

PLAZA DE ORO
2901 SUNRISE BLVD
RANCHO CORDOVA, CA
FOR LEASE
3,802 SF RETAIL SUITES
PROMINENT BUILDING AND MONUMENT
SIGNAGE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

For Lease 1,200 - 16,000 SF
Office Retail/Industrial Space
ETHAN CONRAD
PROPERTIES INC.
916 **779-1000**
www.ethanconradprop.com



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

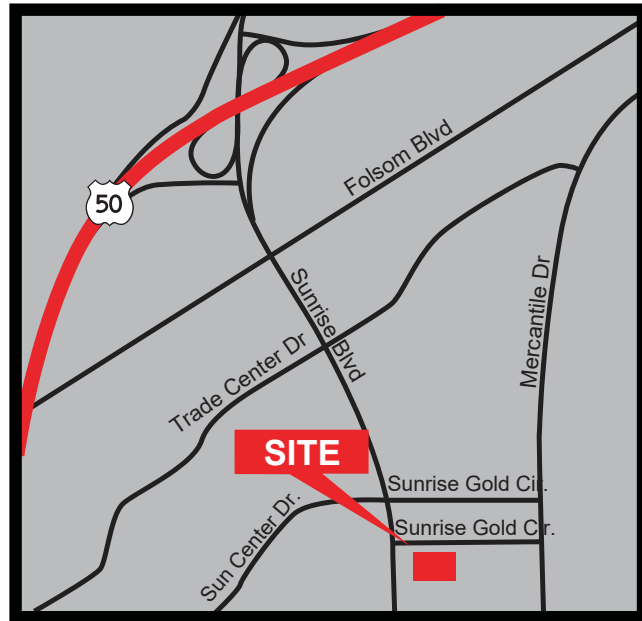
Connor Finch
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connor@ethanconradprop.com

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DRE: #01226238
tnewburn@ethanconradprop.com

916.779.1000

FEATURES:

- Great exposure on Sunrise Blvd and Sunrise Gold Circle
- Highly visible monument and building signage
- Convenient access to Hwy 50
- Surrounded by many national tenants drawing lots of traffic
- Several restaurant tenants on the property



PROPERTY DETAILS:

This retail component is part of an 80,021 SF mixed use, nearly 100% occupied project located at the fully signalized intersection of Sunrise Blvd and Sunrise Gold Circle in the heart of the Rancho Cordova Business District.

The surrounding office and industrial parks are home to over 46,000 employees.

LEASE RATE:

Suite 125 3,802 SF \$5,285.00 (\$1.39 PSF, NNN)

NNN costs are approximately \$0.38 PSF.

DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|------------------------------------|---------------|---------------|---------------|
| 2023 Total Population (est): | 2,011 | 62,651 | 189,930 |
| 2023 Average HH Income: | \$78,691 | \$93,364 | \$105,160 |
| 2023 Traffic Count @ Sunrise Blvd: | | 34,300 | |

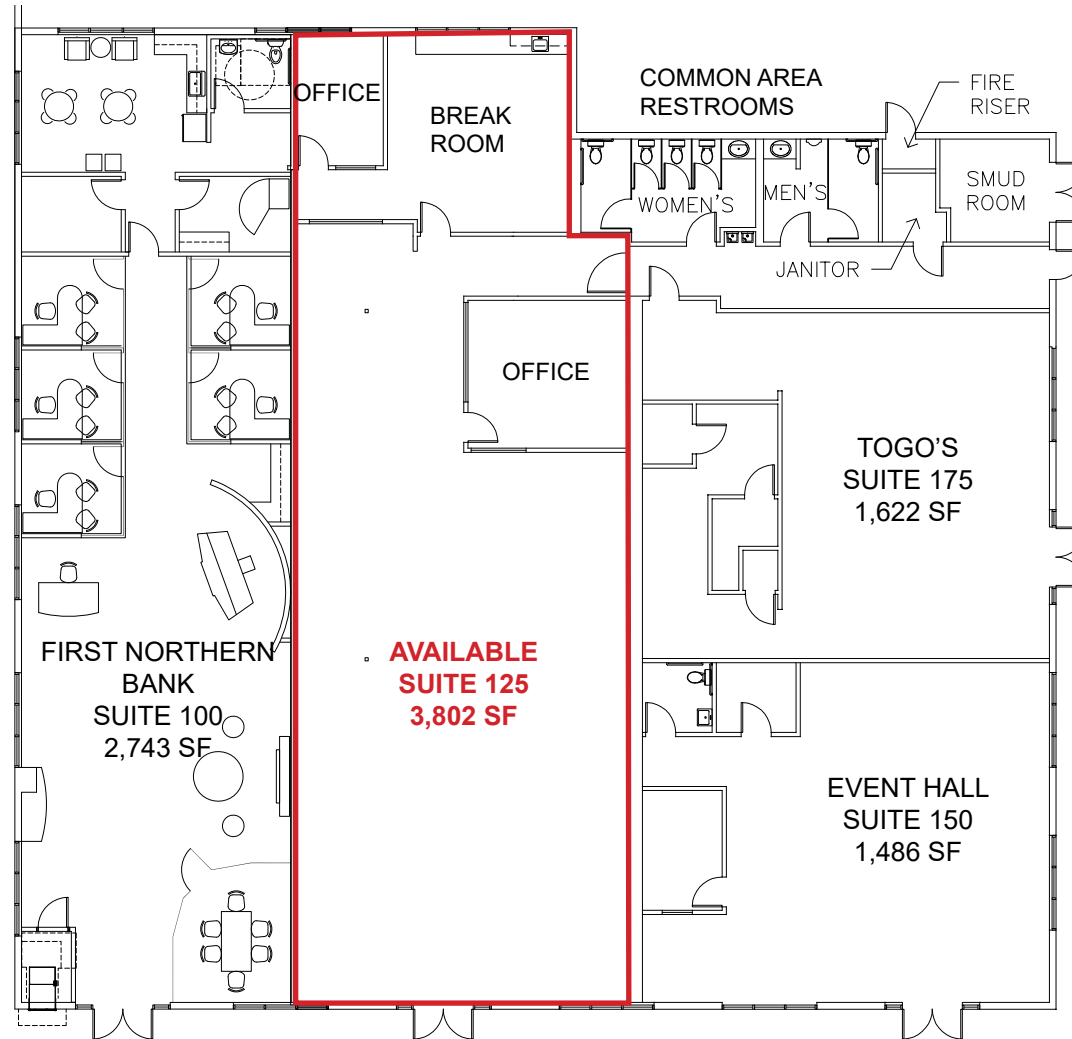
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



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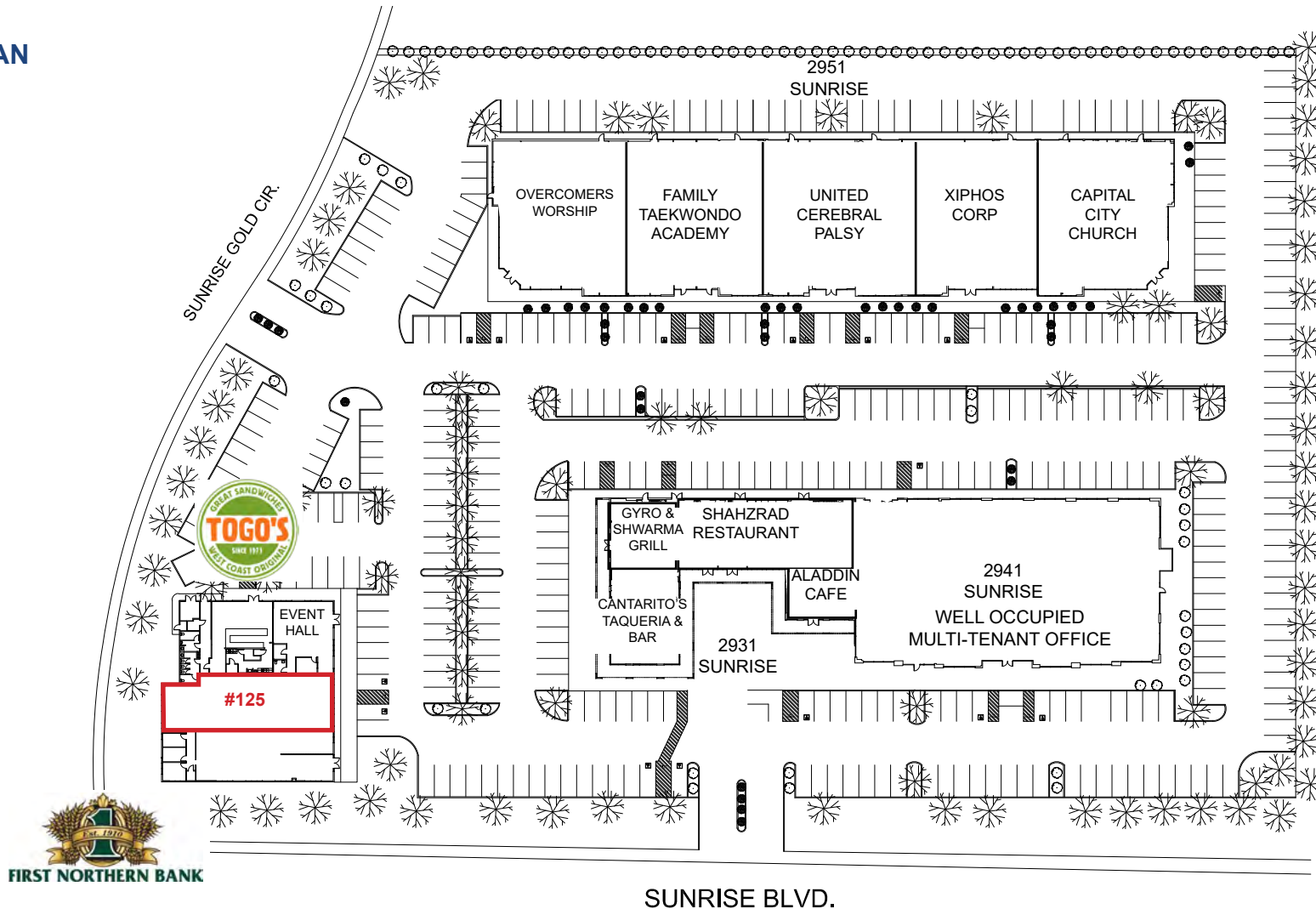
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SITE PLAN



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**The zoning is CMU (Commercial Mixed Use)
 Permitted Uses include:**

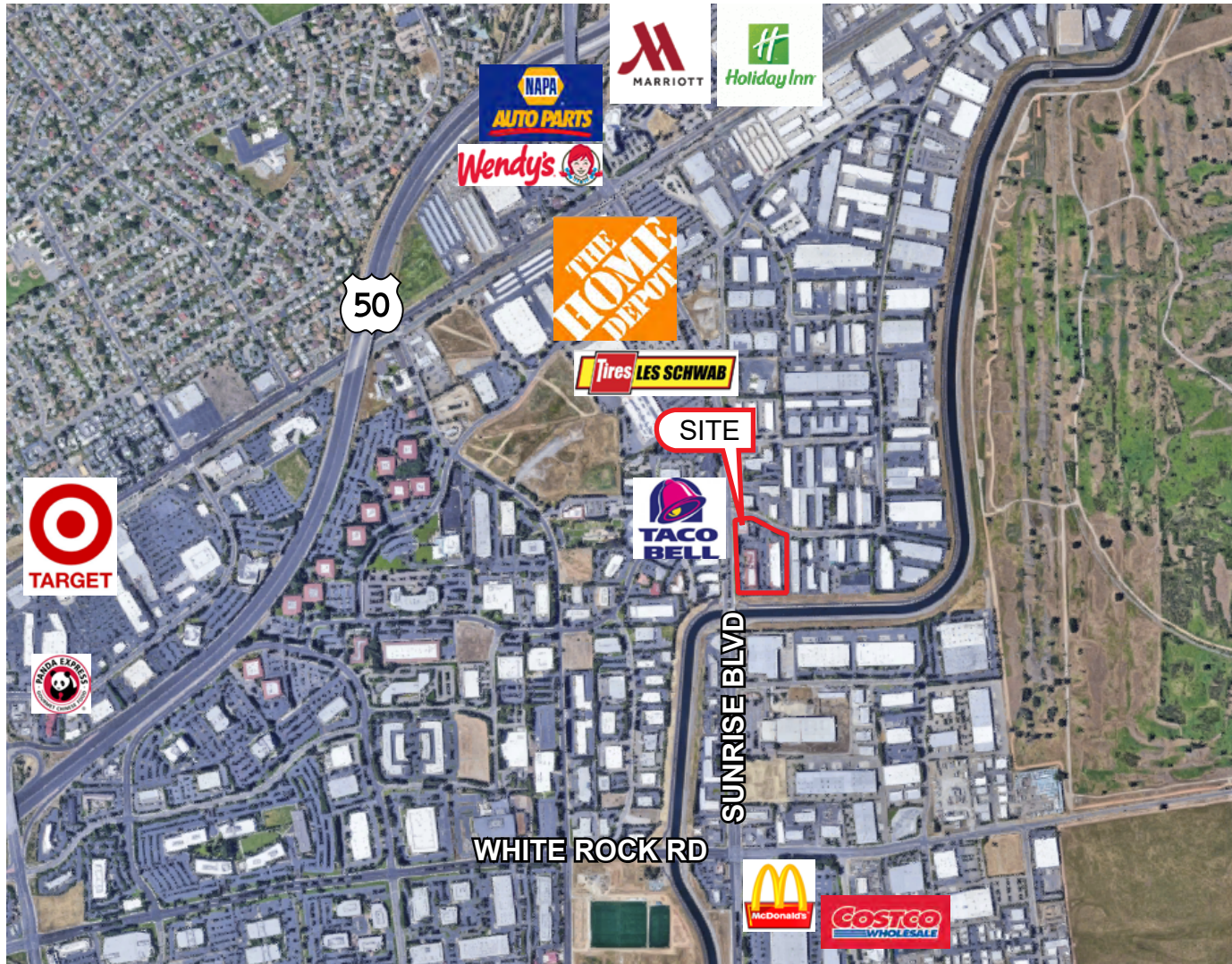
| | | | |
|--|--|--|--|
| <ul style="list-style-type: none"> • Clubs, Lodges, and Private Meeting Halls • Community Centers/Civic Uses • Indoor Amusement/ Entertainment Facility • Indoor Fitness and Sports Facility • Religious Institutions • Schools; Private, Special/ Studios, and Public • Theaters and Auditoriums | <ul style="list-style-type: none"> • Banks and Financial Services • Artisan Shops • Art, Antique, Collectible • Brew Pub • Business Support Services • Consignment Store • Furniture, Furnishings, and Appliance Stores • Grocery Stores • Home Improvement Supplies • Animal Sales and Grooming | <ul style="list-style-type: none"> • Medical Services, General • Medical Services, Hospitals • Neighborhood Market • Offices, Business and Professional • Offices, Accessory • Personal Services • Restaurants • Retail, Accessory and General • Retail, Warehouse Club | <ul style="list-style-type: none"> • Broadcasting and Recording Studios • Tasting Room, Off-Site • Veterinary Facility • Brewery, Winery, Distillery • Manufacturing, Small Scale • Card Rooms • Check Cashing Businesses • Smoke Shops • Tattoo Parlors • Thrift Stores |
|--|--|--|--|

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