

# COMMERCIAL DEVELOPMENT OPPORTUNITY



## Highway 50 Corridor at Sunrise

**GROUND LEASE - SALE - BUILD TO SUIT**



### Property Highlights:

- Parcel 1: ±2.30 Acres
- Parcel 2: ±3.42 Acres
- Total: ±5.72 Acres
- Zoned: FB-CMU
- APN: 058-0530-001, 058-0530-002

- Unparalleled Freeway visibility and access
- Major highway 50 intersection
- Major Tenants in Area: Home Depot, Costco, Staples, California Family Fitness, Marriott Hotel, Holiday Inn, Wendy's, Staples

### For More Information Contact:

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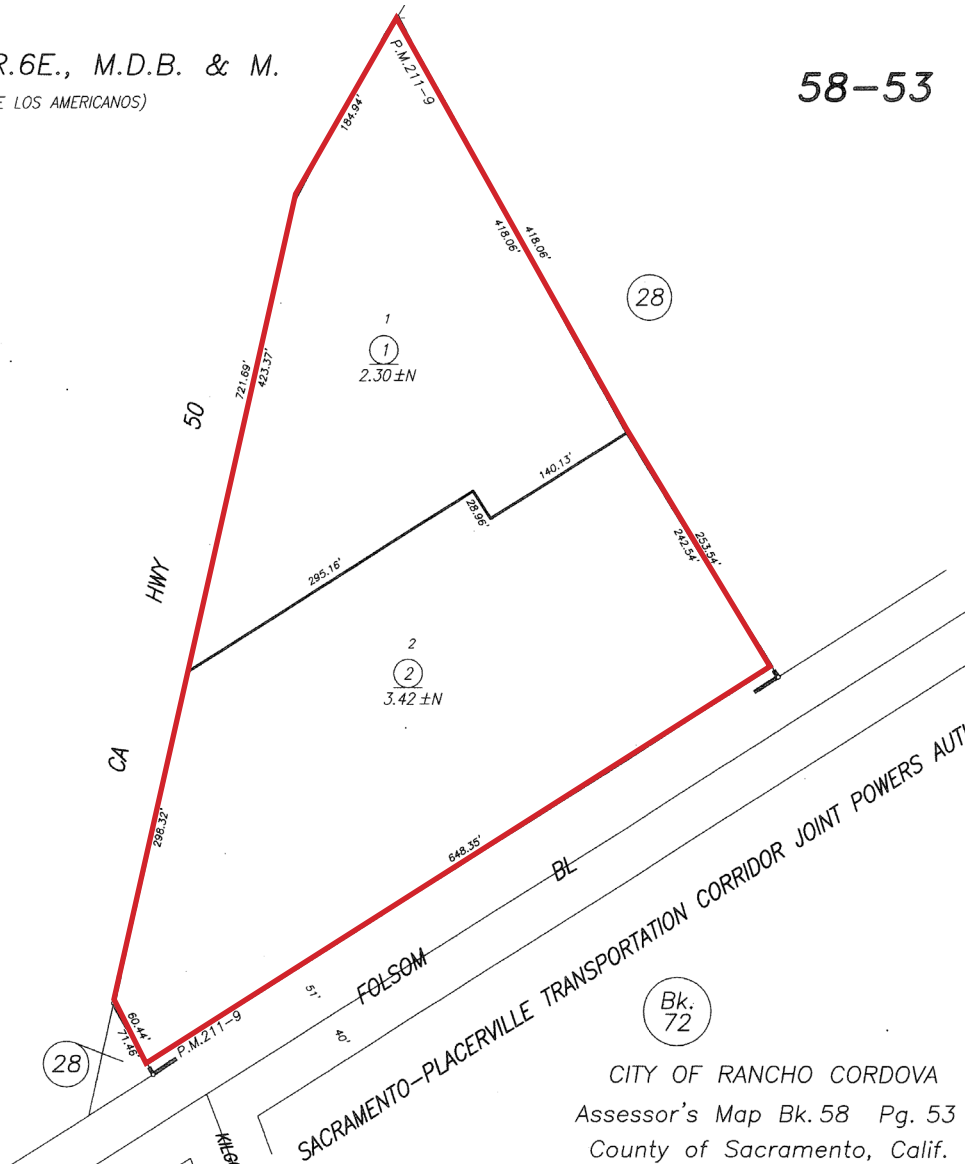


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### TAX MAP

POR. SEC. 25, T.9N., R.6E., M.D.B. & M.  
(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)

58-53



f Folsom & Kilgore, P.M.Bk.211, Pg.9(12-23-2008)

CITY OF RANCHO CORDOVA  
Assessor's Map Bk. 58 Pg. 53  
County of Sacramento, Calif.

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### AERIAL



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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

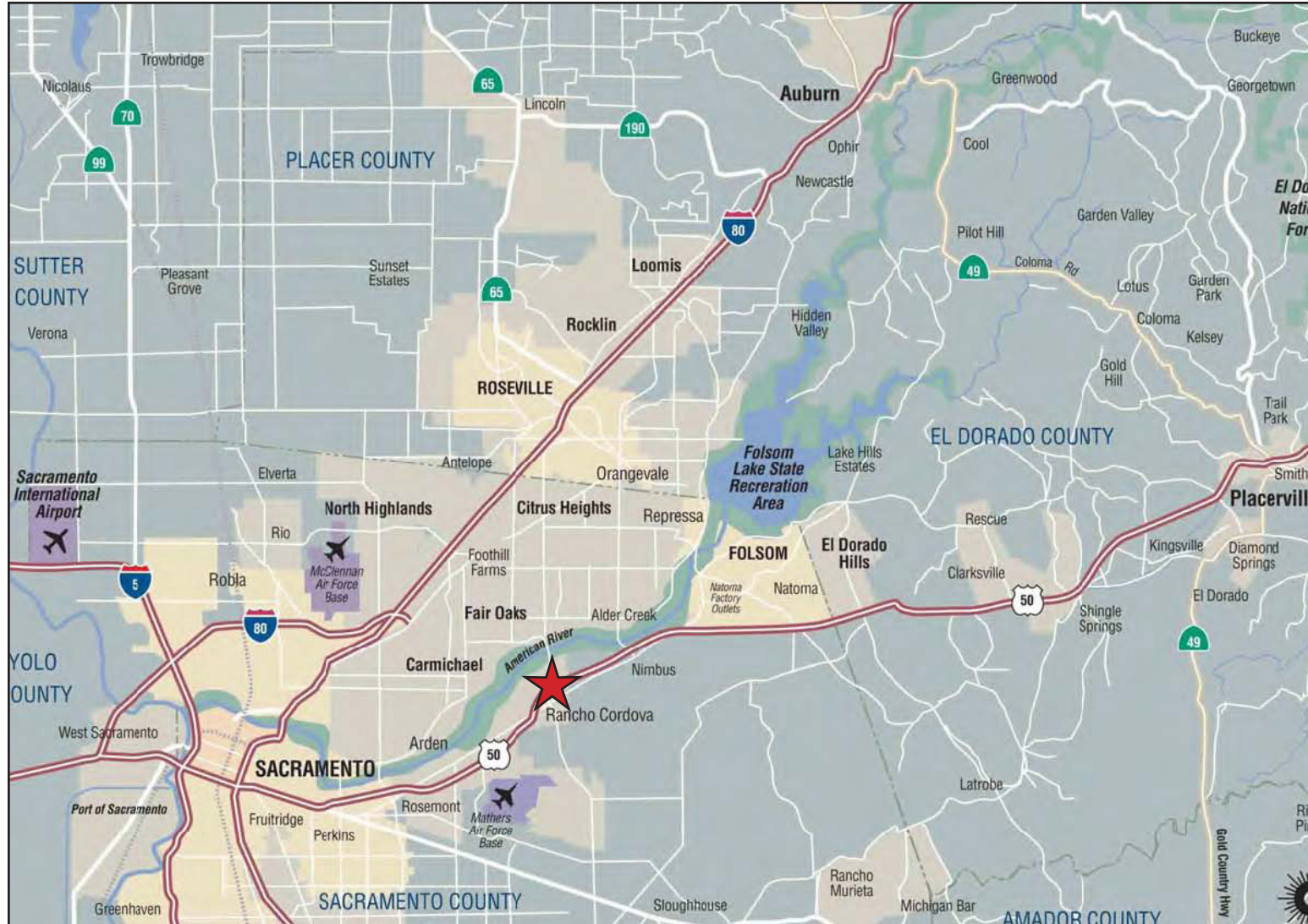


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### AREA MAP & DEMOGRAPHICS



#### 2011 Demographics:

##### Total Population:

1 Mile	3 Miles	5 Miles
11,012	70,062	198,111

##### Avg Household Income:

1 Mile	3 Miles	5 Miles
\$57,005	\$72,118	\$74,797

#### 2011 Traffic Counts:

Highway 50:	150,827 ADT
Folsom Blvd:	25,584 ADT

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