

PLAZA DE ORO
2951 SUNRISE BLVD
RANCHO CORDOVA, CA
FOR LEASE
5,830 SF - 12,787 SF
OFFICE/MEDICAL/WAREHOUSE

ETHAN CONRAD
PROPERTIES INC.



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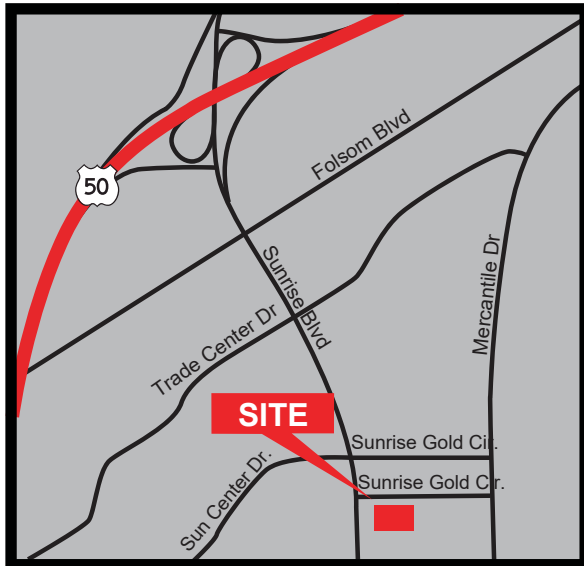
VIEW VIDEO TOURS
SUITE 145 SUITE 150

916.779.1000

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Building power: 2600 amps, 480v
- Attractive storefront entry
- Can be converted to conditioned warehouse!
- Building signage available
- 4:1,000 SF parking ratio
- Sprinklers: 0.21 GPM over 1,500 SF

**PROPERTY DETAILS:**

Plaza de Oro has undergone a complete remodel of the exterior, landscaping and parking lot. The building is located within Plaza de Oro, a mixed-use project along Sunrise Blvd. There are five restaurants in Plaza de Oro center as well as multiple retail and dining options in close proximity.

The surrounding office and industrial parks are home to over 46,000 employees.

LEASE RATE:

Suite 145*	5,830 SF	\$6,355.00 (\$1.09 PSF, NNN)
Suite 150	6,957 SF	\$6,609.00 (\$0.95 PSF, NNN)
Combined	12,787 SF	

NNN costs are approximately \$0.24 PSF.

*Available with 30 days' notice.

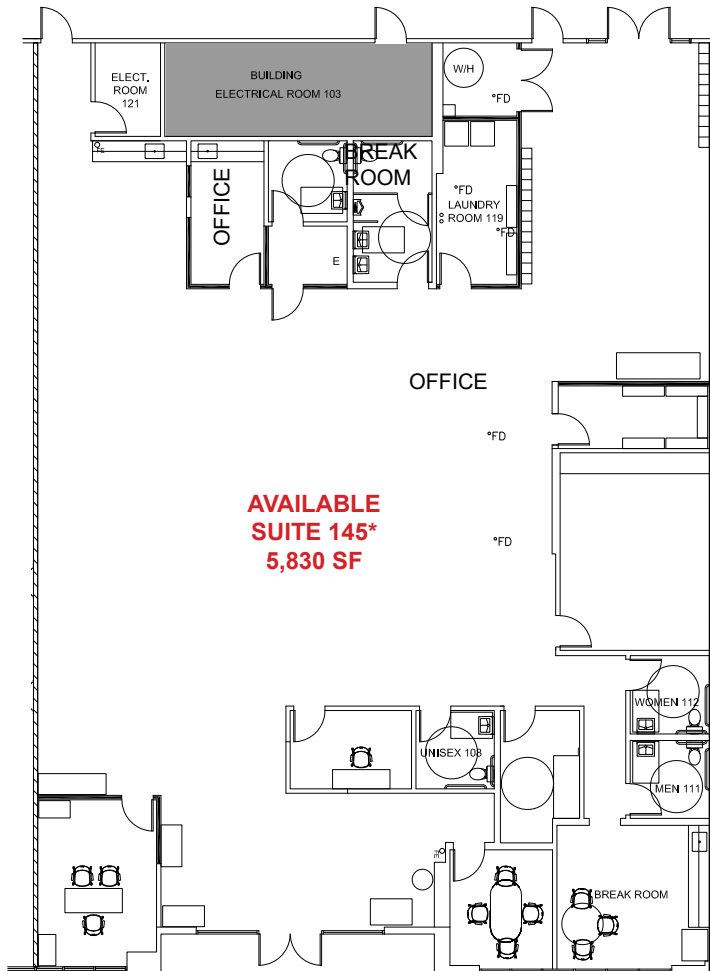
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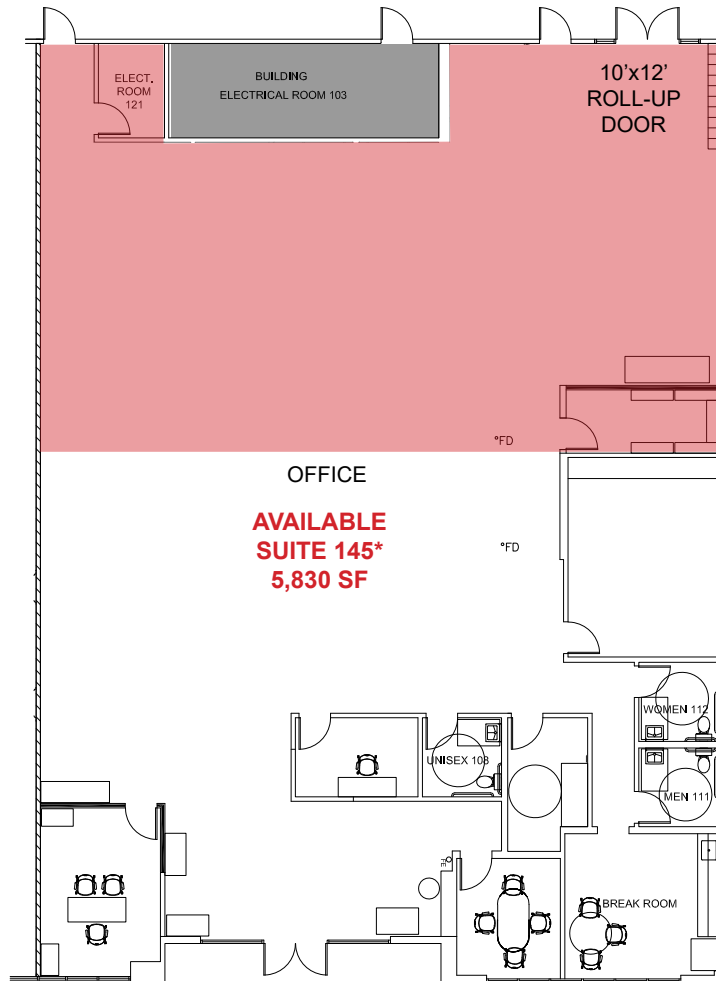
**AVAILABLE
SUITE 145*
5,830 SF**

FEATURES

- Five (5) restrooms
- Washer/dryer hookups
- Break room
- Two (2) wash areas with sinks
- Four (4) private offices
- One (1) conference room
- Double-door entry in the front and back

**VIEW VIDEO TOUR
SUITE 145**

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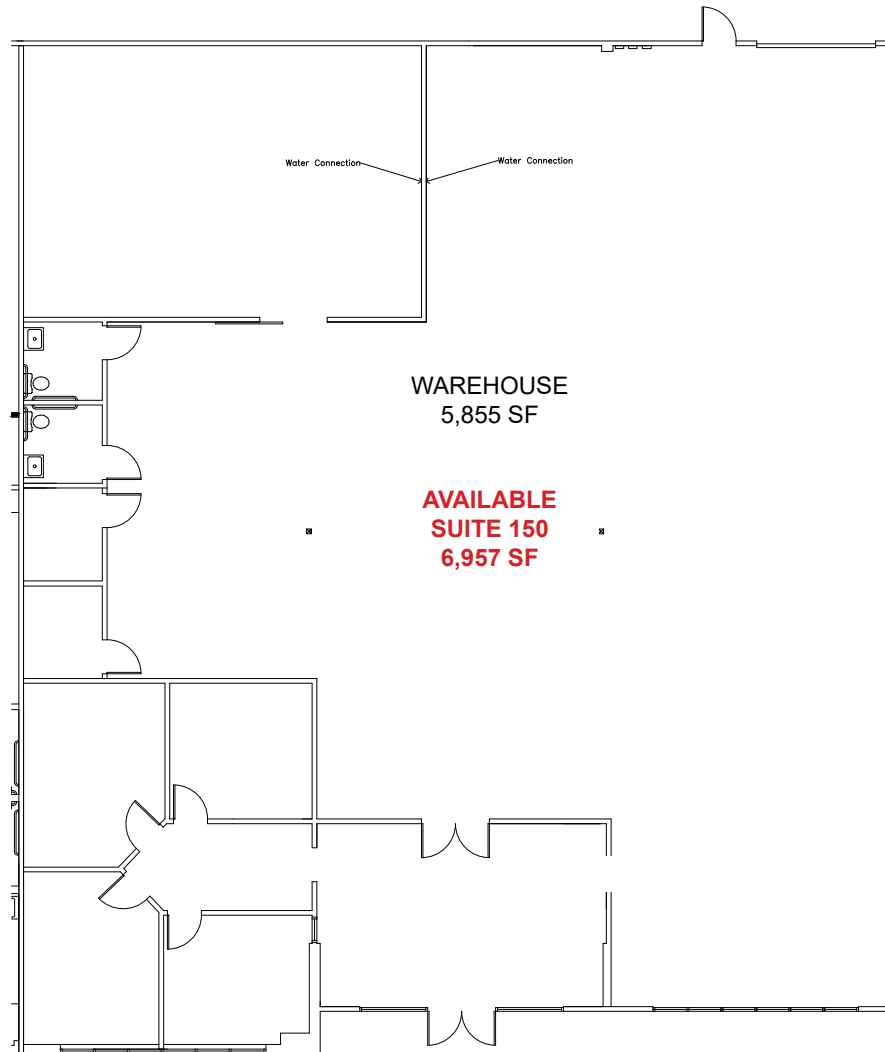


**= POTENTIAL
WAREHOUSE**

**AVAILABLE
SUITE 145*
5,830 SF**

FEATURES

- One (1) roll-up door
- 2,575 SF Warehouse
- 3,255 SF Office/Showroom
- 16' clear height
- 400 amps, 3-phase, 208v

FLOOR PLAN**FEATURES:**

- 200 amps, 208v, 3-phase
- 10'x14' roll-up door
- 16' clear height
- Two (2) restrooms
- Two (2) floor drains
- Three (3) large, industrial ceiling fans in warehouse
- Insulated warehouse
- LED lighting

VIEW VIDEO TOUR
SUITE 150

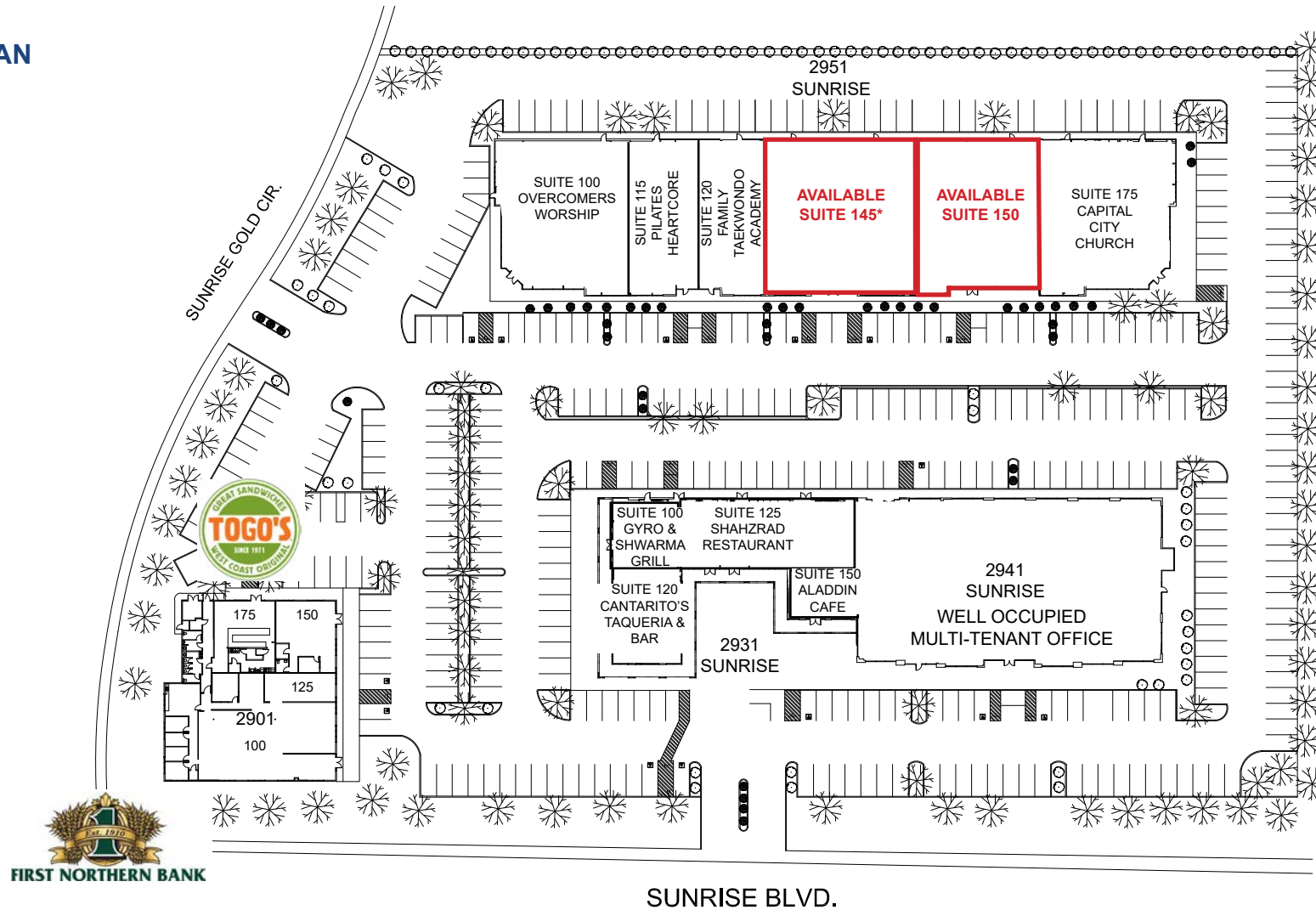
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SITE PLAN



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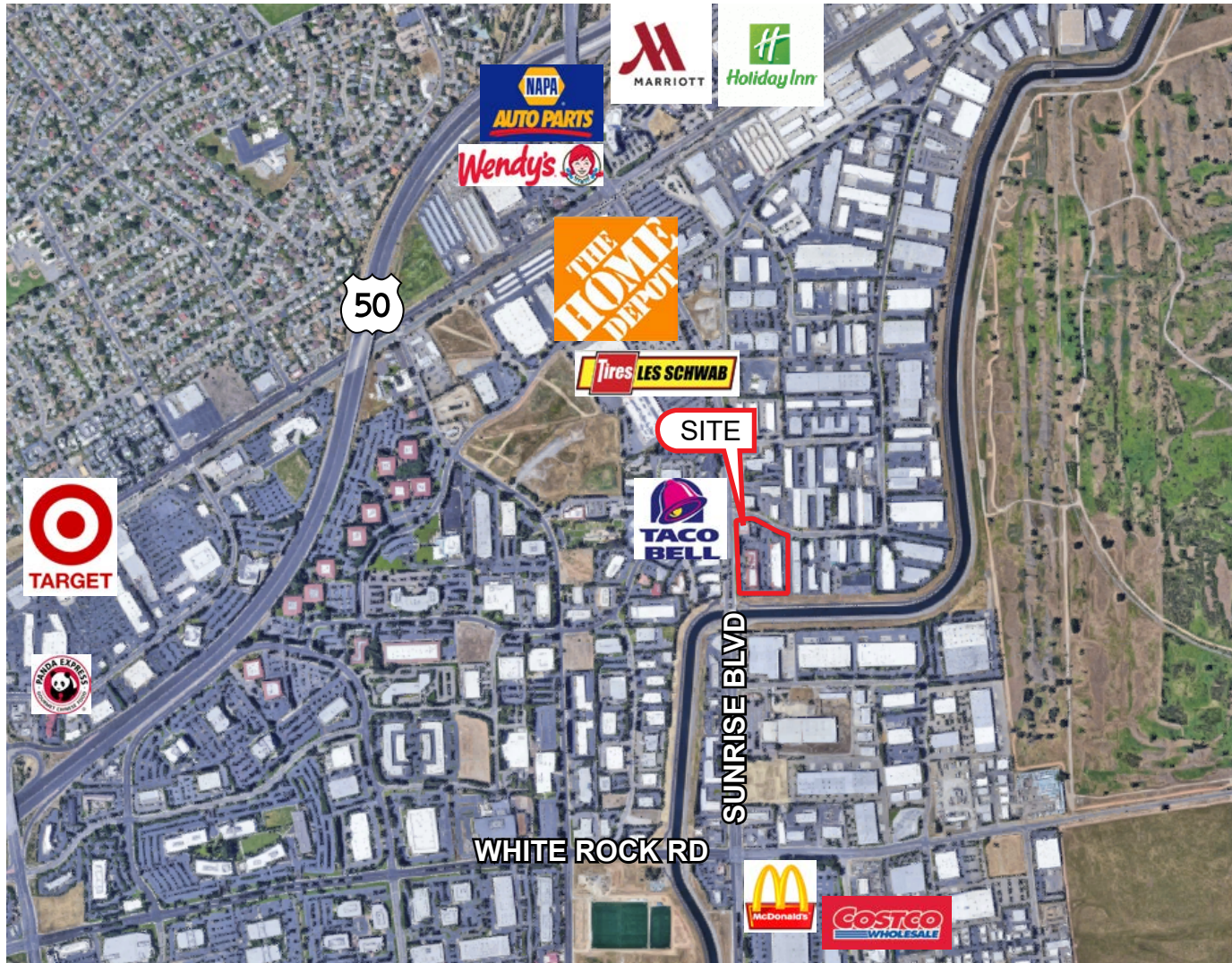
The zoning is CMU (Commercial Mixed Use)
Permitted Uses include:

<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• Neighborhood Market• Offices, Business and Professional• Offices, Accessory• Personal Services• 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• Thrift Stores
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