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CENTURY 21
Select Real Estate, Inc



SUNRISE BLVD.

ADT 37,000

AVAILABLE
FOR LEASE

3095 SUNRISE BLVD.
RANCHO CORDOVA, CA 95742

+/-1,400 SF

THE PROPERTY

3095 SUNRISE BLVD. RANCHO CORDOVA, CA 95742

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



RANCHO
CORDOVA



+/-1,400 SF
10 PARKING
SPOTS



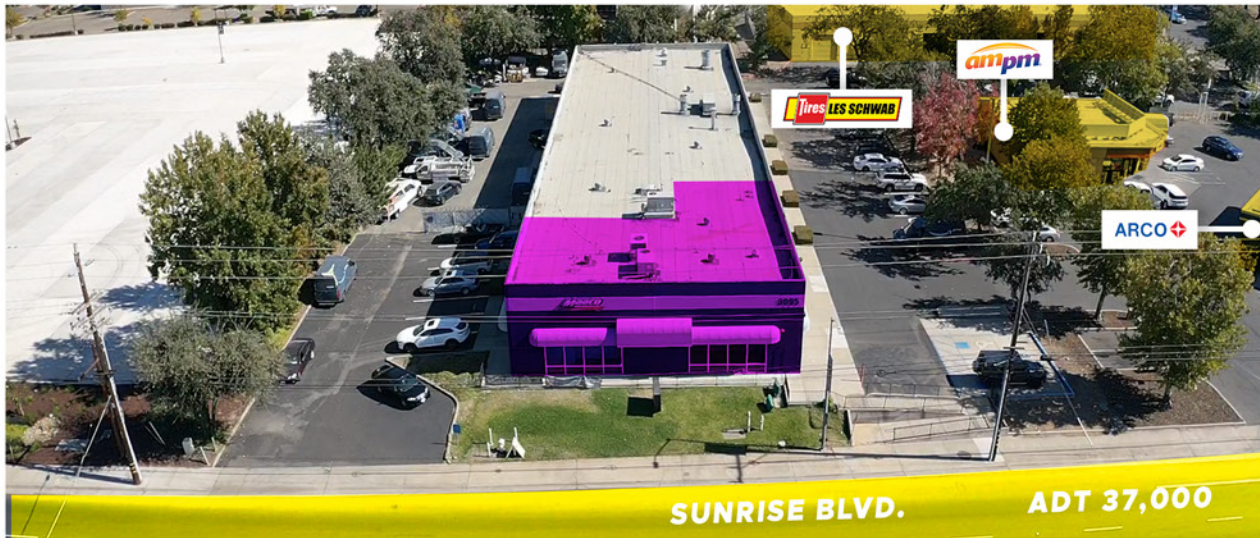
GC
GENERAL
COMMERCIAL



RETAIL /
RESTAURANT /
AUTO-SALES



~~\$ 1.75 PSF~~
\$1.65 PSF
NNN



CENTURY 21
COMMERCIAL REAL ESTATE

FOR LEASE





GRANITE & MARBLE

D³

horizon

filliate
Incorporated

DRY WIND
THIS LINE
COMPASS

Diana
Mixed Martial Arts

vsp.
Vision care for life

HALL'S
WINDOWS AND DOORS FROM A COMPANY YOU TRUST

pacful
Professional Cleaning Services

ADVANCED
AUTOMOTIVE
TRAINING

COSTCO
WHOLESALE

McDonald's

ARCO

3095
SUNRISE BLVD.
RANCHO
CORDOVA,
CA 95742

Starbucks

Carl's Jr.

Shell

SUNRISE BLVD.

Arby's

KELLY-MOORE
PAINTS

WHITE ROCK RD.

AIRSOFT
EXTREME

PLAY·OLOGY
Preschool & Playschool

3095
SUNRISE BLVD.



THE BUILDING

This extremely desirable endcap location with Sunrise Blvd facing building sign and monument is now available for lease. This rare +/-1,300 SQFT endcap location offered at \$3.00 NNN boasts two entrances on either side of the space with two offices, two restrooms and a main lobby area.

The space has large windows and low bay depth allowing for ample natural light into the space. The space has two parking lots on either side allowing for easy ingress and egress to any potential customers.

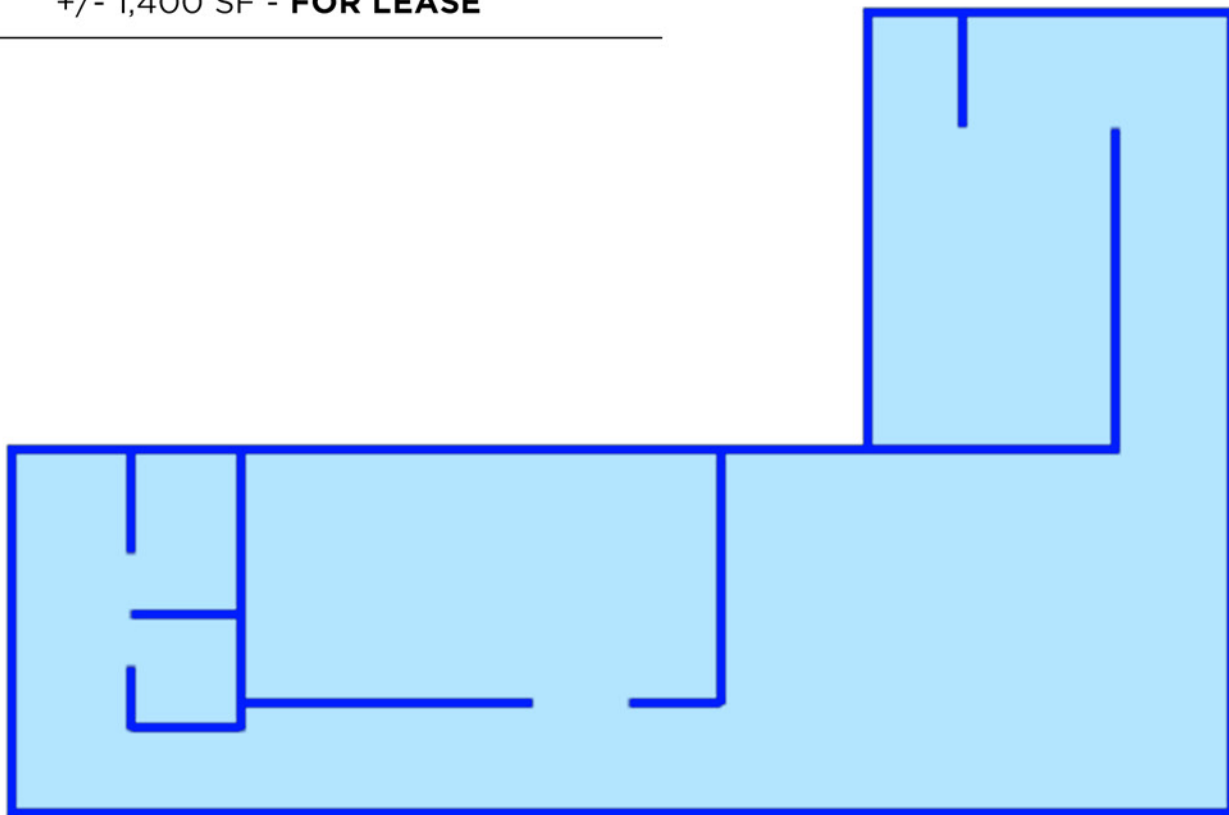
CENTURY 21
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FOR LEASE



FLOOR PLAN

+/- 1,400 SF - FOR LEASE



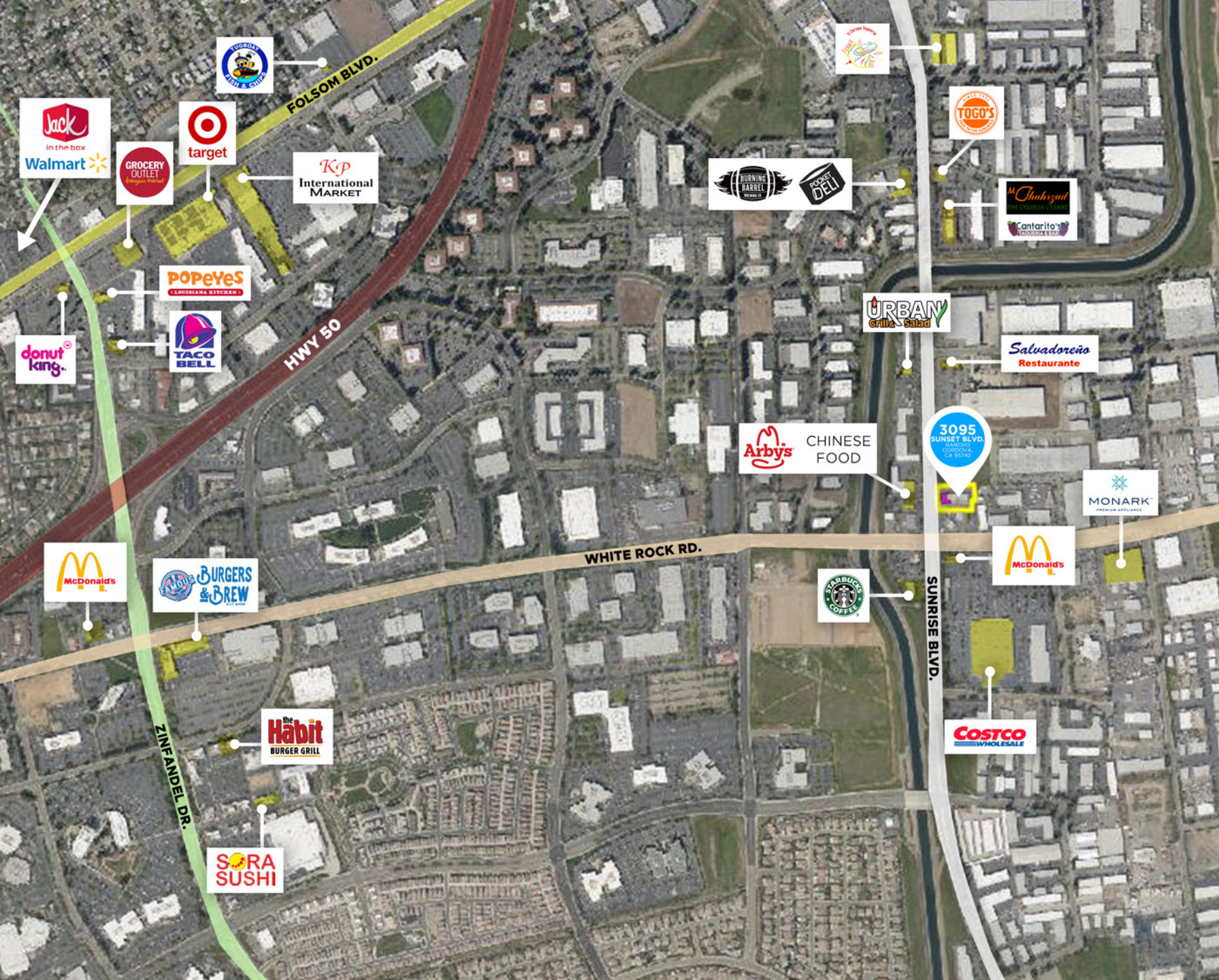


THE AREA

This one-of-a-kind Rancho Cordova location offers high traffic counts, accessibility to highway 50 within 4 minutes, and unparalleled visibility. Surrounded by some of the nation's most identifiable brands and national retailers, this exceptionally well-located endcap space is now available. Costco which is located within 300 feet of the subject location, and the site being situated next to an ARCO a.m. p.m. gas with c-store allow the site to benefit from the draw of these existing amenities. Starbucks, McDonalds, Carl's Jr., Arby's, Maaco Auto, Costco, Shell, make up some of the brands surrounding the location which the site benefits from. This dense clustering of brands among which the site sits allows any occupying business to drive sales when harnessing the surrounding activity. The location sees over 74,000 cars traveling both north and south along the busy Sunrise Blvd arterial connecting Antolia to the south and Rancho Cordova and the greater Sacramento to the north. With its strategic location close to the intersection of Sunrise Blvd and White Rock Road over 100K cars combined have the opportunity of seeing the sites exceptional building sign and monument. The location is surrounded by a population of over 725,000 within a 5-mile radius and with a growth projection of almost 800,000 by 2026 within a 5-mile radius according to public data. This opportunity is ideal for any user who seeks a high-profile presence in the rapidly growing Rancho Cordova submarket.

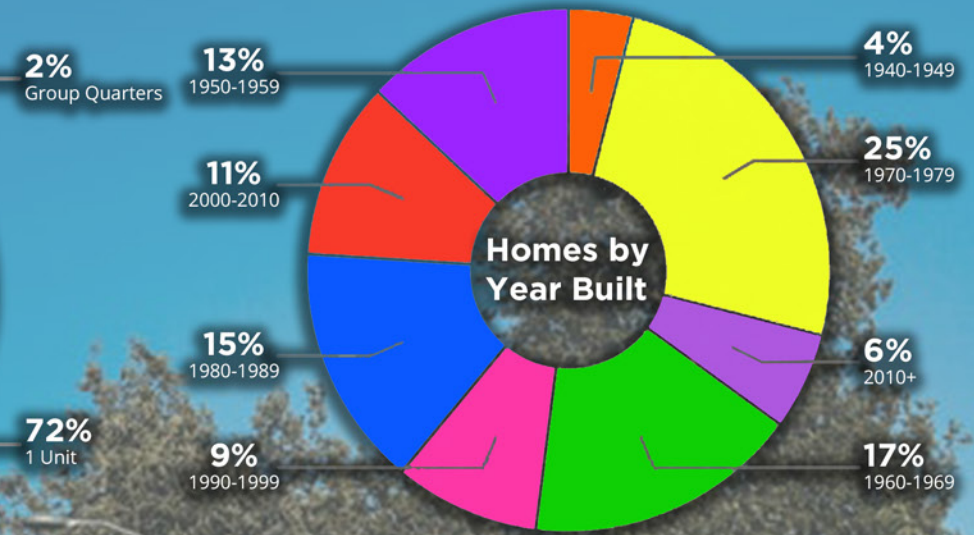
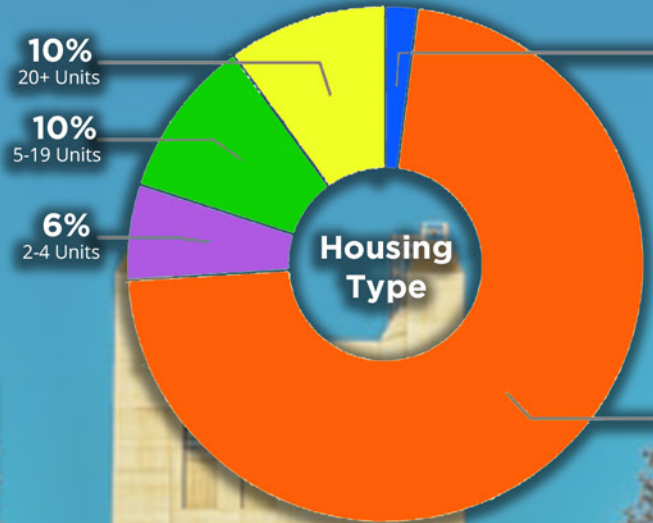


3095
SUNRISE BLVD.

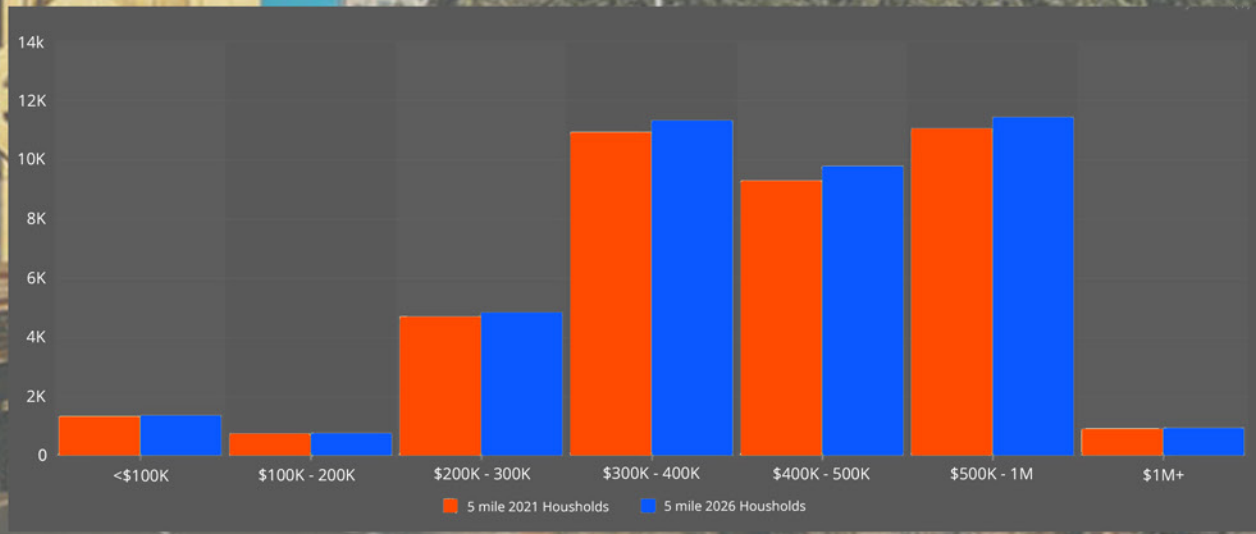


Traffic Count Report

STREET	CROSS STREET	TRAFFIC VOLUME
Sunrise Blvd	White Rock Rd S	37,808
White Rock Rd	Sunrise Blvd W	10,001
White Rock Rd	Sunrise Blvd E	18,672
Sunrise Blvd	White Rock Rd N	36,541



Home Values



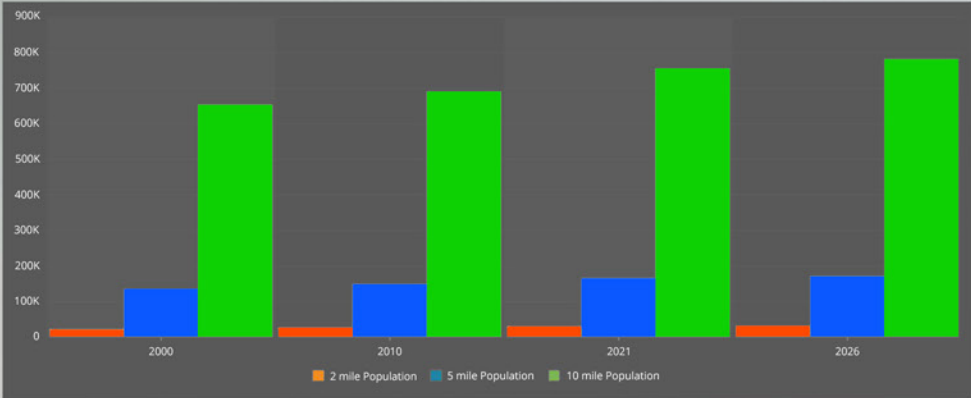
DEMOGRAPHICS

3095 Sunrise Blvd.
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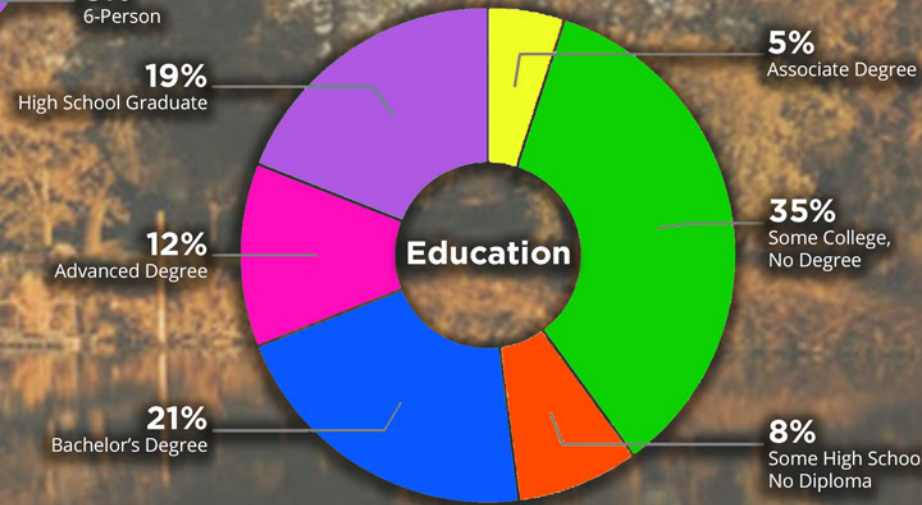
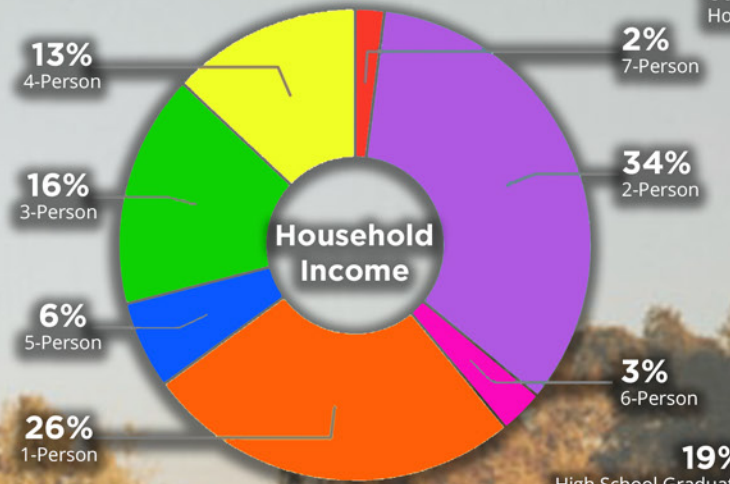
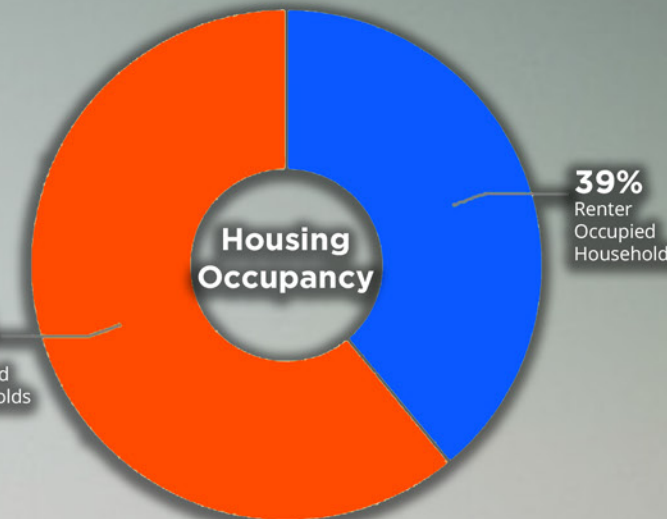
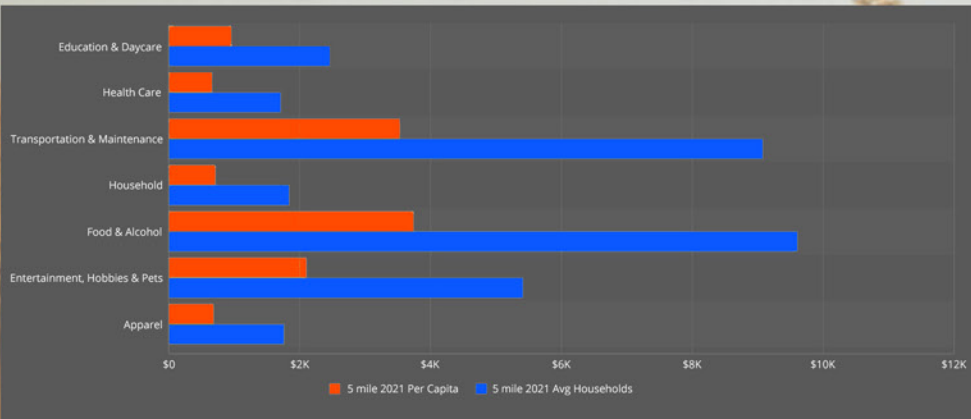
DEMOGRAPHICS

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Population



Per Capita & Avg Household Spending



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