

**GOLD POINTE
CORPORATE CENTER
11971 FOUNDATION PLACE
GOLD RIVER, CA**

**FOR LEASE
3,073 SF RESTAURANT SUITE
7,139 SF BANQUET HALL SPACE AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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FEATURES:

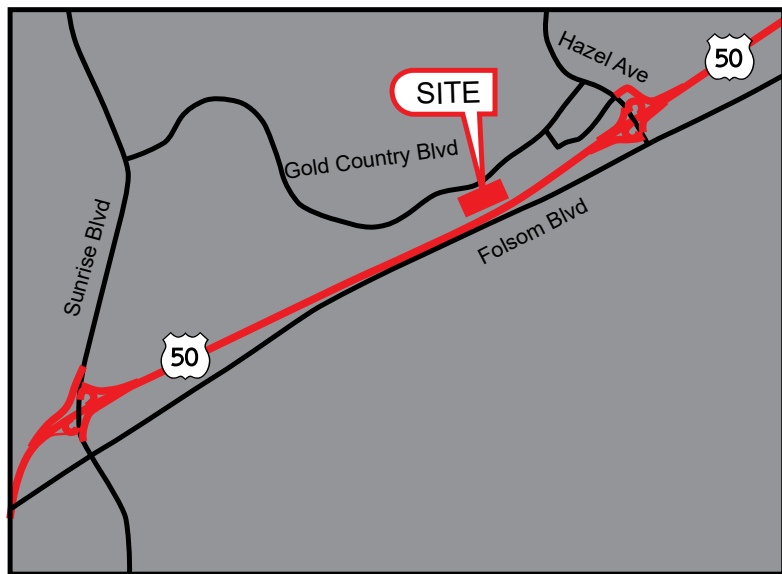
- 3,073 SF Restaurant suite with outdoor patio seating.
- Additional 7,139 SF Banquet Hall space available.
- Three-story Class-A 150,970 RSF freeway facing office building in Gold River with outstanding access from Hwy 50 at Hazel Ave.
- Secured campus setting.
- On-site fitness center with lockers and showers.
- 4:1,000 SF parking ratio, EV charging stations.

- Building top signage with 130,000 ADT visibility.
- Convenient access to light rail with shuttle service to building's front entrance.
- Close proximity to Hwy 50 and the American River Parkway. Within 1 mile from the Sacramento State Aquatic Center, American River, and Lake Natoma.
- Enclosed bike lockers.

LEASE RATE:

Restaurant	3,073 SF	\$5,193.00 (\$1.69 PSF/MO, NNN)
Banquet Hall	7,139 SF	\$6,782.00 (\$0.95 PSF/MO, NNN)

NNN costs are approximately \$0.47 PSF.



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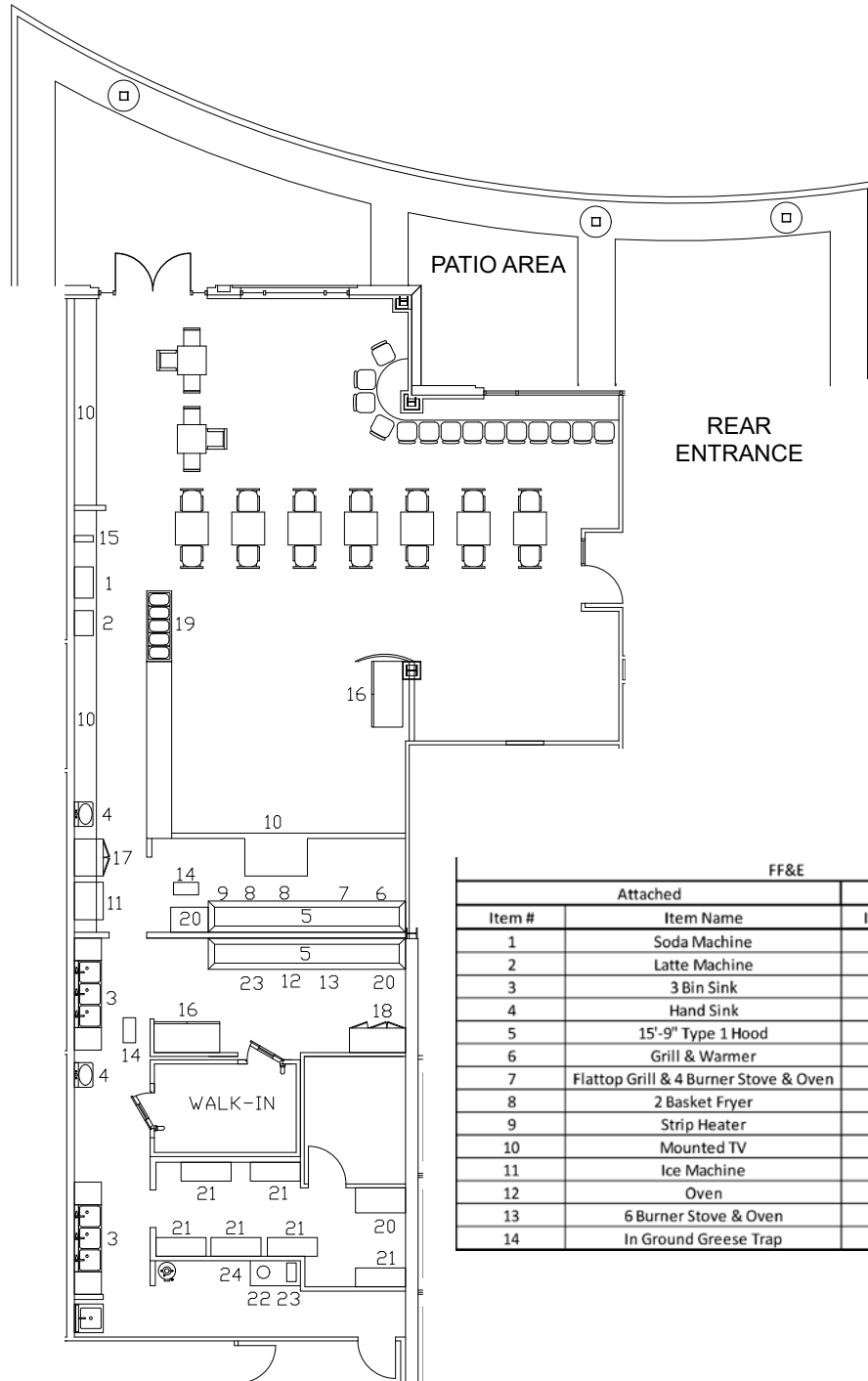
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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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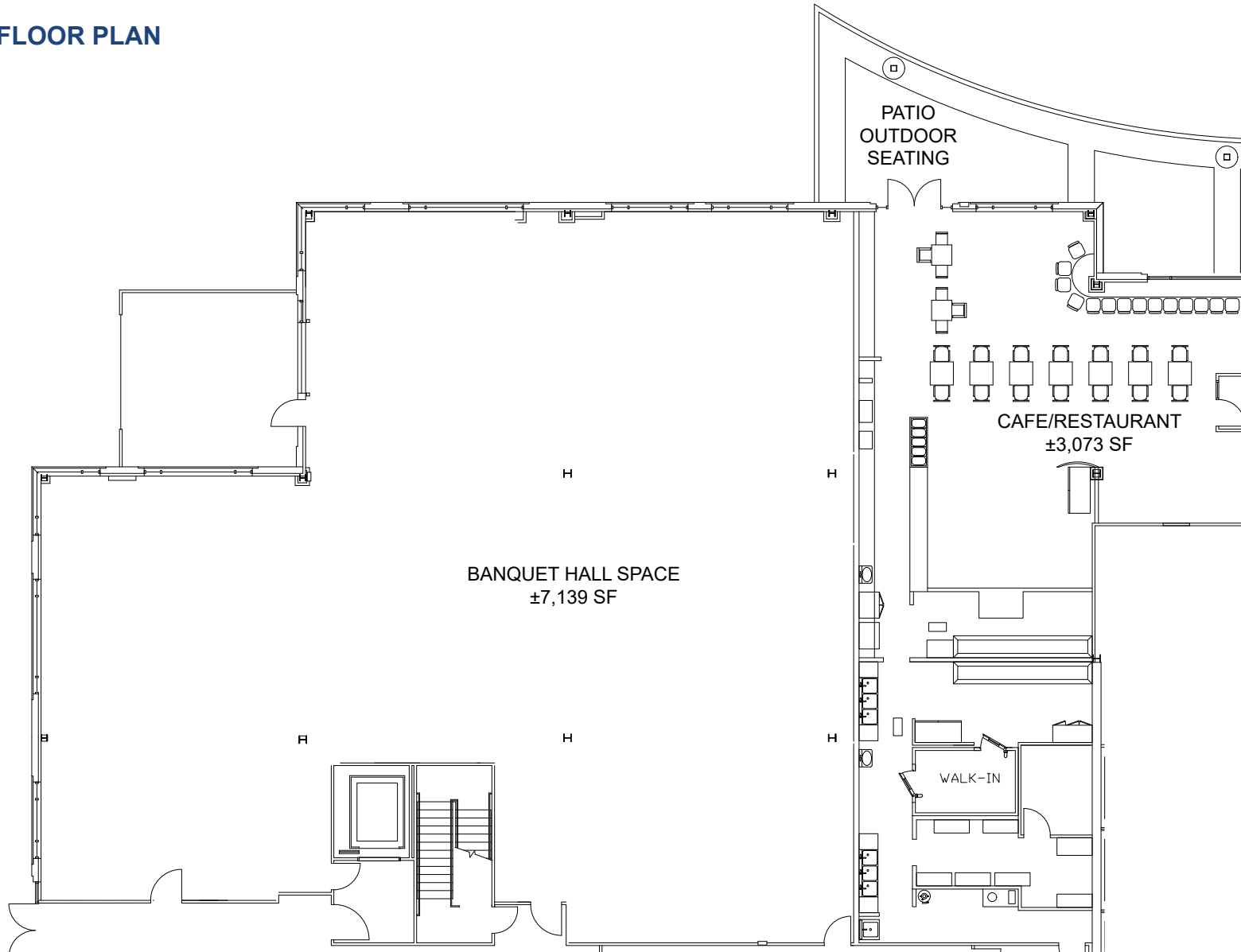


FF&E			
Attached		Non-Attached	
Item #	Item Name	Item #	Item Name
1	Soda Machine	15	Tea Brewer
2	Latte Machine	16	Sliding Door Refrigerator
3	3 Bin Sink	17	2 Door Refrigerator
4	Hand Sink	18	3 Door Refrigerator
5	15'-9" Type 1 Hood	19	5 Slot Warmer
6	Grill & Warmer	20	Steel Prep Station
7	Flattop Grill & 4 Burner Stove & Oven	21	Steel Rack
8	2 Basket Fryer	22	Veggie Dryer
9	Strip Heater	23	Industrial Mixer
10	Mounted TV	24	Meat Slicer
11	Ice Machine		
12	Oven		
13	6 Burner Stove & Oven		
14	In Ground Grease Trap		

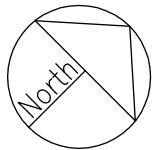


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1ST FLOOR PLAN



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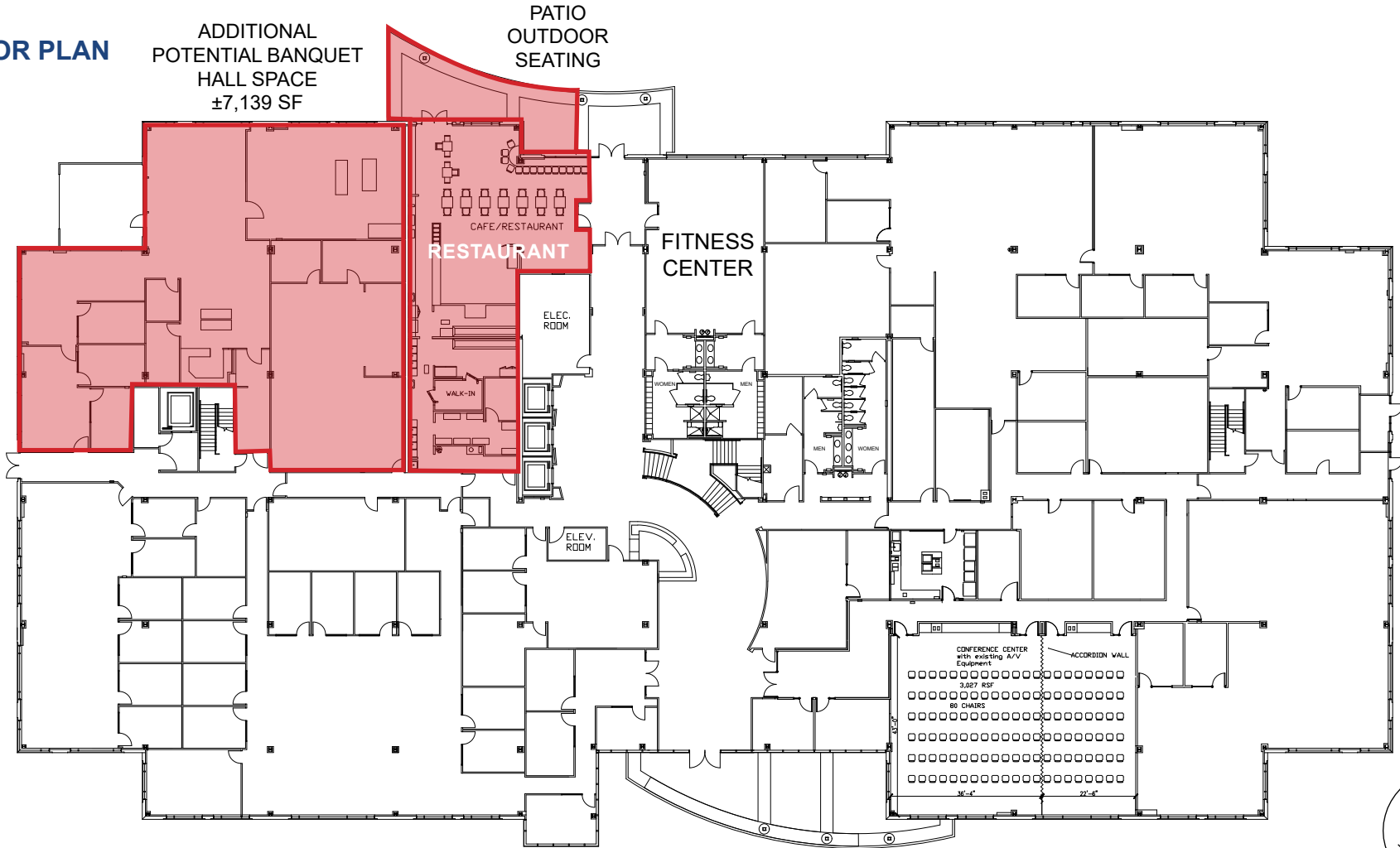
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1ST FLOOR PLAN

ADDITIONAL
POTENTIAL BANQUET
HALL SPACE
±7,139 SF

PATIO
OUTDOOR
SEATING



[VIEW VIRTUAL TOUR](#)

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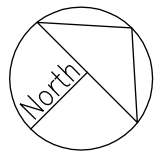
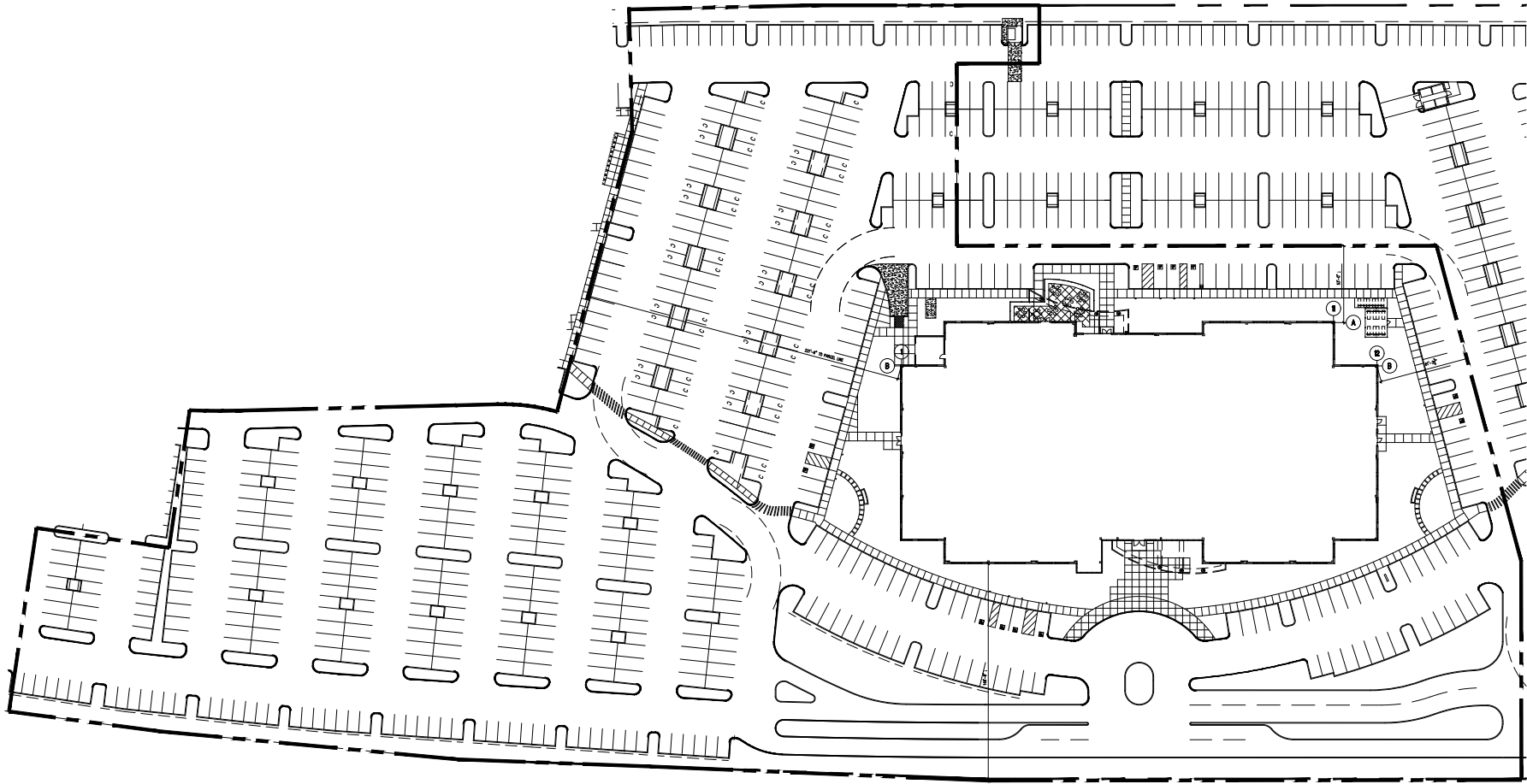
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SITE PLAN



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