

SUNROCK CENTER
3054 - 3068 SUNRISE BLVD
RANCHO CORDOVA, CA
FOR LEASE
751 SF - 3,267 SF RETAIL
W/ SHOWROOM AND WAREHOUSE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Connor Finch
DRE: #02083873
connor@ethanconradprop.com

Todd Newburn
DRE: #01226238
tnewburn@ethanconradprop.com

916.779.1000

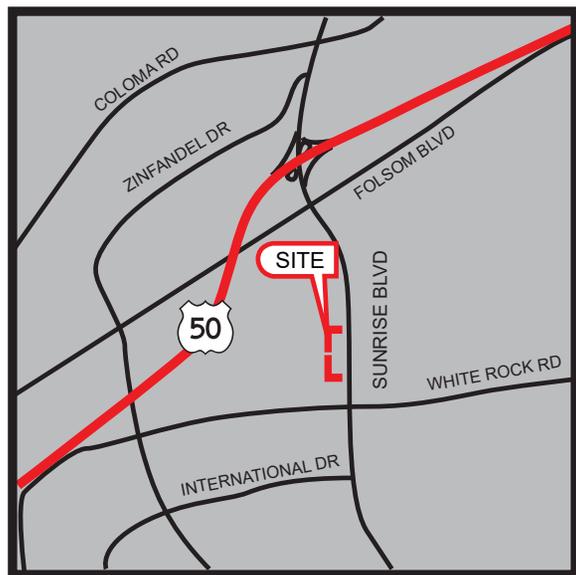
FEATURES:

- Suite F: One (1) roll-up door and four (4) offices
- Suite G: One (1) roll-up door, one (1) office, and two (2) restrooms
- High visibility from Sunrise Blvd
- Monument and building signage available
- Zoned Commercial Mixed Use (CMU)

PROPERTY DETAILS:

Centrally located in one of Rancho Cordova’s busiest thoroughfares with excellent retail exposure on Sunrise Blvd.

Neighboring tenants include Home Depot, Costco, Staples, Starbucks and McDonald’s.



LEASE RATES:

\$1.12 - \$1.39 PSF, NNN

Fenced yard area: \$0.25 PSF.

NNN costs are approximately \$0.29 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	2,353	62,418	180,535
2023 Average HH Income:	\$114,310	\$91,239	\$105,117
Traffic Count @ Sunrise Blvd:	29,974		

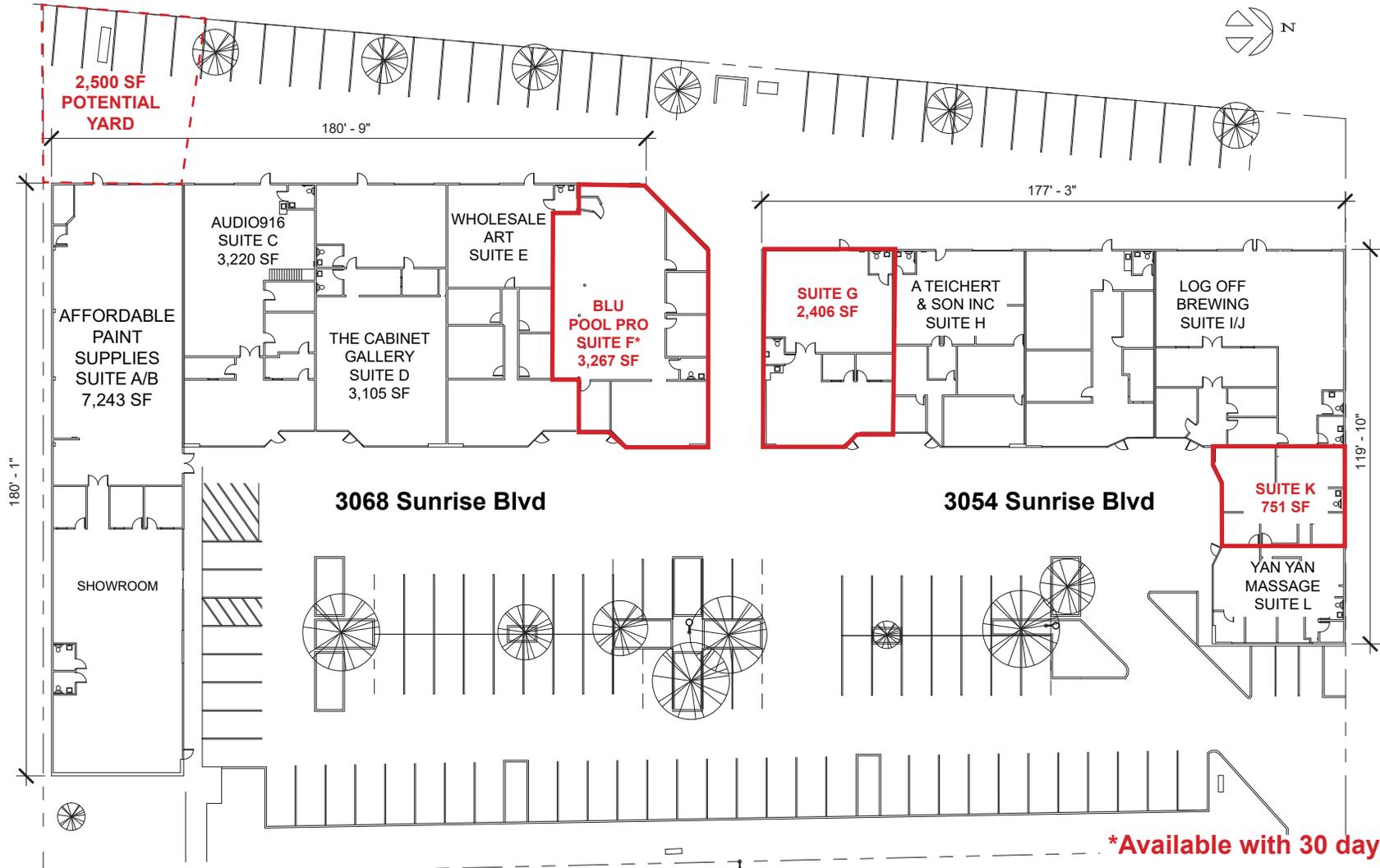
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

SITE PLAN



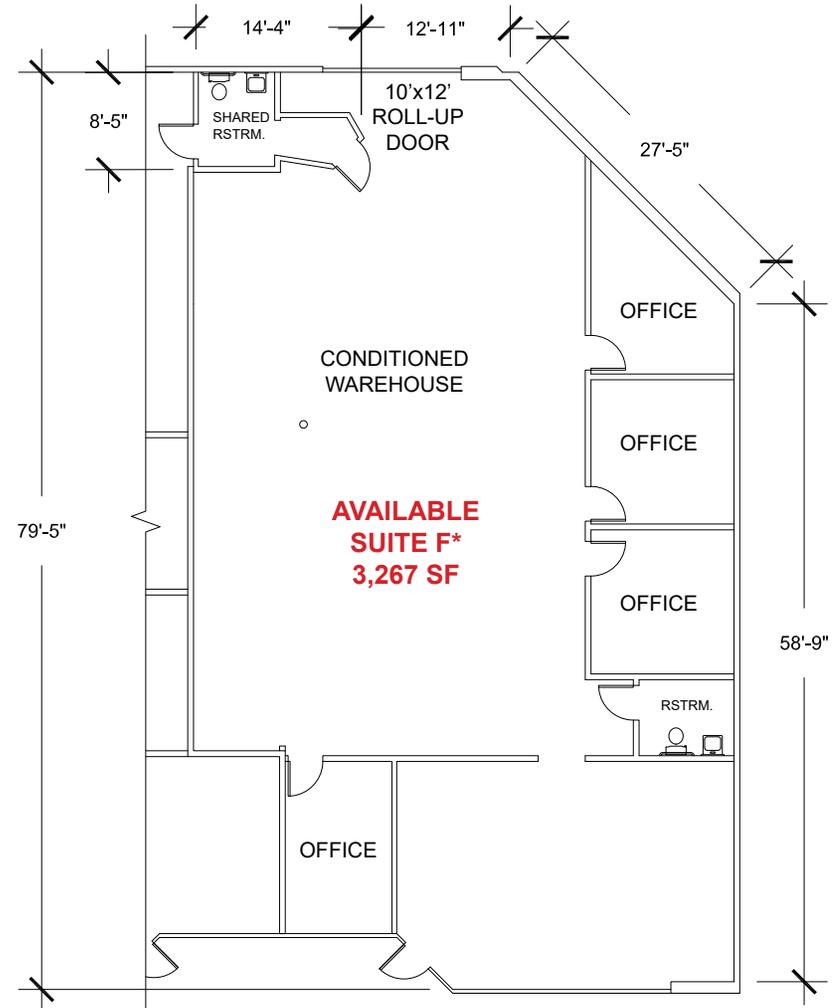
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FLOOR PLAN



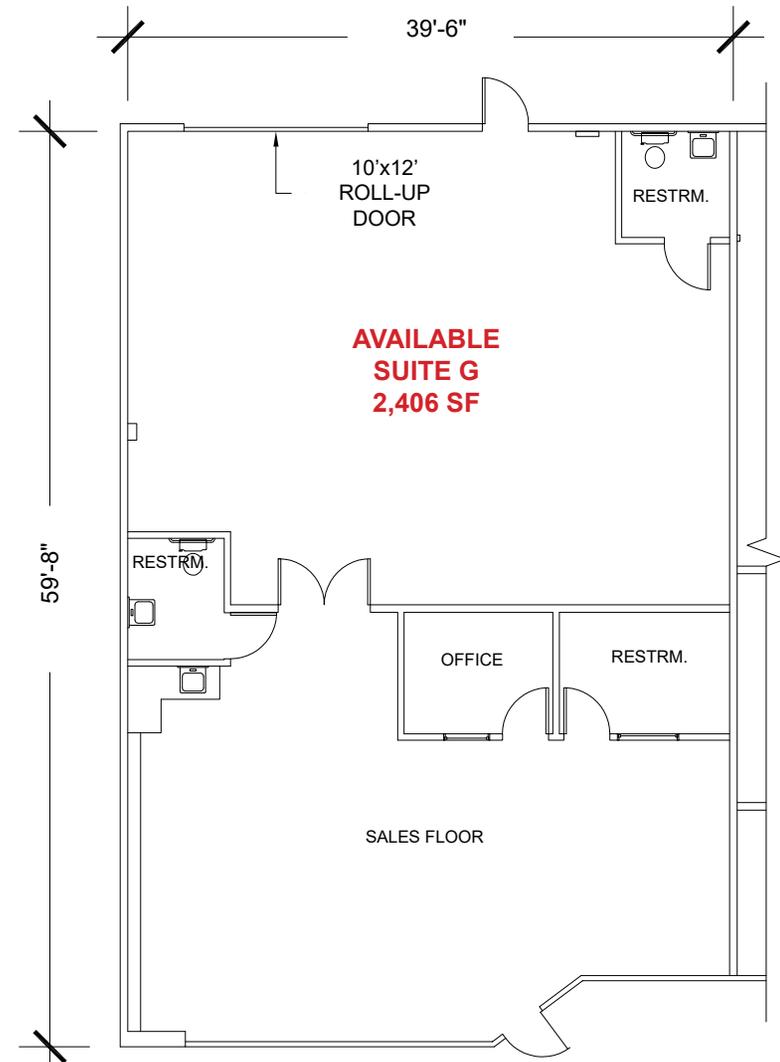
Suite	SF	Lease Rate	Monthly Rent
F*	3,267	\$1.15 PSF	\$3,757.00, NNN

NNN costs are approximately \$0.29 PSF.
 *Available with 30 days' notice.

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FLOOR PLAN



Suite G	SF	Lease Rate	Monthly Rent
Office	1,186	\$1.25 PSF	\$1,483.00, NNN
Warehouse	1,220	\$1.00 PSF	\$1,220.00, NNN
Total	2,406	\$1.12 PSF	\$2,703.00, NNN
NNN costs are approximately \$0.29 PSF.			

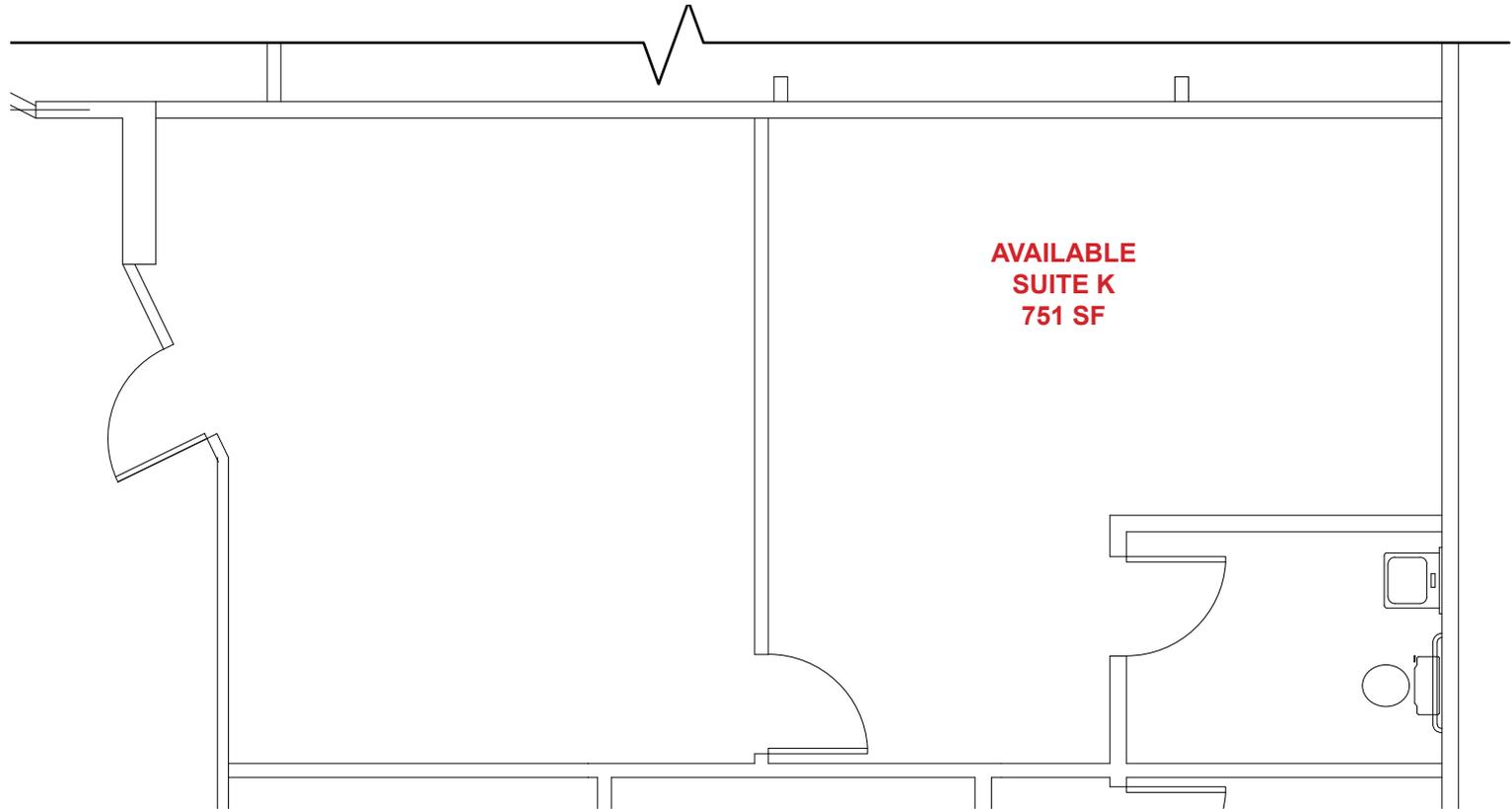
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FLOOR PLAN



Suite K	SF	Lease Rate	Monthly Rent
Total	751	\$1.39 PSF	\$1,044.00, NNN

NNN costs are approximately \$0.29 PSF.

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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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