windows, High End Architecture, Signage & Visibility on Major Thoroughfare, High Traffic Counts, Street Frontage Along Horseshoe & Doc Barnes, Laminate Floors, Newer Construction Building, Modern Conveniences, Professional Management, Affluent Submarket, Proximity to Hwy 80, Stable Tenant Mix.

**Potential Uses:** The Subject Property offers a large variety of commercial uses. The central location, high visibility, attractive architecture creates an opportunity for wide spectrum of users ranging from retailers, food related uses, coffee shops to professional offices including Real Estate Office, Mortgage Office, Insurance Sales, etc.

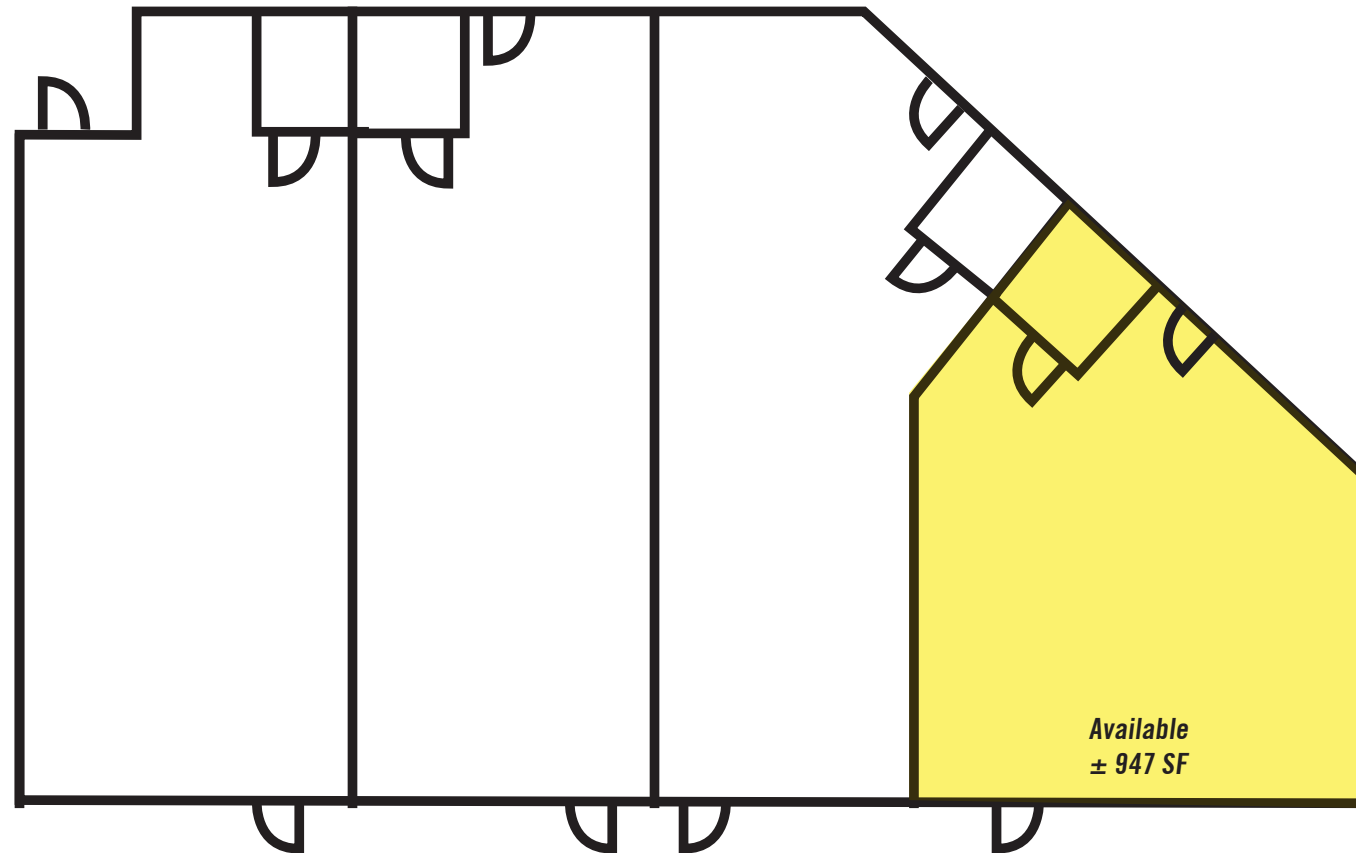
**Ultimate Goal:** is to find a tenant that is a great addition to the current mix of retail and professional office tenants.







# PROPERTY FLOORPLANS





# WELCOME TO LOOMIS



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**RARE LOOMIS RETAIL FOR LEASE**  
**± 947 SF END-CAP SPACE AVAILABLE**

**MEMORIAL HALL**  
**JOHN MUDGETT - 916.573.3306**



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