

COLOMA VILLAGE
11070 - 11082 COLOMA RD
RANCHO CORDOVA, CA
FOR LEASE
1,370 SF - 2,749 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

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

FEATURES:

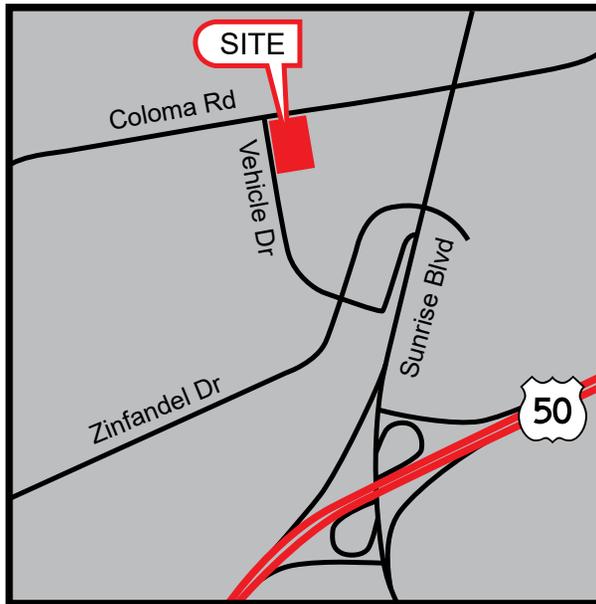
- Co-anchored by Sherwin Williams and Wienerschnitzel
- Adjacent to Smart & Final, Sportsman’s Warehouse, and Dollar Tree anchored shopping center
- Attractive lease rates
- Monument signage available

PROPERTY DETAILS:

Well-located neighborhood center on a main thoroughfare in Rancho Cordova. Adjacent to Rivergate Shopping Center.

Nearby retail includes Sportsman’s Warehouse, Smart & Final, Pet Club, Chipotle, Chick-Fil-A, In & Out Burger and Scooter’s Coffee.

Located ¼ mile from Sunrise Blvd with substantial traffic counts of over 106,000 cars daily.



LEASE RATE:

Suite 4	1,379 SF	\$1,917.00 (\$1.39 PSF, NNN)
Suite 5	1,370 SF	\$1,904.00 (\$1.39 PSF, NNN)

NNN costs are approximately \$0.32 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	12,477	83,657	250,356
2024 Average HH Income:	\$97,340	\$123,074	\$115,718
Traffic Count @ Coloma Rd:	33,023		

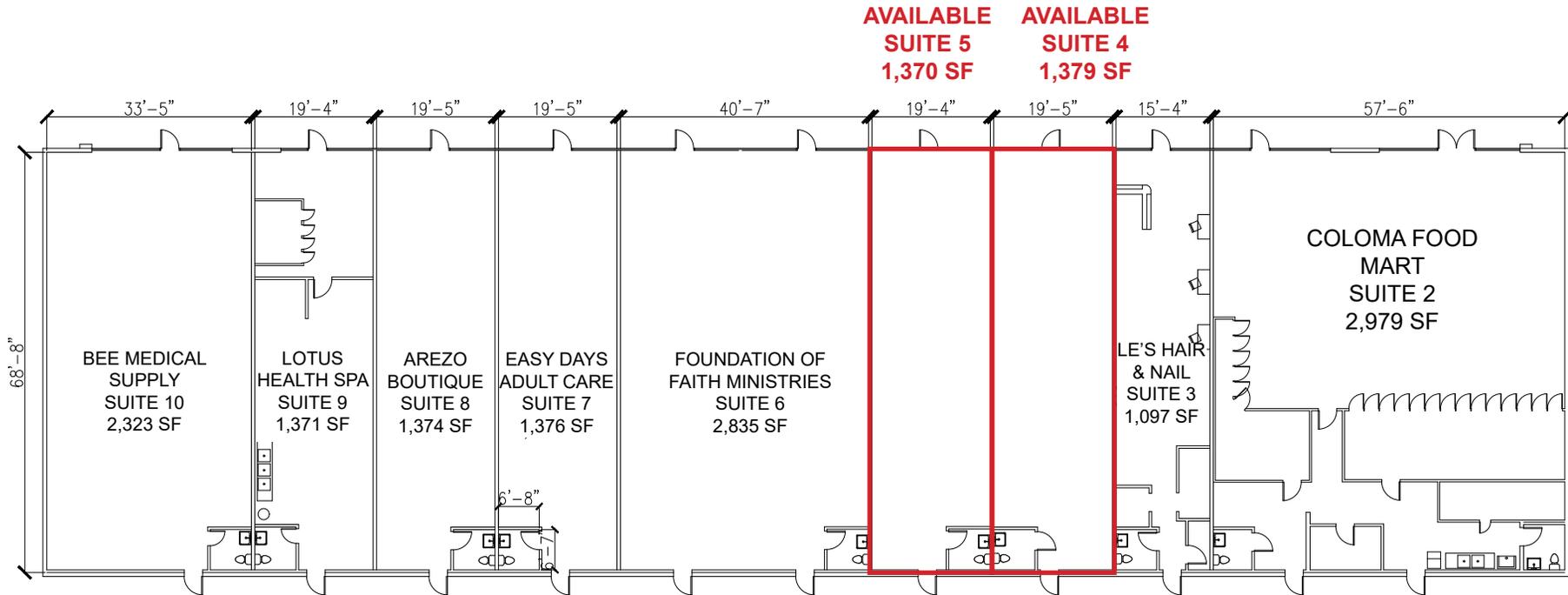
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FLOOR PLAN



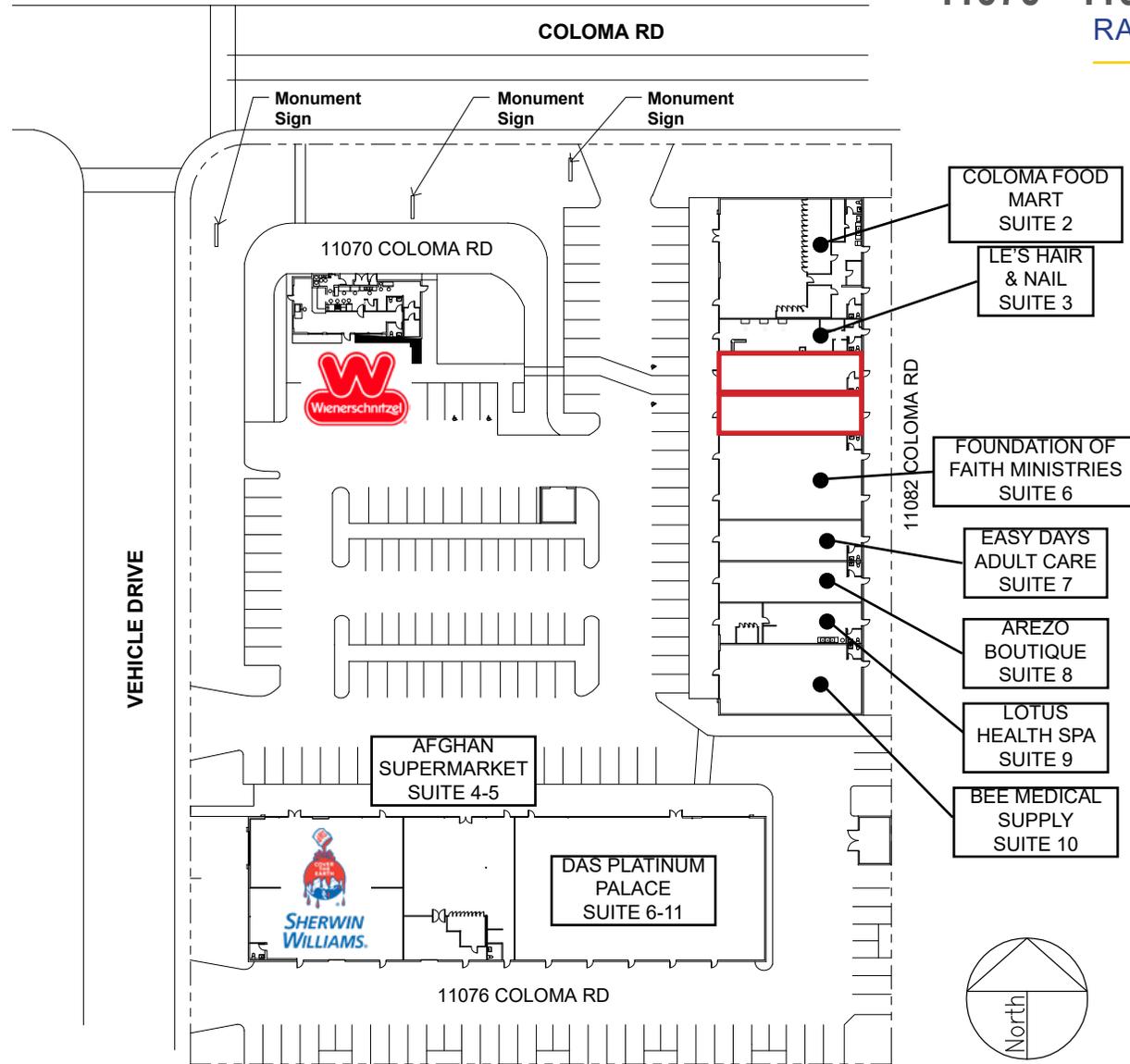
Suite	SF	Lease Rate	Monthly Rent
4	1,379	\$1.39 PSF, NNN	\$1,917.00
5	1,370	\$1.39 PSF, NNN	\$1,904.00

NNN costs are approximately \$0.32 PSF.

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SITE PLAN

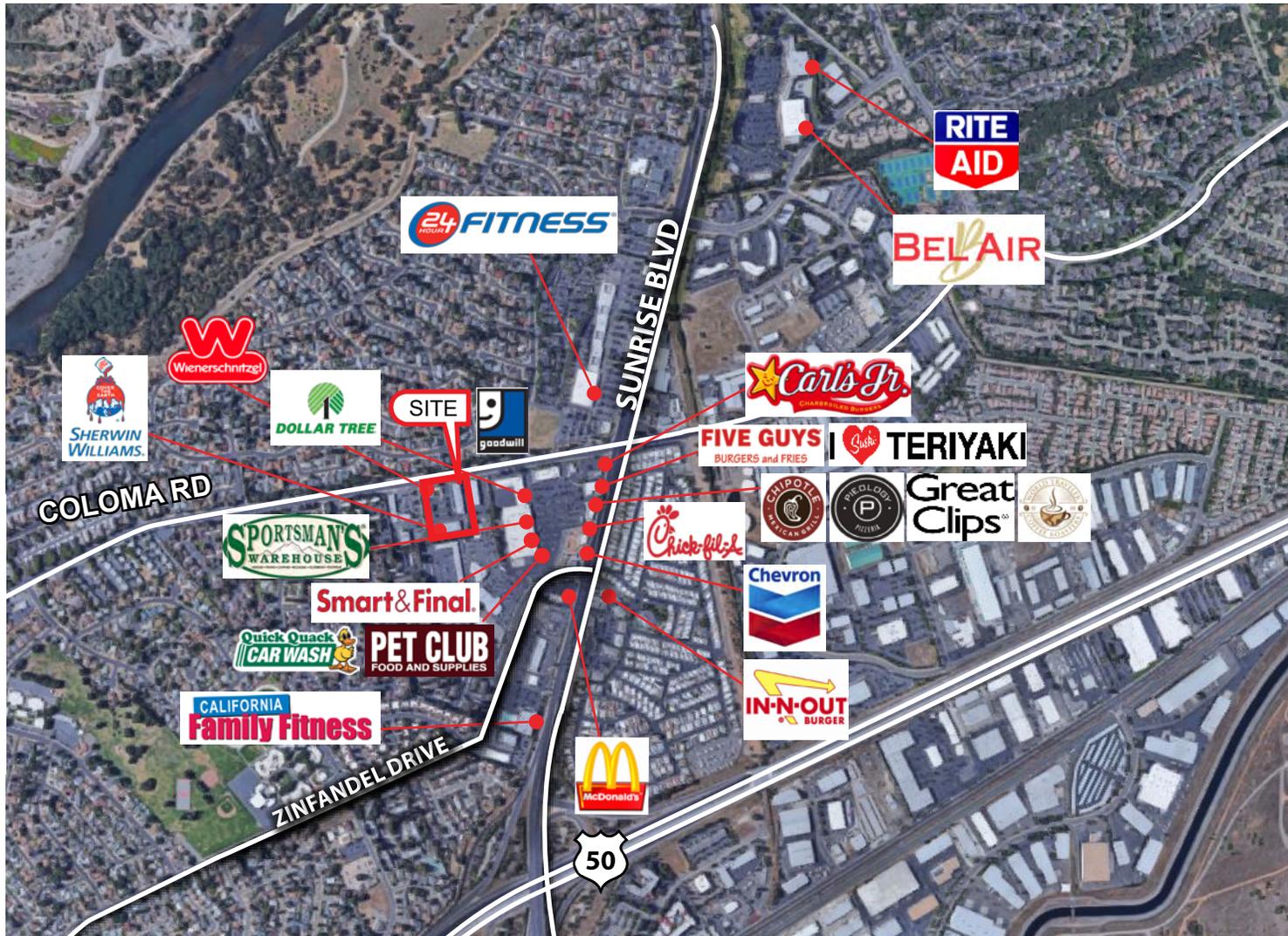


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