

**SUNROCK CENTER**  
**3068 SUNRISE BLVD**  
**RANCHO CORDOVA, CA**  
FOR LEASE  
7,243 SF RETAIL ANCHOR SPACE

**ETHAN CONRAD**  
PROPERTIES INC.

**FORMER HIGHLY  
SUCCESSFUL KELLY MOORE  
PAINT STORE LOCATION**



FOR MORE INFORMATION CONTACT:

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**VIEW VIDEO TOUR**

**916.779.1000**

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



**FEATURES:**

- Suite A/B: 3,563 SF showroom, 3,680 SF warehouse, three (3) offices, one (1) roll-up door (10'x12') and two (2) restrooms
- High visibility from Sunrise Blvd
- Monument and building signage available
- Strong traffic counts
- Easy access to Hwy 50 corridor

**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.

Zoned Commercial Mixed Use (CMU)

**LEASE RATES:**

\$0.89 - \$1.29 PSF, NNN

Fenced yard area: \$0.25 PSF.

NNN costs are approximately \$0.29 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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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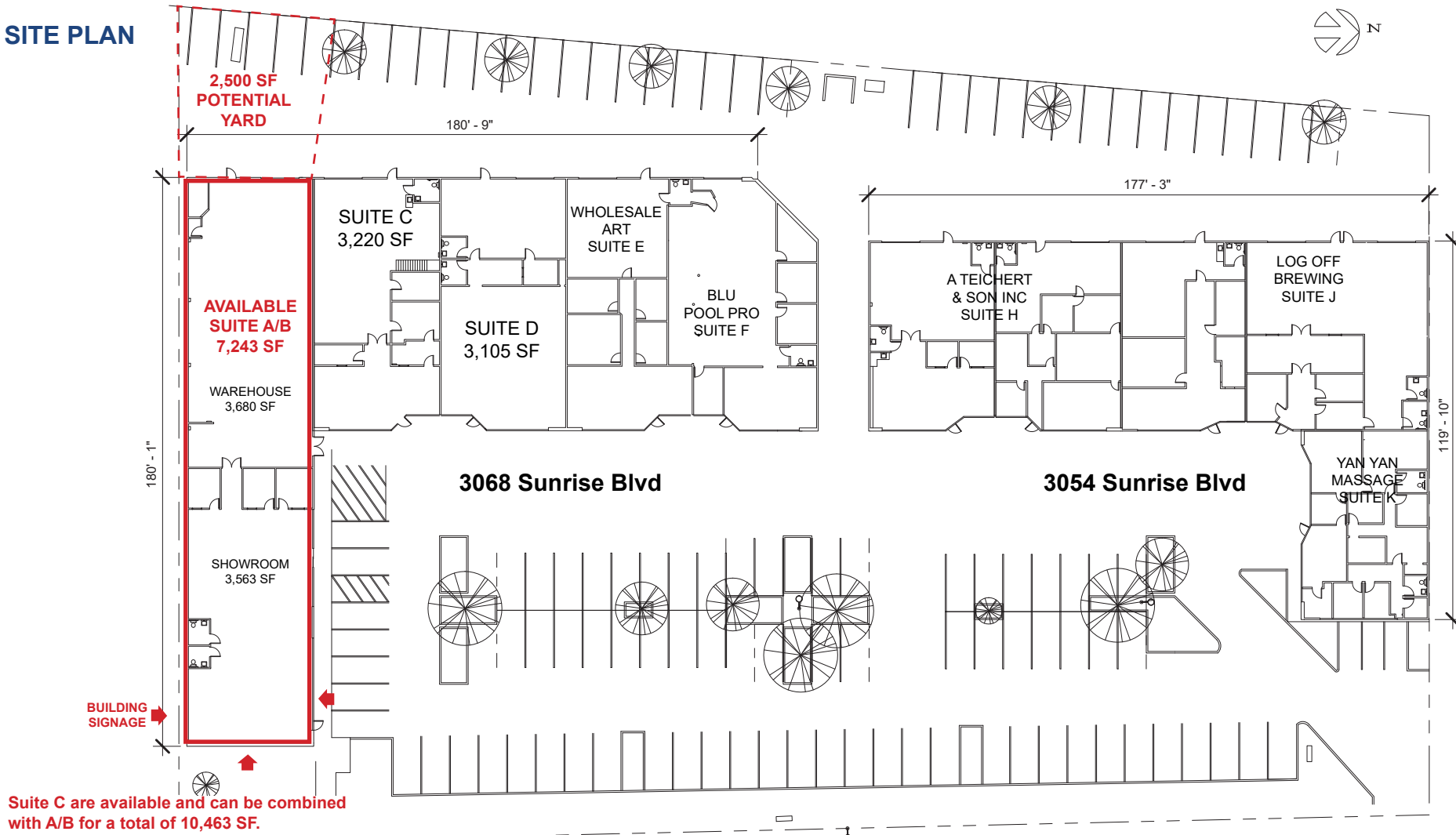
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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**SITE PLAN**



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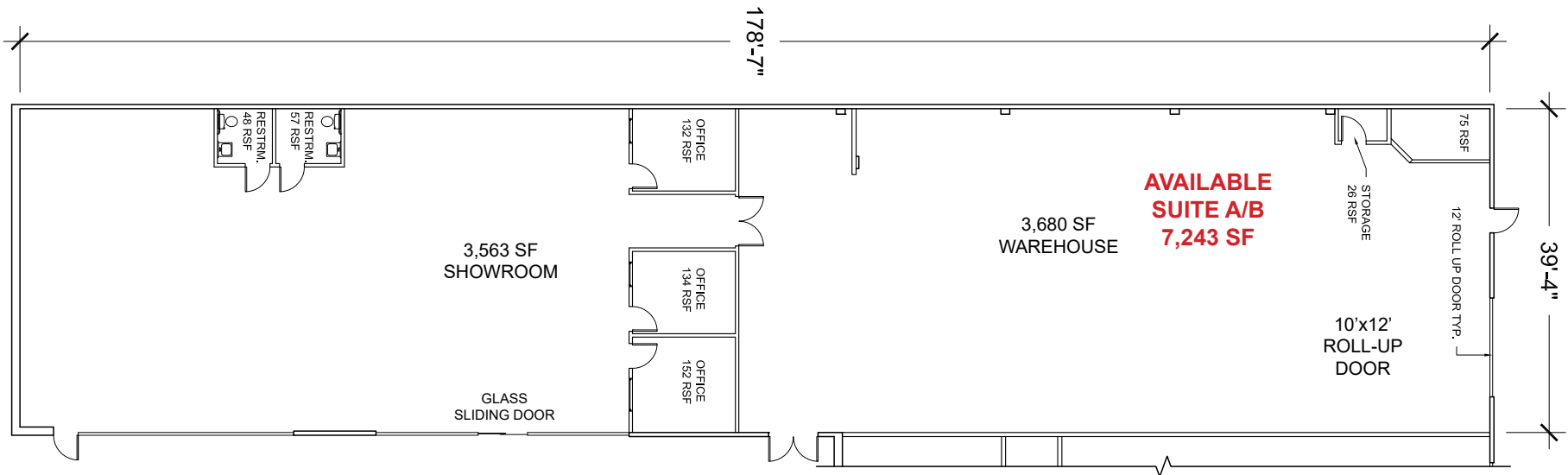
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**FLOOR PLAN**

Suite A/B	SF	Lease Rate	Monthly Rent
Showroom	3,563	\$1.29 PSF	\$4,596.00, NNN
Warehouse	3,680	\$0.89 PSF	\$3,275.00, NNN
Total	7,243	\$1.09 PSF	\$7,871.00, NNN

NNN costs are approximately \$0.29 PSF.

**FEATURES:**

- Insulated warehouse with 2 gas heaters
- Potential for 2,500 SF fenced yard
- Can be combined with Suite C and D
- Great signage visibility

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**The zoning is CMU (Commercial Mixed Use)**  
**Permitted Uses include:**

<ul style="list-style-type: none"> <li>• Clubs, Lodges, and Private Meeting Halls</li> <li>• Community Centers/Civic Uses</li> <li>• Indoor Amusement/Entertainment Facility</li> <li>• Indoor Fitness and Sports Facility</li> <li>• Religious Institutions</li> <li>• Schools; Private, Special/ Studios, and Public</li> <li>• Theaters and Auditoriums</li> </ul>	<ul style="list-style-type: none"> <li>• Banks and Financial Services</li> <li>• Artisan Shops</li> <li>• Art, Antique, Collectible</li> <li>• Brew Pub</li> <li>• Business Support Services</li> <li>• Consignment Store</li> <li>• Furniture, Furnishings, and Appliance Stores</li> <li>• Grocery Stores</li> <li>• Home Improvement Supplies</li> <li>• Animal Sales and Grooming</li> </ul>	<ul style="list-style-type: none"> <li>• Medical Services, General</li> <li>• Medical Services, Hospitals</li> <li>• Neighborhood Market</li> <li>• Offices, Business and Professional</li> <li>• Offices, Accessory</li> <li>• Personal Services</li> <li>• Restaurants</li> <li>• Retail, Accessory and General</li> <li>• Retail, Warehouse Club</li> </ul>	<ul style="list-style-type: none"> <li>• Broadcasting and Recording Studios</li> <li>• Tasting Room, Off-Site</li> <li>• Veterinary Facility</li> <li>• Brewery, Winery, Distillery</li> <li>• Manufacturing, Small Scale</li> <li>• Card Rooms</li> <li>• Check Cashing Businesses</li> <li>• Smoke Shops</li> <li>• Tattoo Parlors</li> <li>• Thrift Stores</li> </ul>
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