

AVAILABLE
FOR LEASE

11151 SUN CENTER DR.
RANCHO CORDOVA, CA 95670
+/-1,366 SF - +/-2,830 SF

KILGORE RD.
SUN CENTER DR.

SUBJECT

DANIEL MUELLER

Executive Director

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Cal DRE# 01829919

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Director

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Cal DRE# 02092307

CENTURY 21

Select Real Estate, Inc.



OPEN FLOOR PLAN & TURN-KEY OFFICE SUITES

THE PROPERTY

11151 SUN CENTER DR. RANCHO CORDOVA, CA 95670

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



RANCHO CORDOVA
CITY OF RANCHO
CORDOVA
APN:
072-0480-007



+/- 1,366 SF
+/- 2,830 SF



OPMU - OFFICE
PROFESSIONAL
MIXED USE



OFFICE
MEDICAL
EDUCATION
R&D



\$1.45 FSG

Conveniently located near
HWY 50 & easily
accessible with multiple
ingress and egress points



Located within 1 mile of
Panda Express, Arby's,
Starbucks, Costco,
Famous Burgers & Brew

Turn-key and
customizable office
spaces available



11151 Sun Center Dr.
Suite C 1,464 SF

Well maintained exterior and
landscaping with ample
parking



11151 Sun Center Dr.
Suite D 1,366 SF





GRANITE
OUTLET

11151
SUN CENTER DR.



ZMC KITCHEN
AND BATH INC



SUNRISE BLVD

ADT 37,000

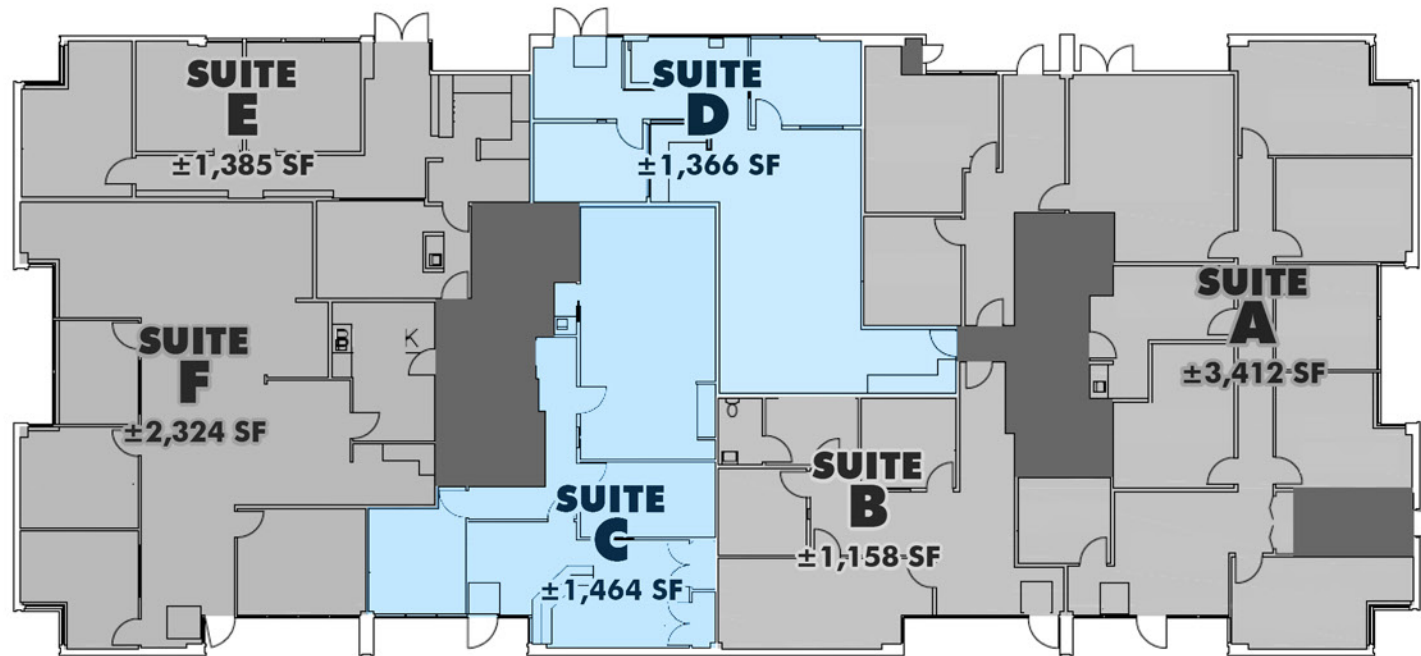
SALVADOREÑO
RESTAURANT



SUBJECT

SUN CENTER DR.

FLOOR PLAN



NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

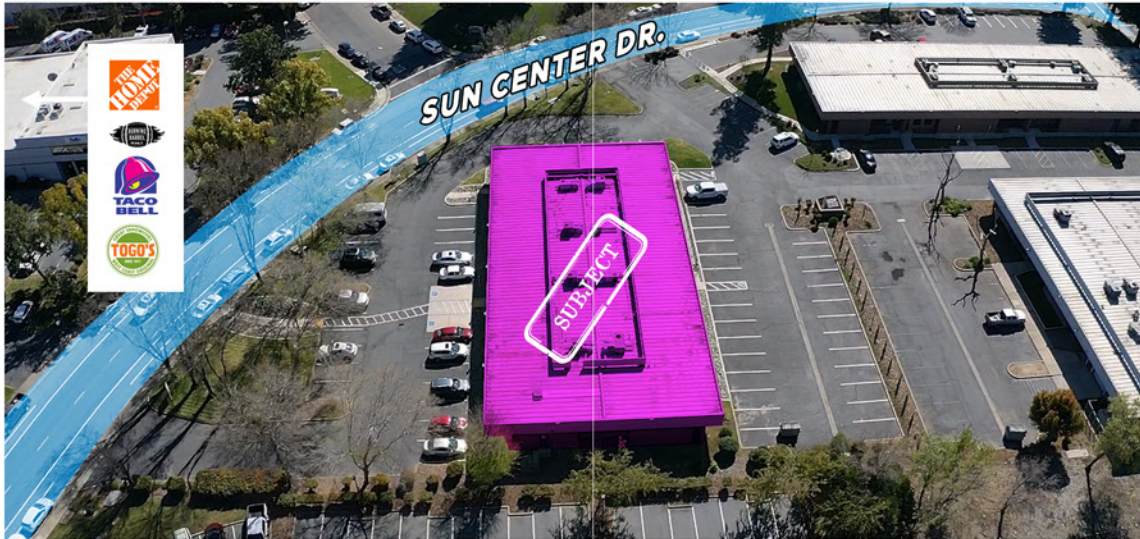
AVAILABLE

LEASED





11151
SUN CENTER DR.

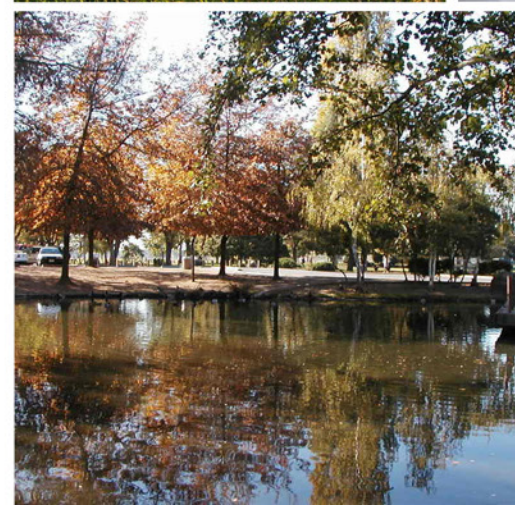


THE BUILDING



This free-standing brick building consists of +/-10,180 SF and was built in 1981 as is 72% occupied. This office building has 5.5/1,000 SF parking ratio and meticulously maintained common areas and landscaping with multiple ingress and egress points. Situated between Kilgore Rd. and Sunrise Blvd. on Sun Center Dr. The building is conveniently located near HWY 50

with quick access to all the amenities within the Capital Village Shopping Center and close to Costco and Starbucks. The building has two suites available suites with a minimum of +/-1,366 SF or a combined maximum of +/-2,830 SF. This ownership offers turn-key and customizable office spaces with luxury finishes and individually controlled HVAC.





3017 KILGORE STE. 100 6,226 SF FLEX SPACE



3017-3039
KILGORE RD. RANCHO CORDOVA

OFFICE PROFESSIONAL MIXED-USE POSSIBLE USES

- BANKS AND FINANCIAL SERVICES
- BUSINESS SUPPORT SERVICES
 - CALL CENTER
 - MEDICAL SERVICES
- BUSINESS & PROFESSIONAL OFFICES
 - EDUCATION
 - PUBLIC ASSEMBLY



11151
SON CENTER DR.





THE AREA

This expanding business district in Rancho Cordova, CA is surrounded by large office buildings, several local and national food amenities, and existing businesses of similar nature continue to draw expanding businesses and a working population to support the area's continuous growth. In 2019, Rancho Cordova saw a population of approximately 73,000 individuals with a median age of 34.5 and a medium household income of \$65,307. Population growth between 2018 - 2019 saw an increase of 1.51% and a household income growth of 3.3%. The largest universities in Rancho Cordova consists of InterCoast Colleges-Rancho Cordova, Chamberlain University-California, and Independent Training & Apprenticeship Program have awarded 219 degrees. The average property value in Rancho Cordova saw an increase from \$278,800 to \$299,800. The nearby intersection of Sunrise Blvd. and White Rock Rd. has an average daily traffic count of approximately 37,000 vehicles per day. An expanding educated working population that lives within the city limits create a desirable working environment for expanding or beginning business. It's proximity to HWY 50, Sunrise Blvd, Costco, Starbucks, and several other local and national food amenities makes 3017-3039 Kilgore a highly desirable location.

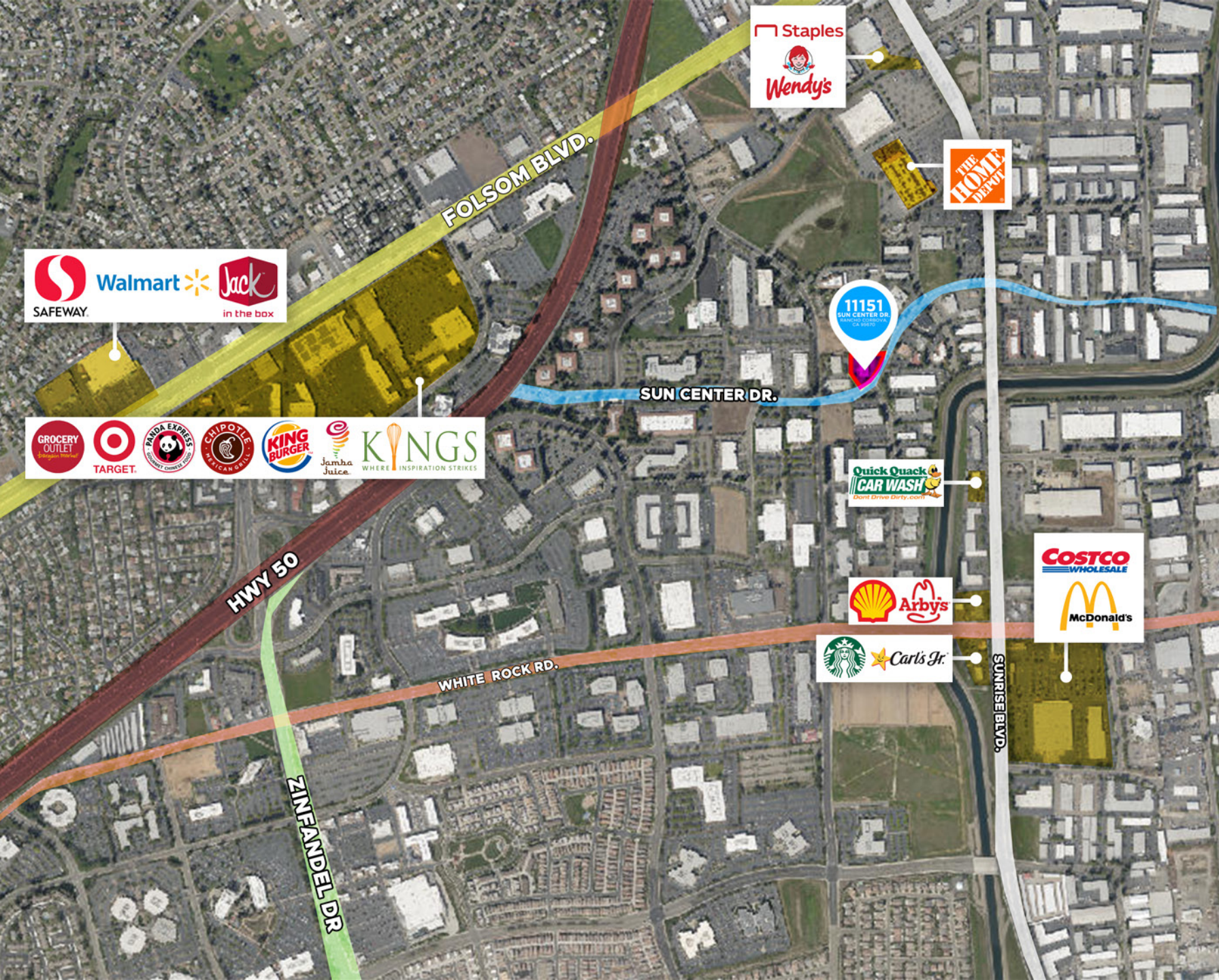


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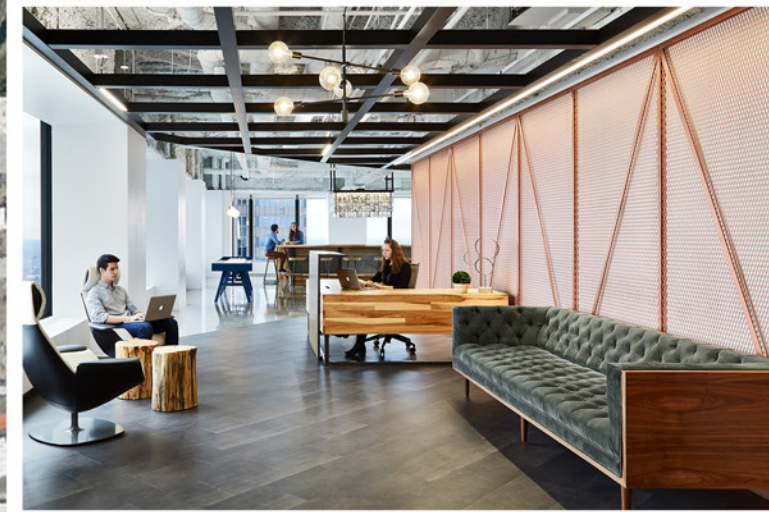


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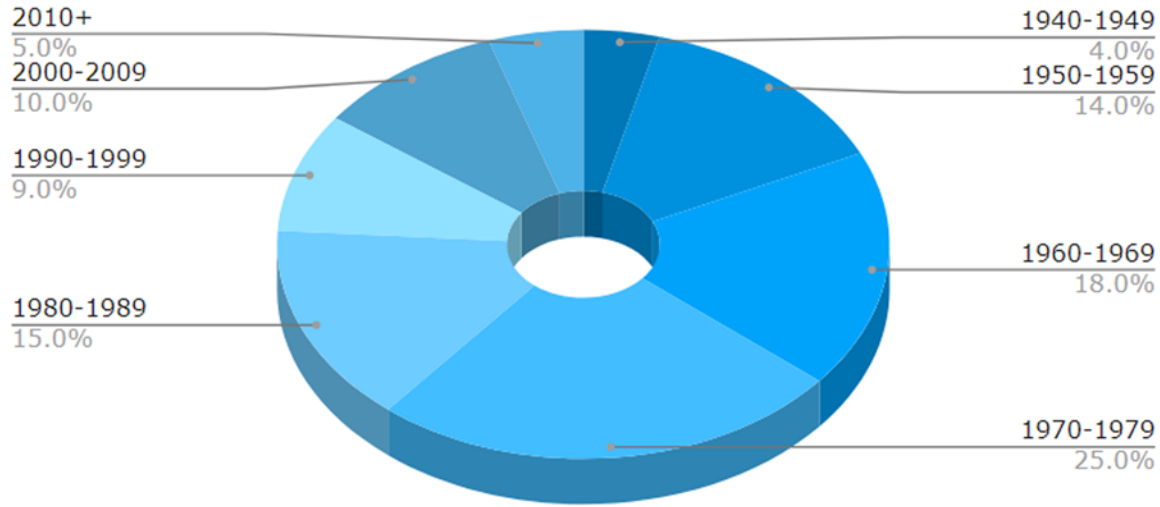




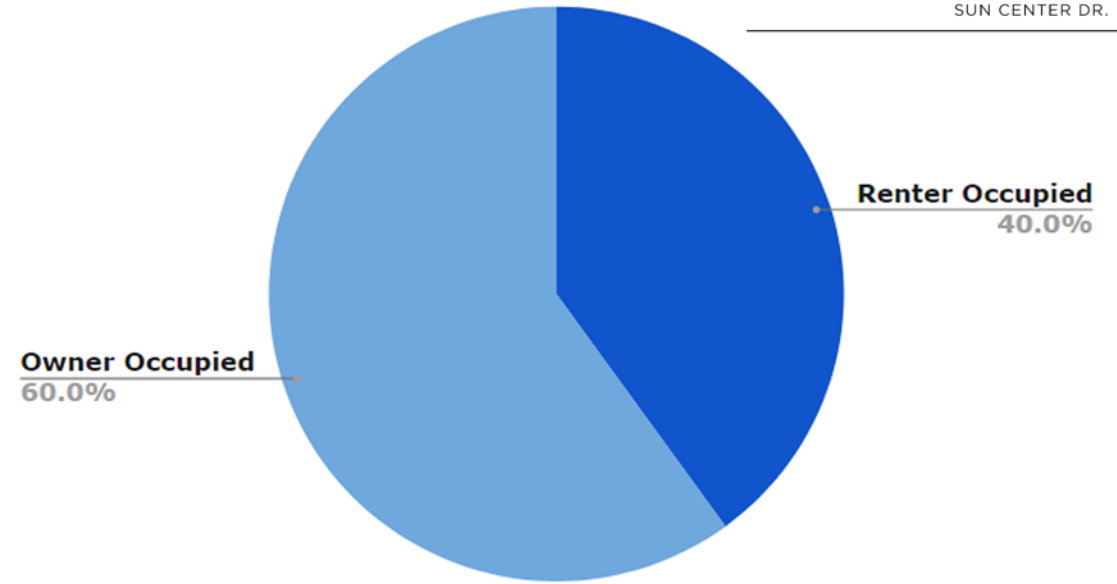
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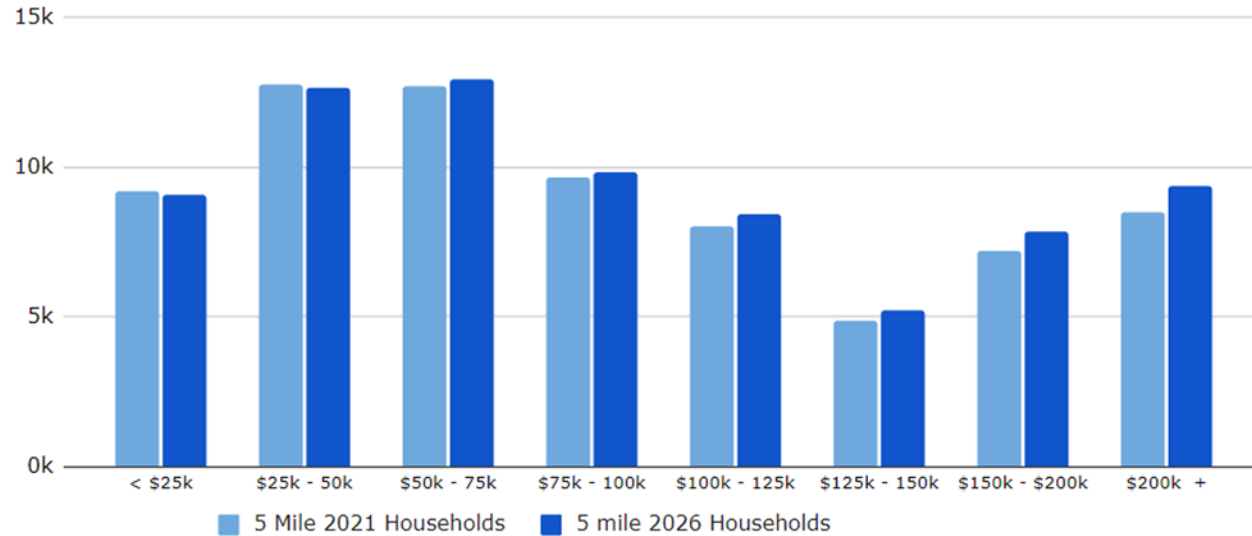
Homes Built by Year



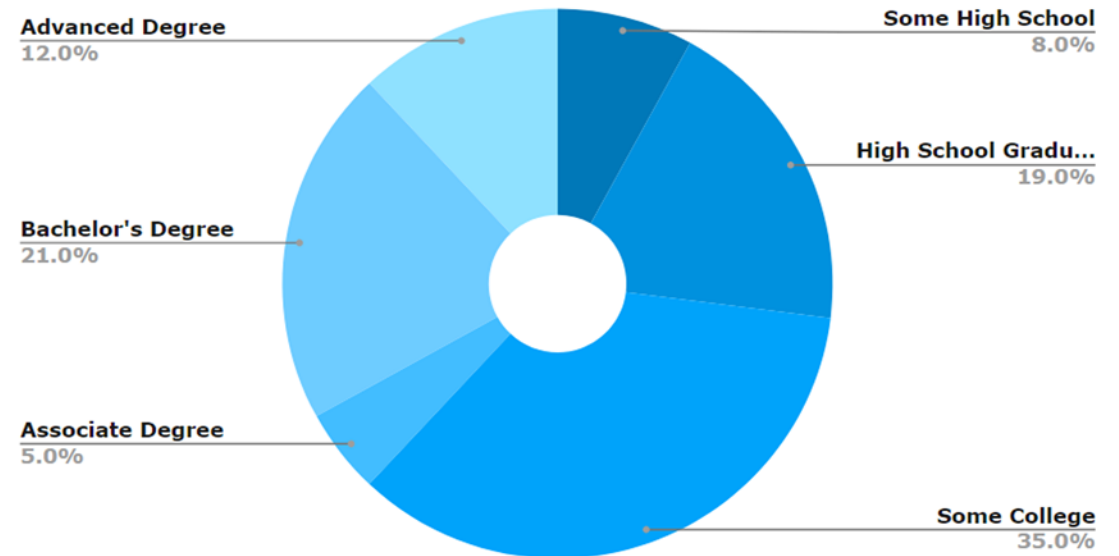
Housing Occupancy



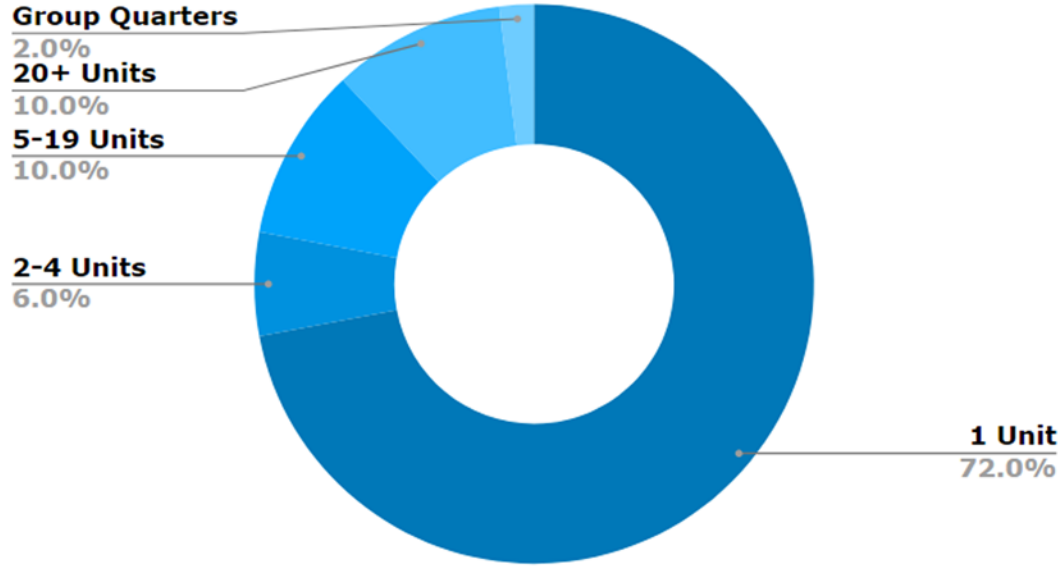
Monthly House Hold Income



Educational Attainment

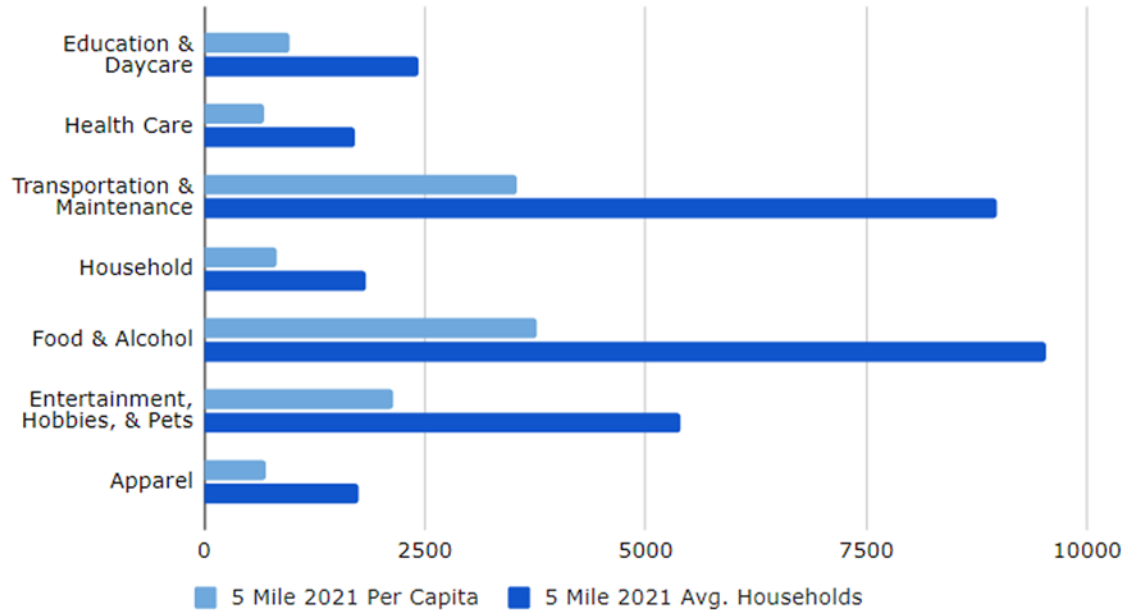


Housing Type

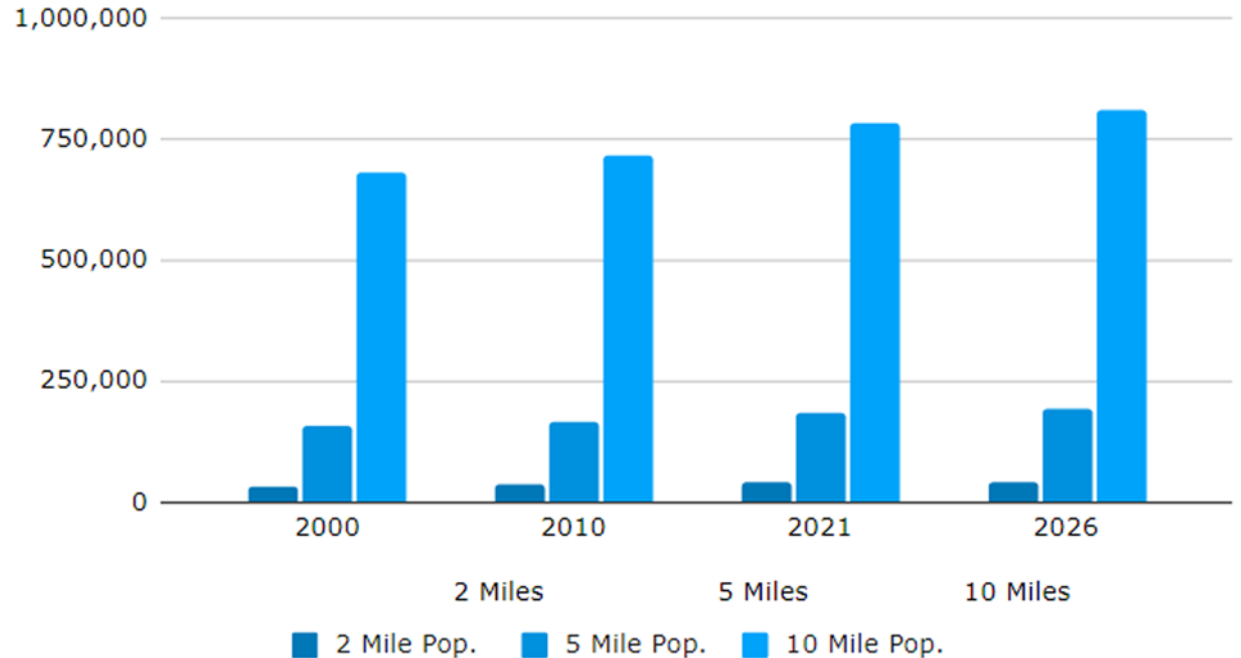


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	31,838	155,986	682,795
2010	35,406	168,336	718,673
2021	39,559	184,646	785,253
2026	41,077	191,185	813,448

Per Capita & Avg. Household Spending



Population



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