

RIVERGATE SHOPPING CENTER

2350 SUNRISE BLVD

RANCHO CORDOVA, CA

FOR LEASE

2,123 SF 2ND GENERATION

RESTAURANT SUITE

ETHAN CONRAD

PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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Joey Chiurazzi

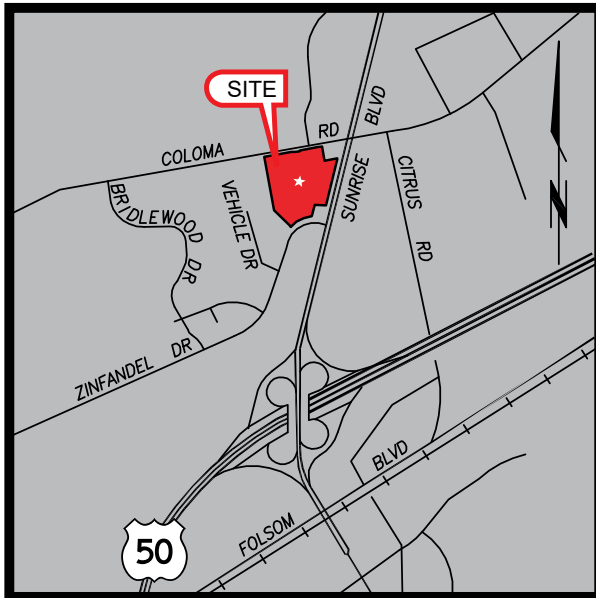
DRE: #02123466

joey@ethanconradprop.com

916.779.1000

FEATURES:

- 2nd generation restaurant suite available with FF&E
- Outdoor patio seating
- Adjacent tenants include Chipotle, Chick Fil A, Great Clips, Five Guys and World Traveler Coffee Roasters
- Outstanding access from Sunrise Blvd, Zinfandel Dr and Coloma Rd
- Convenient access to Hwy 50 at Sunrise Blvd



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.

Volta electric vehicle charging stations onsite.

LEASE RATE:

2,123 SF \$8,386.00 (\$3.95 PSF, NNN)

NNN costs are approximately \$0.59 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	11,681	77,675	245,122
2024 Average HH Income:	\$106,674	\$125,964	\$116,777
Traffic Count @ Sunrise Blvd & Coloma Rd:	140,697		

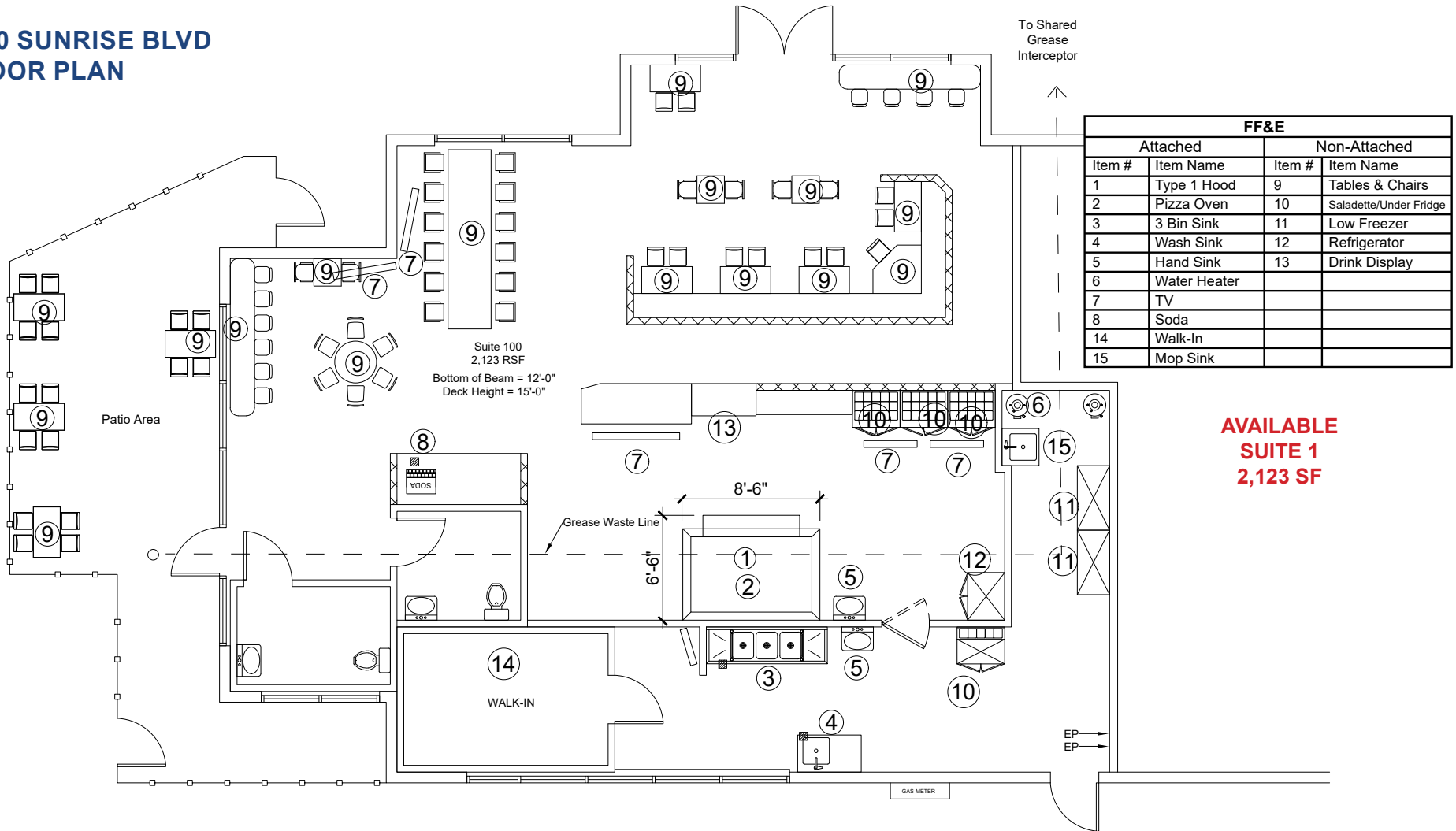
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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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.

2350 SUNRISE BLVD
 FLOOR PLAN



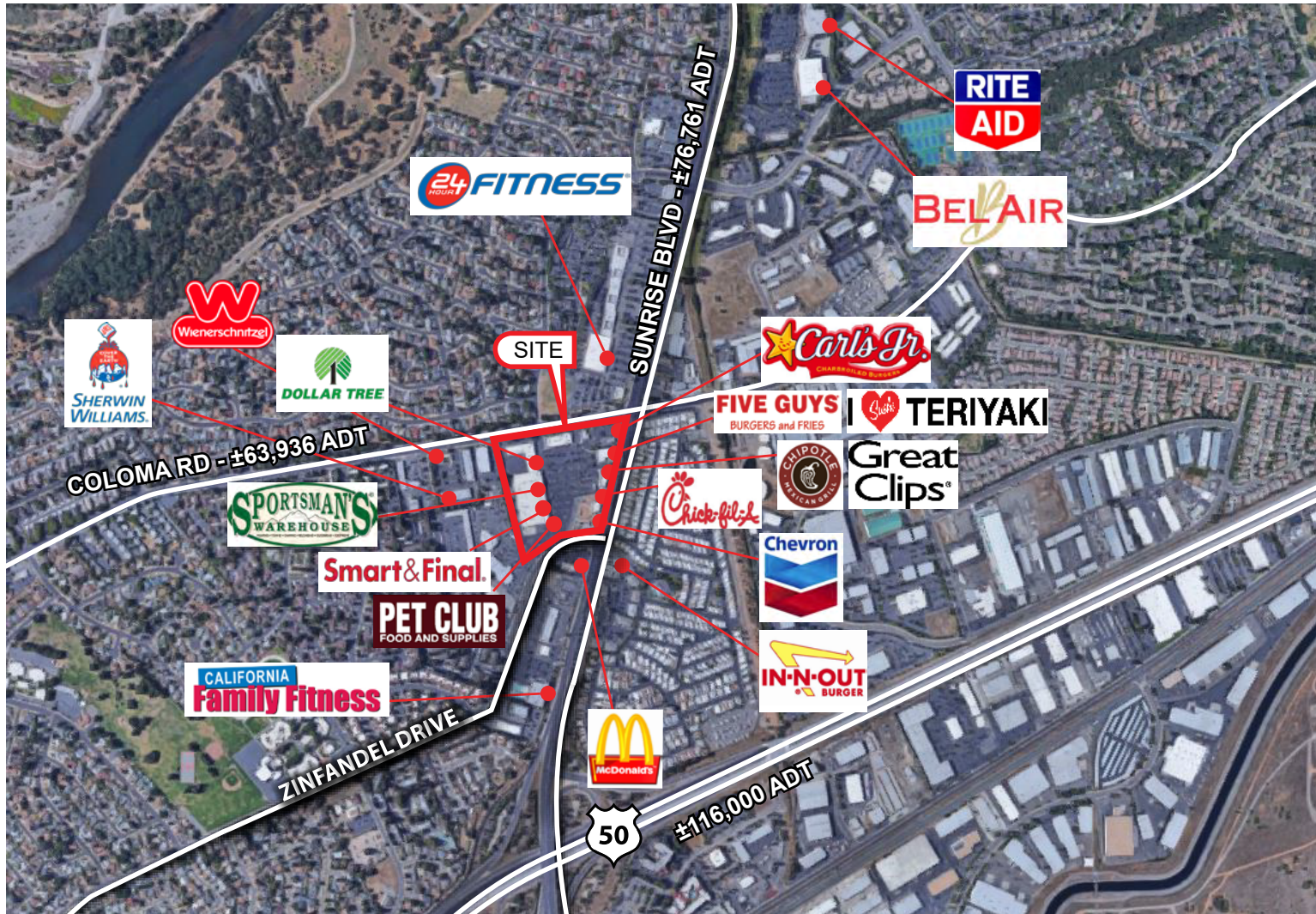
**AVAILABLE
 SUITE 1
 2,123 SF**

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SITE PLAN



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