

RIVERGATE SHOPPING CENTER

2310 - 2344 SUNRISE BLVD

RANCHO CORDOVA, CA

FOR LEASE

1,110 SF - 4,283 SF RETAIL SUITES

ETHAN CONRAD

PROPERTIES INC.



**WORLD TRAVELER
COFFEE ROASTERS
NOW OPEN!**

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC

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

www.ethanconradprop.com

FEATURES:

- Co-anchored by Sportsman’s Warehouse, Smart & Final and Pet Club
- Tenants include Chipotle, Chick Fil A, Pieology, Great Clips, Five Guys and World Traveler Coffee Roasters
- Outstanding access from Sunrise Blvd, Zinfandel Dr and Coloma Rd
- Volta electric vehicle charging stations

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.

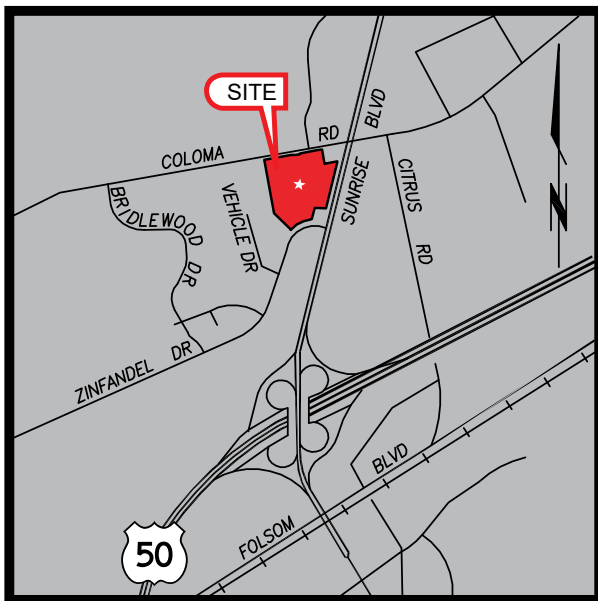
LEASE RATES:

\$1.80 - \$2.50 PSF, NNN

NNN costs are approximately \$0.43 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	11,096	77,508	244,546
2023 Average HH Income:	\$86,822	\$106,258	\$98,013
Traffic Count @ Sunrise Blvd & Coloma Rd:	109,037		



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SITE PLAN



World Traveler Coffee Roasters now open!



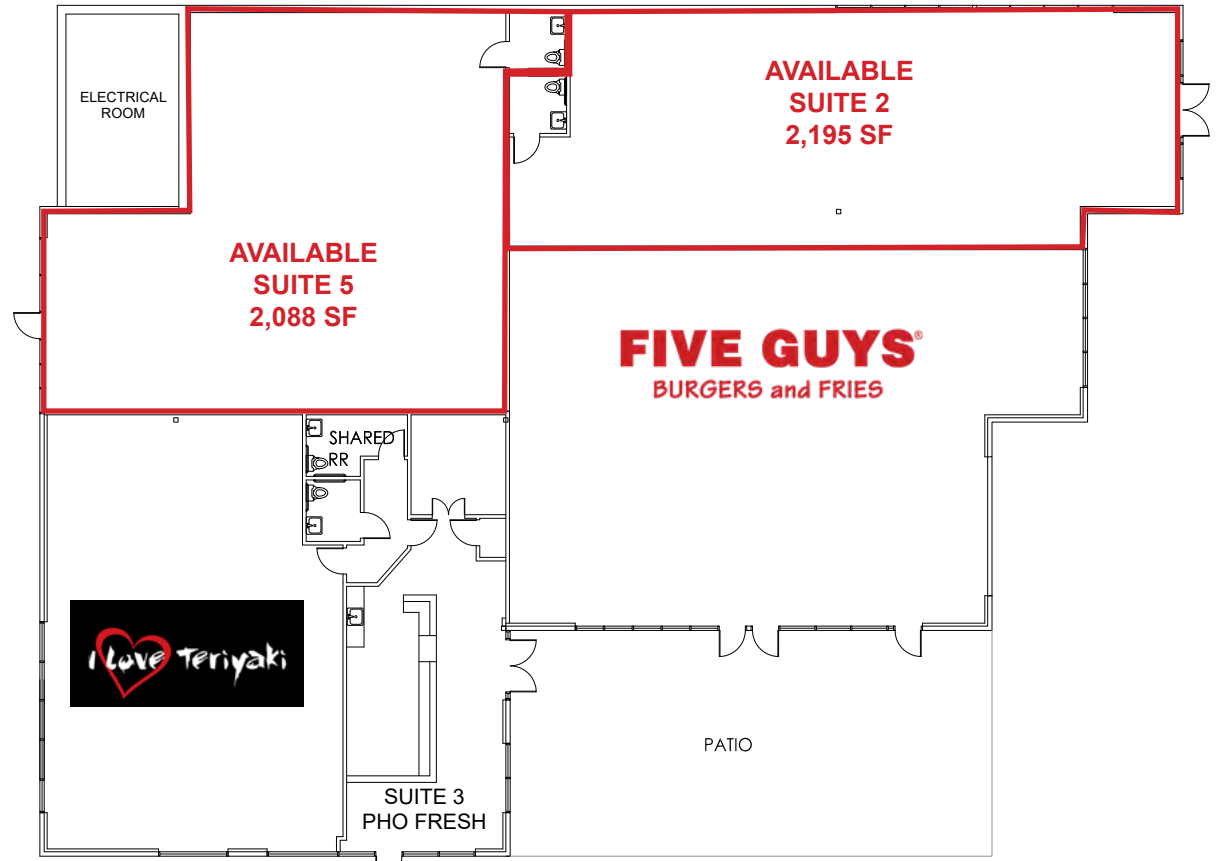
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2310 SUNRISE BLVD
 FLOOR PLAN

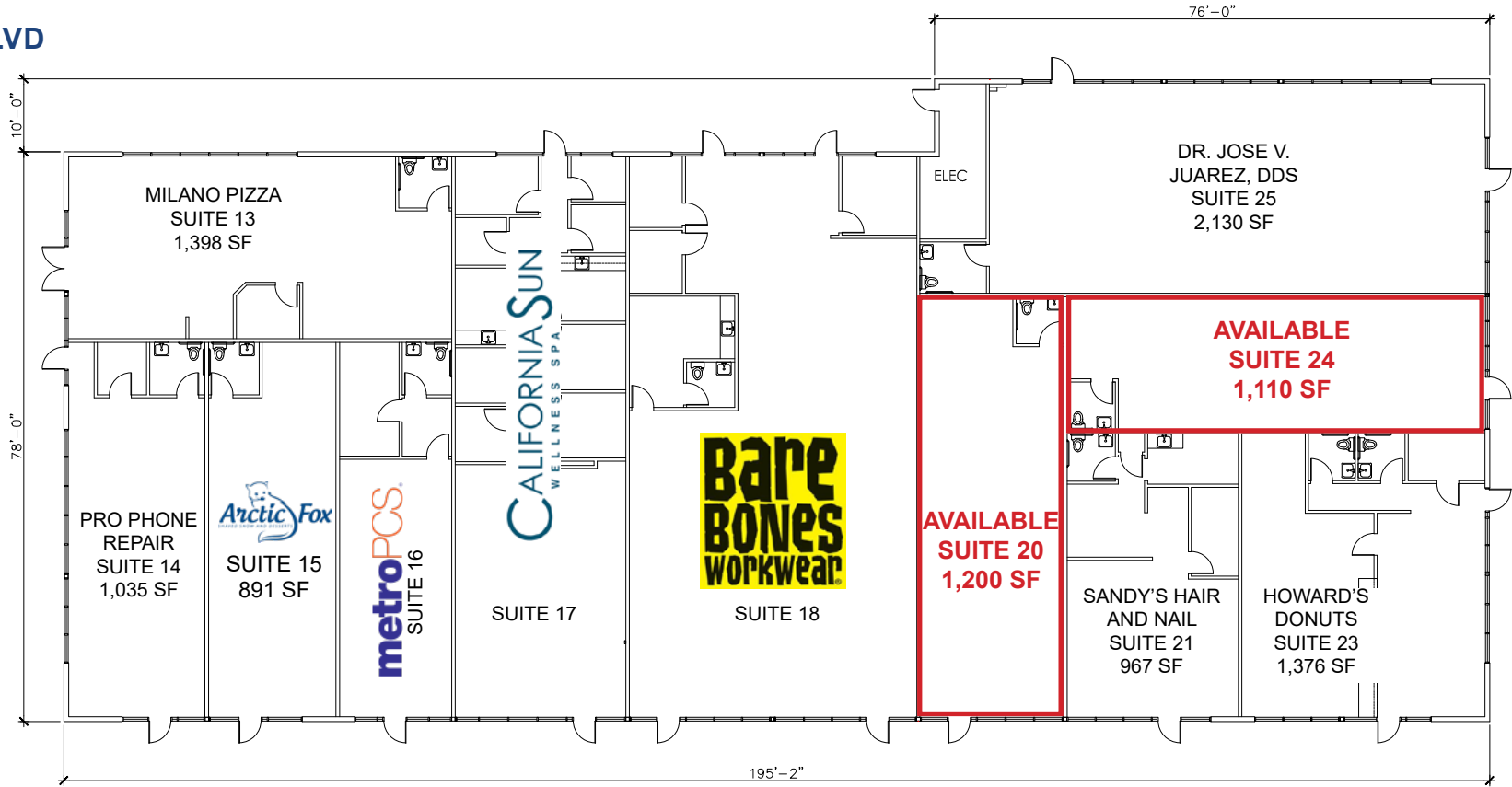


Suite	SF	Lease Rate	Monthly Rent
2	2,195	\$2.50 PSF, NNN	\$5,488.00
5	2,088	\$1.90 PSF, NNN	\$3,967.00
2 & 5	4,283	\$2.10 PSF, NNN	\$8,982.00
NNN costs are approximately \$0.43 PSF.			

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2340 SUNRISE BLVD
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
20	1,200	\$1.80 PSF, NNN	\$2,160.00
24	1,110	\$1.80 PSF, NNN	\$1,998.00
NNN costs are approximately \$0.43 PSF.			

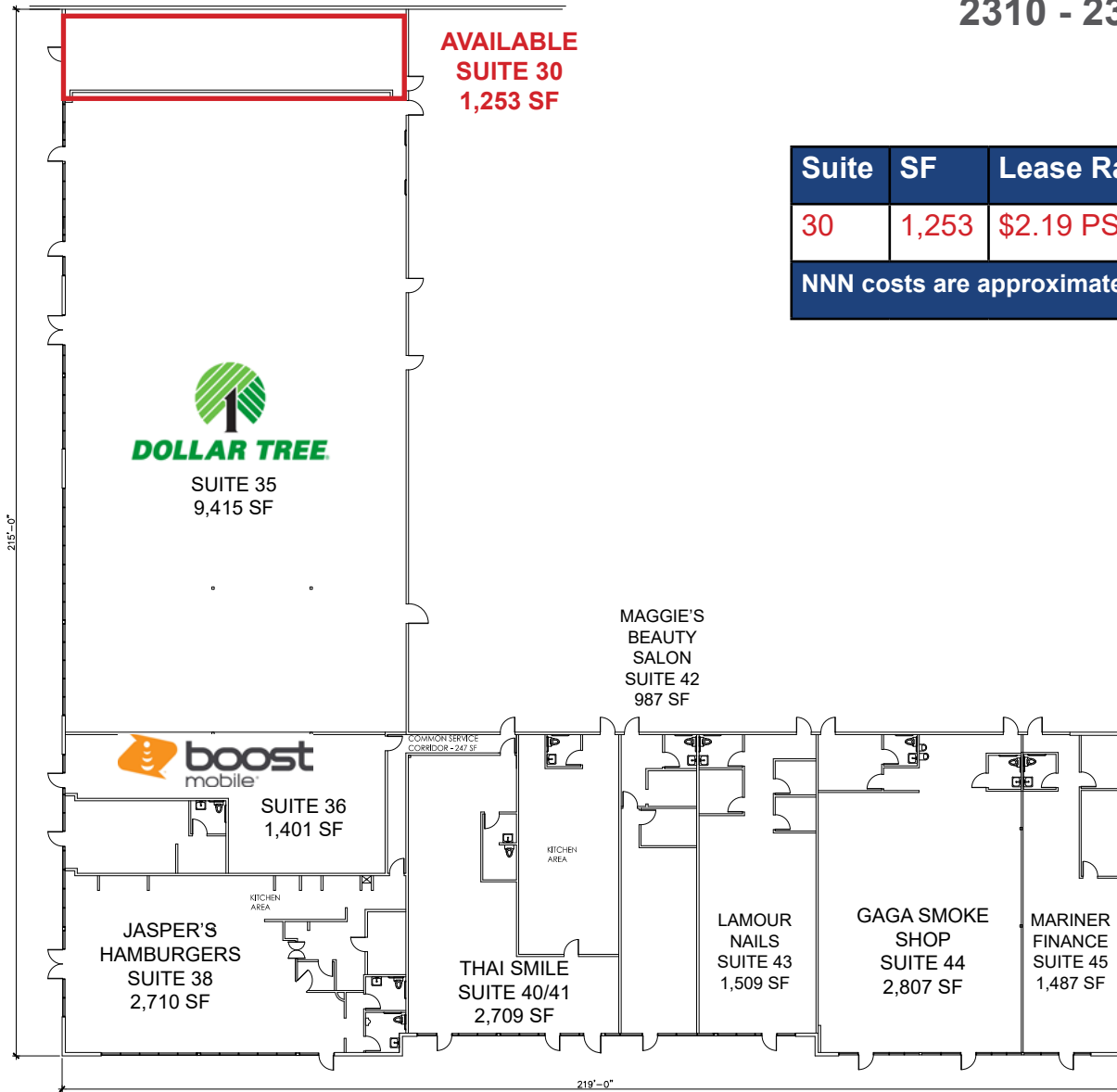
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**2342 SUNRISE BLVD
 FLOOR PLAN**



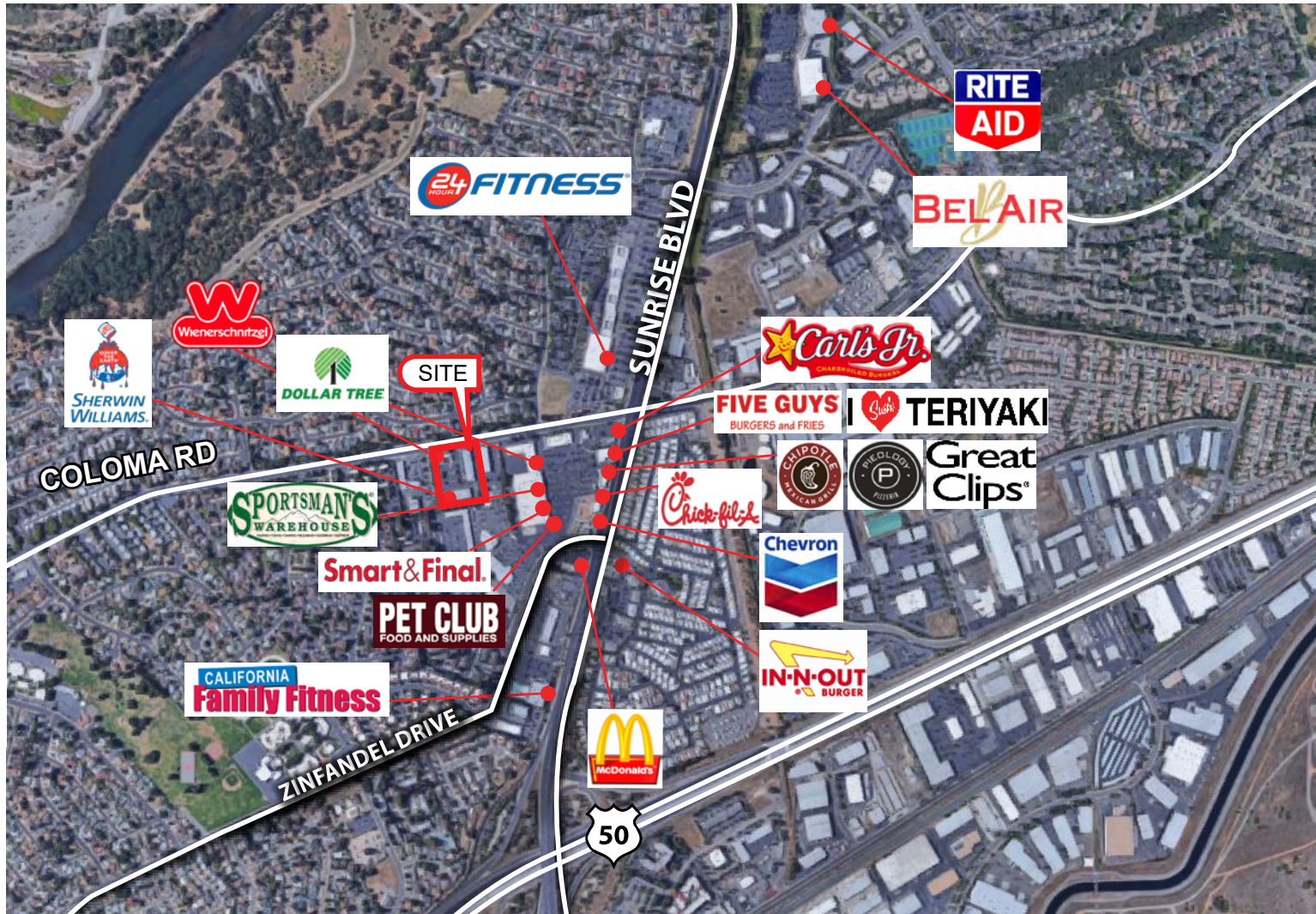
Suite	SF	Lease Rate	Monthly Rent
30	1,253	\$2.19 PSF, NNN	\$2,744.00
NNN costs are approximately \$0.43 PSF.			

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