

NEW RETAIL SPACE FOR LEASE | MOUNTAIN HOUSE, CA

Location:	541 Wicklund Crossing Way, Mountain House, CA 95391
Available:	Flexible spaces from approx. 1,200 SF up to 18,759 SF
Asking Rent:	\$3.75/SF/Month Base Rent
NNN:	Estimated \$1.50/SF/Month
Delivery:	Anticipated 2027
Zoning:	C-N Neighborhood Commercial

Highlights

- New construction retail/commercial development
- Flexible and divisible tenant configurations
- Suitable for retail, restaurant, service, fitness, medical and compatible commercial uses
- Modern storefront design with prominent signage opportunities
- Pre-leasing now; tenant improvement terms negotiable
- Located within the growing Mountain House community



541 WICKLUND CROSSING

541 Wicklund Crossing Way
Mountain House, California
APN #254-030-04

September 11, 2024

Sheet Index

Cover Sheet CS

Architecture

Floor Plans and Roof Plan A1

Elevations A2

Exterior Color & Materials A3

Civil

Site Layout --

Grading Plan --

Utility Plan --

Landscape

Preliminary Demolition Plan --

Preliminary Site Features & Finishes Plan --

Preliminary Planting Plan --

Preliminary Landscape Construction Details ..

Vicinity Map



Project Description:

Proposed construction of a new sport and retail building and related site improvements.

Project Team:

Applicant / Owner: Sridhar Vennela
127 Northampton Lane
Belmont, CA 94002
Contact: Sridhar Vennela
650.430.0239



Architect: WHA Architects
5000 Executive Parkway, Suite 375
San Ramon, CA 94582
Contact: Adam Gardner
925.463.1700



Civil Engineering & Landscape: O'Dell Engineering
6200 Stoneridge Mall Road, Suite 300
Pleasanton, CA 94588
Contact: Robert Chen
925.223.8340

CS

EDEN GARDEN RETAIL

541 Wicklund Crossing Way | Mountain House, CA 95391

LEASING

510-516-2262 | contact@edengardenretail.com
edengardenretail.com

FLEXIBLE RETAIL CONFIGURATION | 541 WICKLUND CROSSING

SPACE OPPORTUNITY

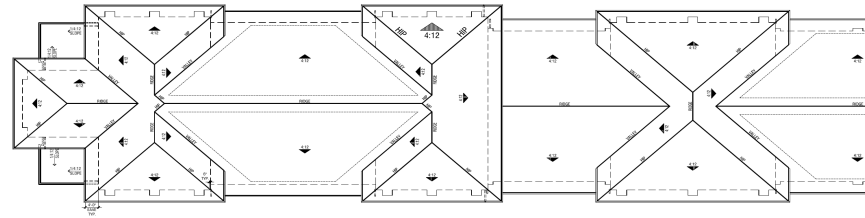
The approved architectural plan illustrates multiple storefront retail suites alongside a larger flexible-use area. The current leasing program can accommodate a range of tenant sizes and configurations, subject to final lease terms, design and approvals.

Current Marketing

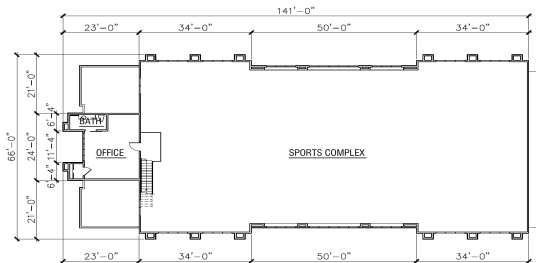
1,200 - 18,759 SF available
\$3.75/SF/month base
Estimated NNN: \$1.50/SF/month

Potential Uses

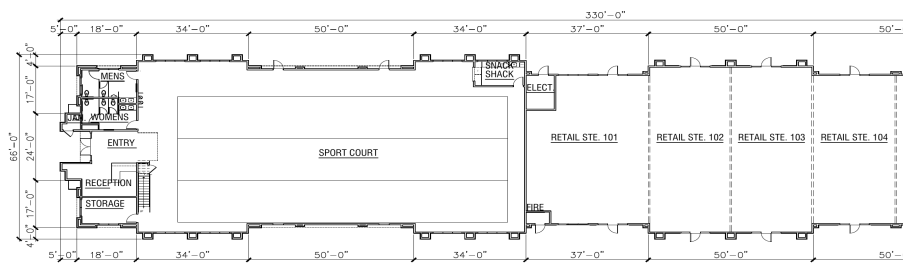
Retail • Restaurant • Service
Fitness • Medical • Specialty
Commercial



Roof Plan



Floor Plan - Second Floor
Sports Center: 536 SF



Floor Plan - First Floor
Sports Center: 8,000 SF

Floor Plans and Roof Plan
Sports Center: 8,536 SF
Retail Units: 10,698 SF (total)

SRIDHAR VENNELA

541 WICKLUND CROSSING

MOUNTAIN HOUSE, CA

A1
CITY SUBMITTAL
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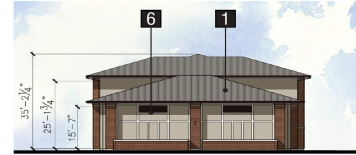
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ARCHITECTURAL CHARACTER | MOUNTAIN HOUSE, CA



West Elevation - Historic St.



East Elevation - Parking entrance



North Elevation - Parking Lot



South Elevation - Wicklund Crossing

- Exterior**
- 1 Metal Roofing
 - 2 Stucco
 - 3 Stucco
 - 4 Brick Veneer
 - 5 Storefront Windows
 - 6 Storefront Windows
 - 7 Decorative Metal Panels
 - 8 Simulated Precast Elements
 - 9 Simulated Precast Elements

PROJECT DESIGN

WHA's exterior elevations show a contemporary neighborhood-commercial character using metal roofing, stucco, brick veneer, storefront windows, storefront signage, decorative metal panels and simulated precast elements.

Pre-Leasing Now

Flexible suite sizes
2027 anticipated delivery
Direct owner/property manager contact

LEASING CONTACT

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EXTERIOR ELEVATIONS

541 WICKLUND CROSSING

MOUNTAIN HOUSE, CA

SRIDHAR VENNELA

A2
CITY SUBMITTAL

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