

RIVERGATE SHOPPING CENTER

2316 SUNRISE BLVD

RANCHO CORDOVA, CA

FOR LEASE

200 SF RETAIL KIOSK AVAILABLE

ETHAN CONRAD

PROPERTIES INC.



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EXCLUSIVELY REPRESENTED BY:

Chase Burke
DRE: #01879336
chase@romecre.com

Andy Jonsson
DRE: #02076108
andy@romecre.com

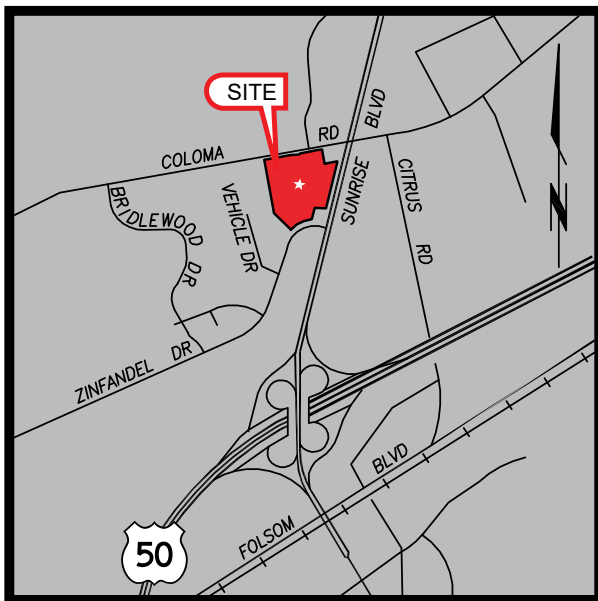
Ulysses Laman
DRE: #02120485
ulysses@romecre.com

ROME
REAL ESTATE GROUP

916.779.1000

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 RATE:

2316: 200 SF \$1,800.00 per month, 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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 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.

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SITE PLAN



World Traveler Coffee Roasters now open!



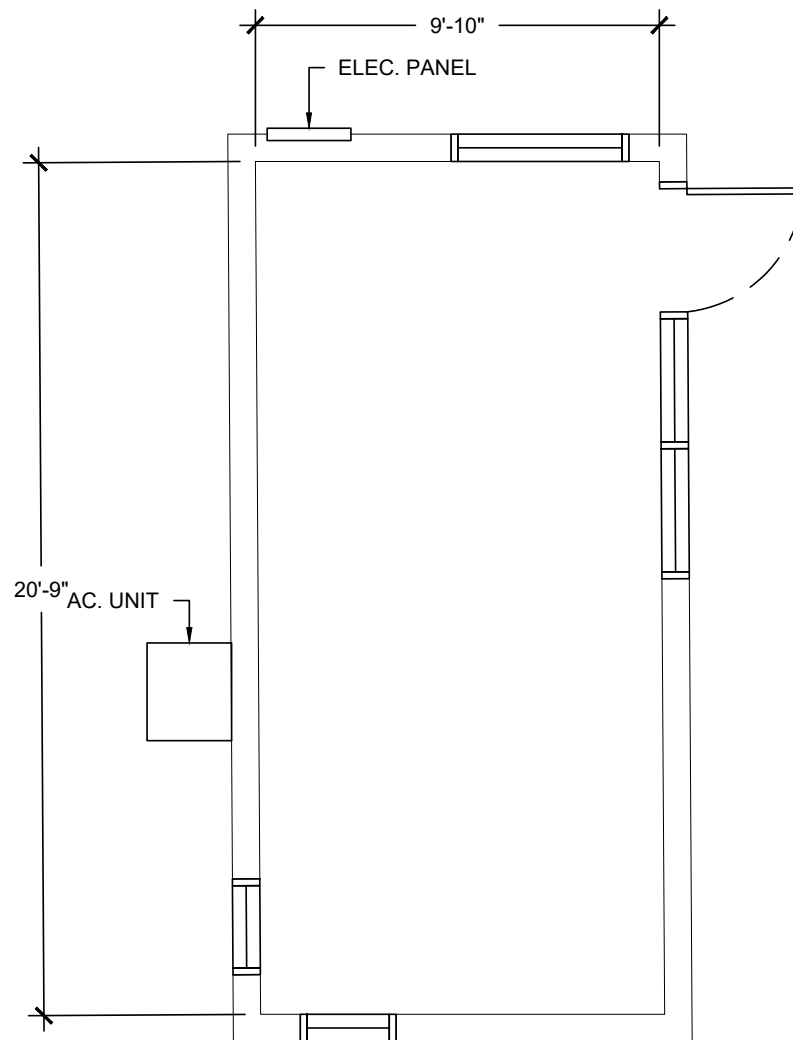
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FLOOR PLAN



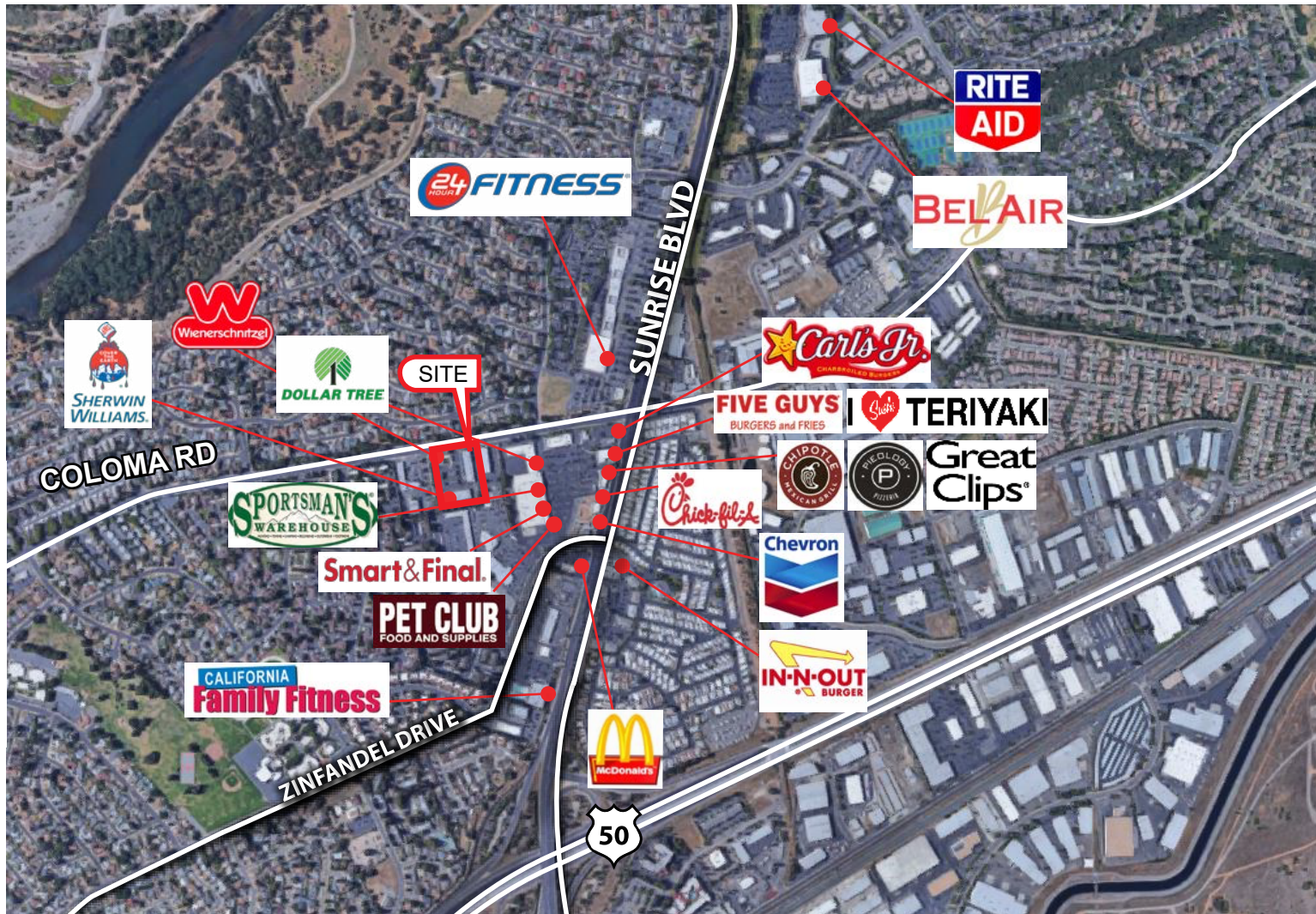
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