

**2865 SUNRISE BLVD**  
**RANCHO CORDOVA, CA**

FOR LEASE

3,296 SF 2ND GENERATION  
DENTAL SUITE AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

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**VIEW VIRTUAL TOUR**

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

www.ethanconradprop.com

**FEATURES**

- Double door entry off lobby
- Two (2) private exam rooms, five (5) chair stations in an open work area, sterilization room, and dental molding lab
- Excellent visibility to Sunrise Blvd with 31,000 vehicles per day
- Median household income exceeds \$80,000 and a growing population of 160,000+ within Rancho Cordova
- Located 2 minutes from Hwy 50
- Monument and building signage available

**PROPERTY DETAILS**

This building has now been completely remodeled both on the building exterior, landscaping, parking lot, as well as the interior including all common areas and all available suites.

The property is in excellent condition and is very attractive based on a recent remodel.

**LEASE RATE**

Suite 114    3,296 RSF    \$ 5,768.00 (\$1.75 PSF, Full Service)



**DEMOGRAPHICS**

	1 mile	3 mile	5 mile
2022 Population (est):	5,051	62,393	168,755
2022 Avg. HH Income:	\$70,262	\$80,121	\$84,996
Daily Traffic Count: Sunrise Blvd	31,000		

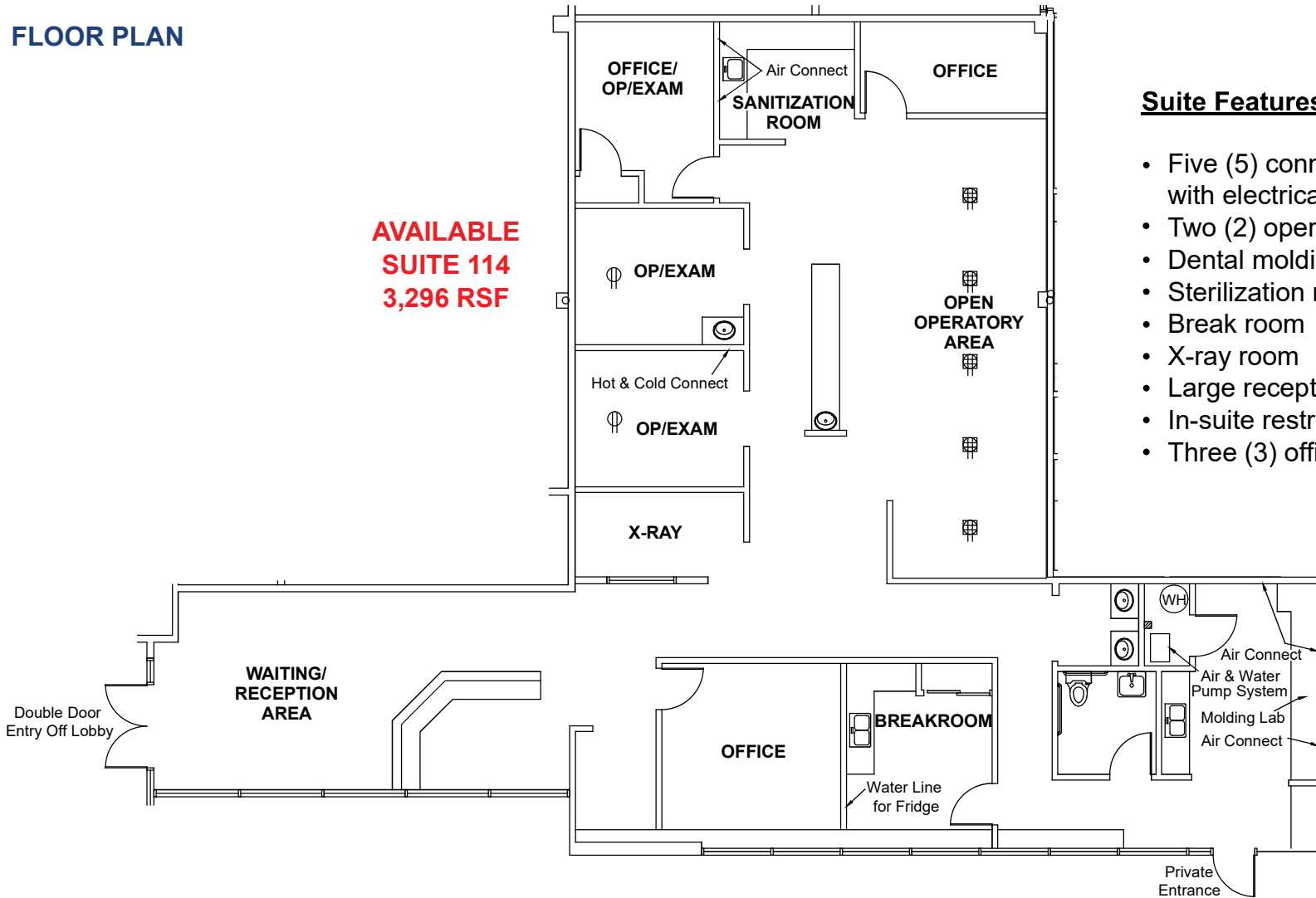
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FLOOR PLAN

AVAILABLE  
SUITE 114  
3,296 RSF



**Suite Features:**

- Five (5) connections for chairs with electrical, water, and air
- Two (2) operator room
- Dental molding area
- Sterilization room
- Break room
- X-ray room
- Large reception area
- In-suite restroom
- Three (3) offices

**Legend:**

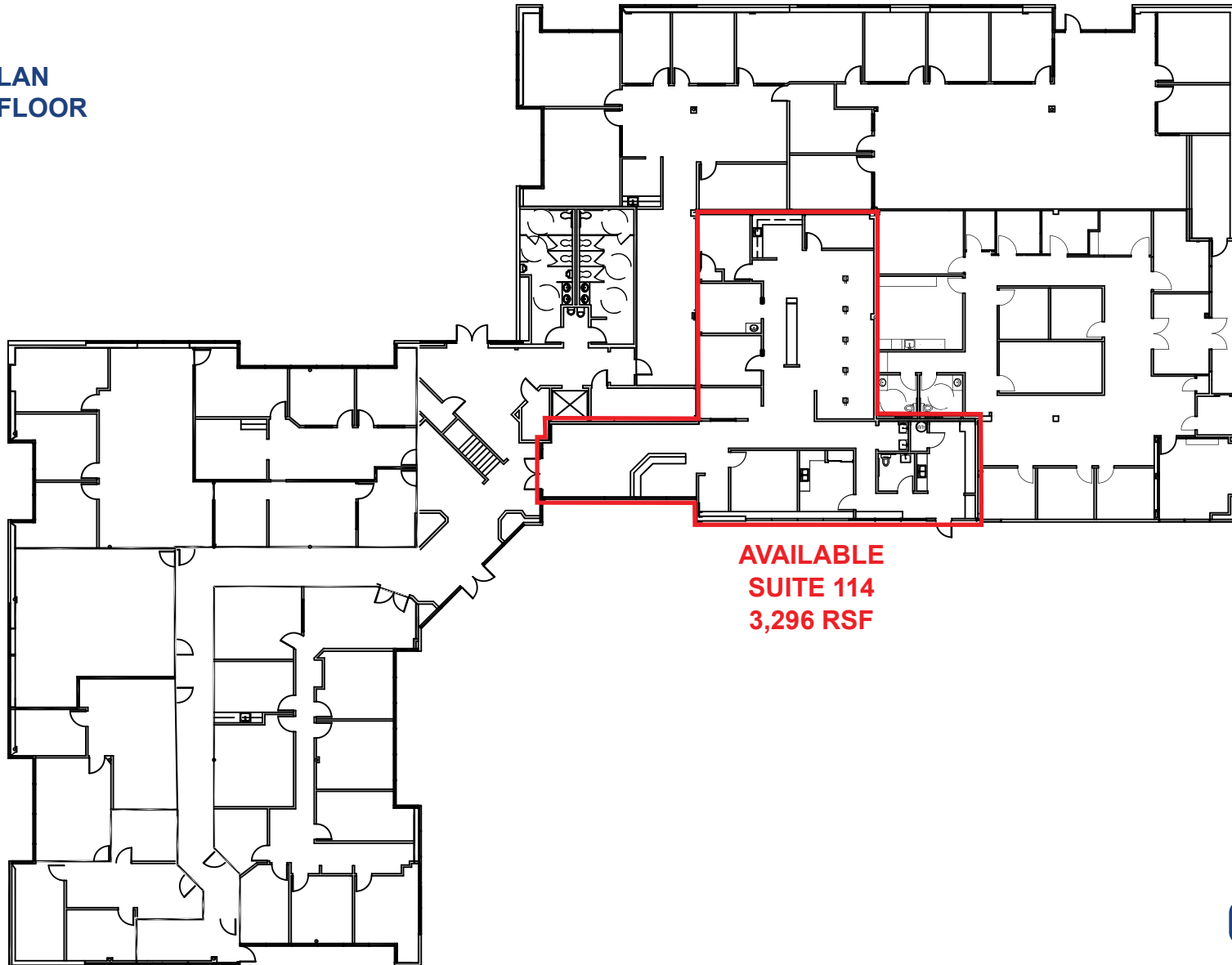
- Quad outlet with water, air, and drainage connections
- Double outlet

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SITE PLAN  
FIRST FLOOR



AVAILABLE  
SUITE 114  
3,296 RSF

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