

RIVERGATE SHOPPING CENTER

2340 SUNRISE BLVD
RANCHO CORDOVA CA

FOR LEASE

1,200 SF TURN-KEY MARTIAL ARTS STUDIO

ETHAN CONRAD
PROPERTIES INC.



EXCLUSIVELY REPRESENTED BY:

Chase Burke
DRE: #01879336
chase@romecre.com
916-705-8132

Andy Jonsson
DRE: #02076108
andy@romecre.com
916-813-8409

ROME
REAL ESTATE GROUP

[VIEW VIRTUAL TOUR](#)

916.779.1000

FEATURES:

- 2340 Suite 20 is a turn-key martial arts studio
- Co-anchored by Sportsman’s Warehouse, Smart & Final and Pet Club
- Tenants include Chipotle, Chick fil A, Pieology, Great Clips, Five Guys Burgers & Fries and Scooter’s Coffee
- Outstanding access from Sunrise, Zinfandel and Coloma
- Volta Electric Vehicle charging stations coming soon

PROPERTY DETAILS:

Rivergate Shopping Center is anchored by Smart & Final, Sportsman’s Warehouse and Pet Club. It is on one of the highest traffic intersections in the Greater Sacramento area as well as offering excellent freeway access.

Center is strategically located in the center of a trade area which offers a strong daytime population supported by 14.8 million SF of industrial and office space less than 10 minutes south of the center with a daytime population of 55,000.

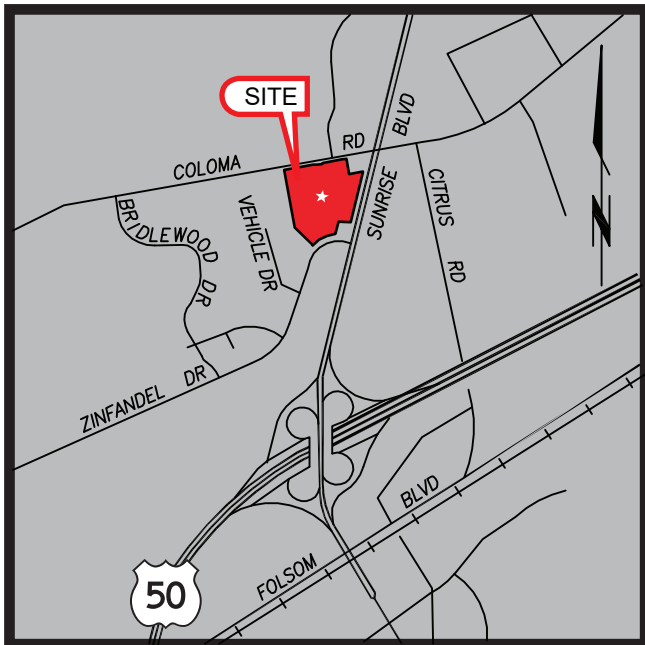
LEASE RATE:

2340-20, 1,200 SF: \$2,160.00, NNN (\$1.80 PSF)

NNN costs are approximately \$0.43 PSF.

DEMOGRAPHICS:	1 mile	3 mile	5 mile
2023 Population (est):	11,096	77,508	244,546
2023 Avg. Income:	\$86,822	\$106,258	\$98,013

Daily Traffic Count: Sunrise Blvd & Coloma Rd 109,037





ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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.

2340 SUNRISE BLVD, SUITE 20



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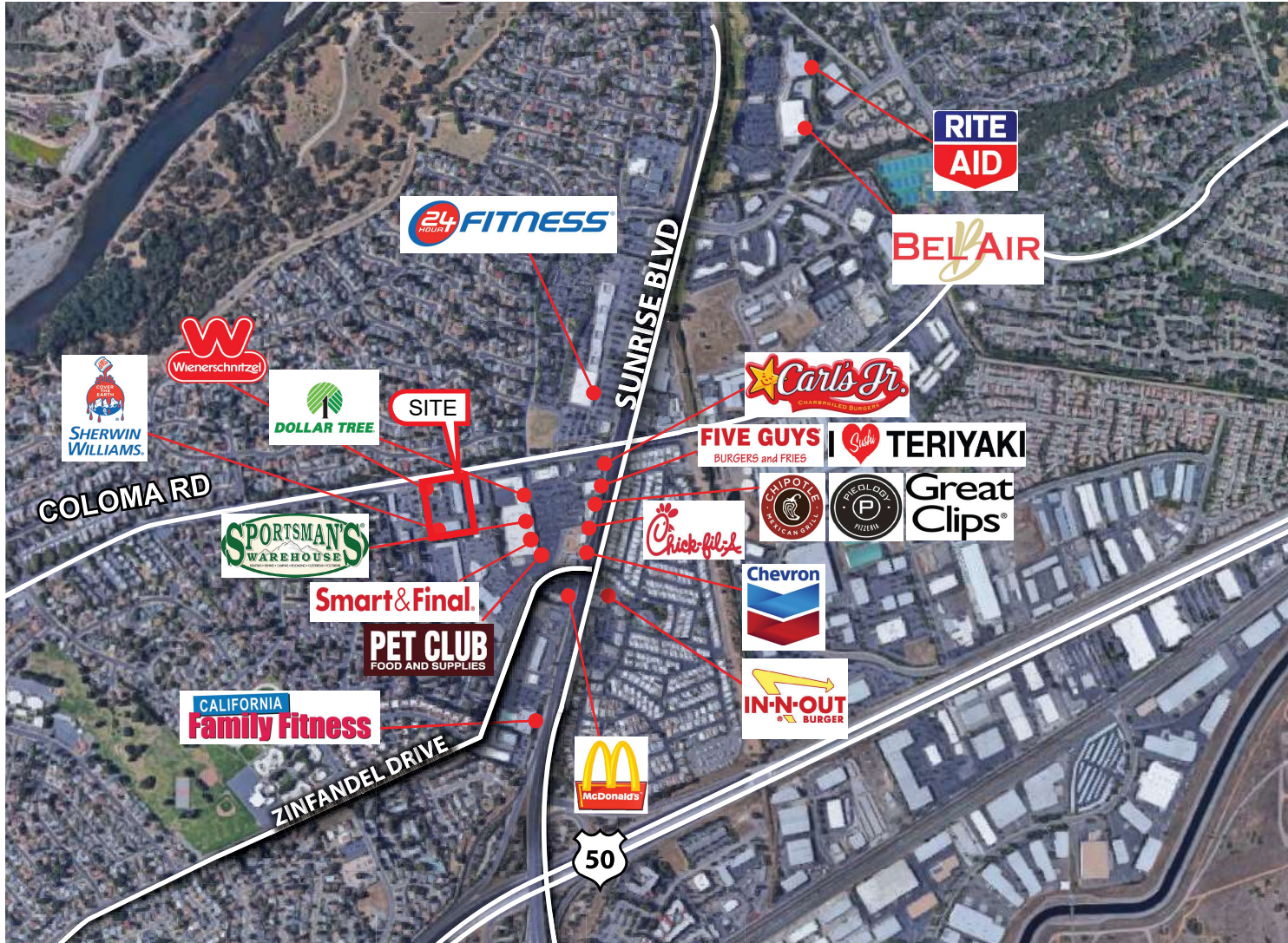
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