



## PROPERTY HIGHLIGHTS

- Retail and/or office space available in L-shaped building
- Ample parking
- Zoning: CMU (Commercial Mixed Use)
- Space available: ±816 to 5,766 SF (Divisible)
- **Competitive rate: \$1.00/SF; NNN**

## LOCATION OVERVIEW

Signalized intersection at SWC Vehicle Drive.  
West of nearby Sunrise Blvd. and Gold River.



FOR LEASE

11050 Coloma Rd. Rancho Cordova, CA 95670  
Coloma Square



**BRENDA MILLER, VP**

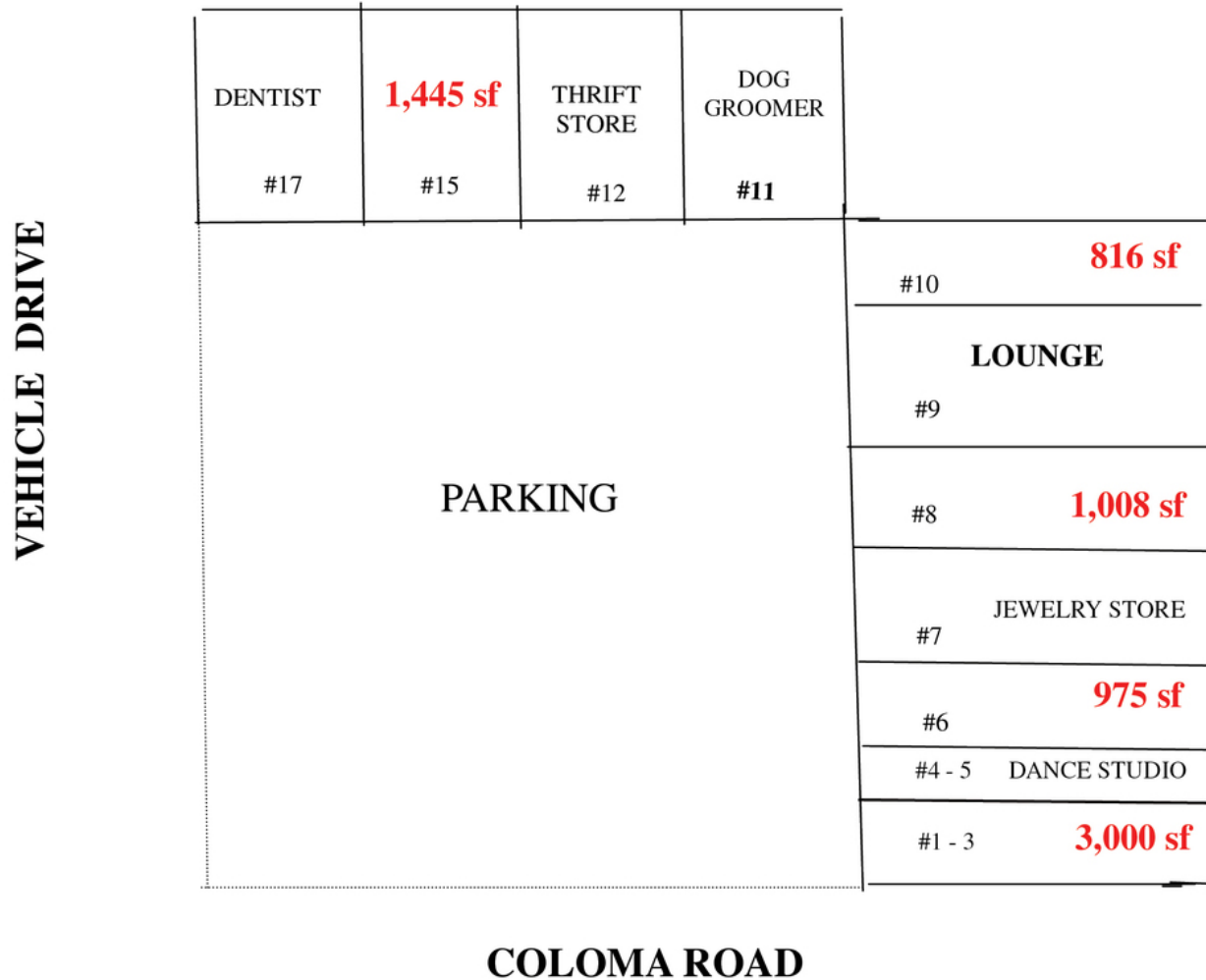
CALDRE #01159058

Tel: 916.677.8154

brenda.miller@tricommercial.com

# 11050 Coloma Rd., Rancho Cordova, CA 95670

## SITE PLAN

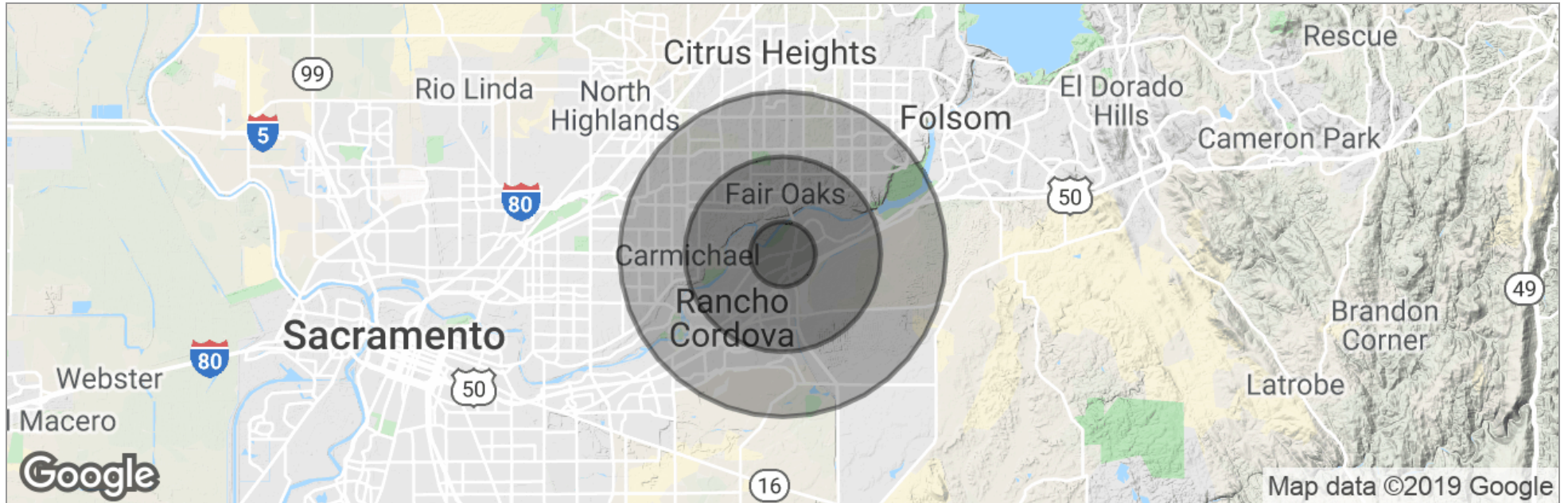


Not to Scale

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## DEMOGRAPHICS MAP



	1 Mile	3 Miles	5 Miles
Total Population	13,977	80,458	229,743
Population Density	4,449	2,846	2,925
Median Age	39.8	40.0	39.8
Median Age (Male)	36.5	38.6	38.1
Median Age (Female)	42.5	41.4	41.6
Total Households	5,687	31,893	91,337
# of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$71,250	\$82,220	\$77,171
Average House Value	\$454,117	\$391,565	\$369,668

\* Demographic data derived from 2010 US Census

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