

# COLOMA VILLAGE

11070 - 11082 COLOMA RD

RANCHO CORDOVA, CA

1,370 SF - 4,121 SF RETAIL SUITES

2ND GEN RESTAURANT/BAKERY

AVAILABLE

# ETHAN CONRAD

PROPERTIES INC.



**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

www.ethanconradprop.com



**FEATURES:**

- Co-anchored by Sherwin Williams & Wienerschnitzel
- Adjacent to Smart & Final, Sportsman’s Warehouse, and Dollar Tree anchored shopping center
- Attractive lease rates
- Monument signage available
- 2nd generation restaurant/bakery 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 RATES:**

\$1.19 - \$1.39 PSF, NNN

NNN costs are \$0.32 PSF

**DEMOGRAPHICS:**

	<b>1 miles</b>	<b>3 miles</b>	<b>5 miles</b>
2020 Population (est):	12,564	83,118	246,985
2020 Avg. HH Income:	\$62,278	\$78,729	\$71,602
Average Daily Traffic:	Coloma Rd 33,023		

FOR LEASE

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**SITE PLAN**

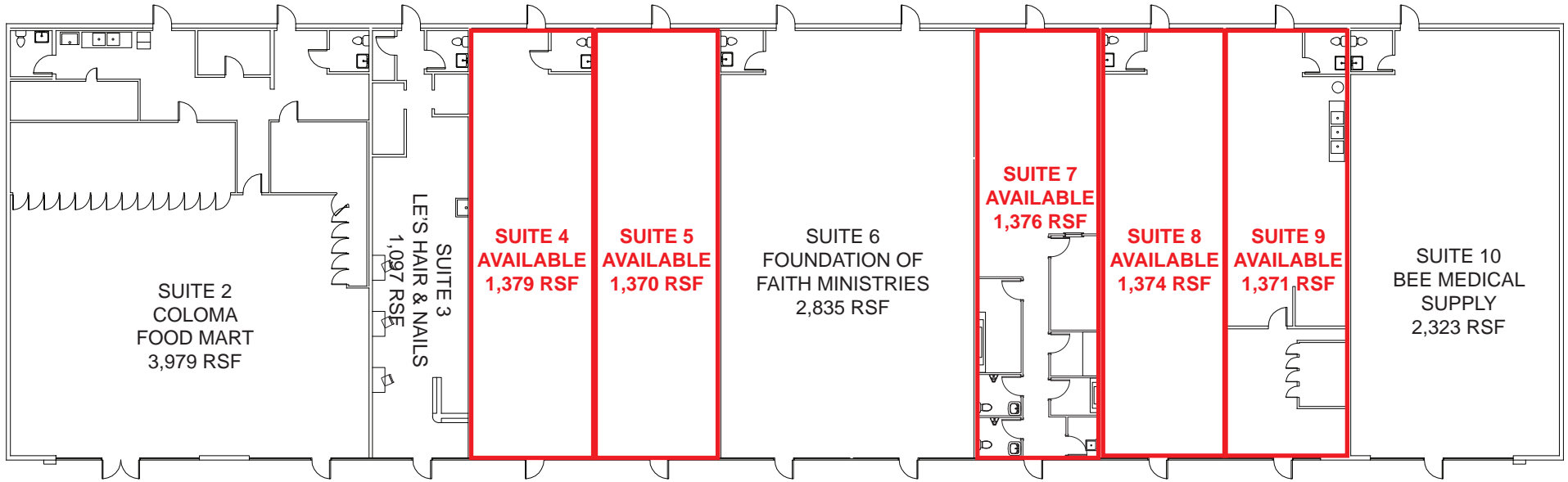


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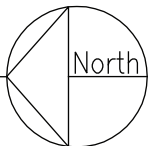
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Suite	SF	Lease Rate	Rent	Suite	SF	Lease Rate	Rent
4	1,379	\$1.19 PSF, NNN	\$1,641.00	7	1,376	\$1.29 PSF, NNN	\$1,775.00
5	1,370	\$1.19 PSF, NNN	\$1,630.00	8	1,374	\$1.19 PSF, NNN	\$1,635.00
				9	1,371	\$1.19 PSF, NNN	\$1,631.00

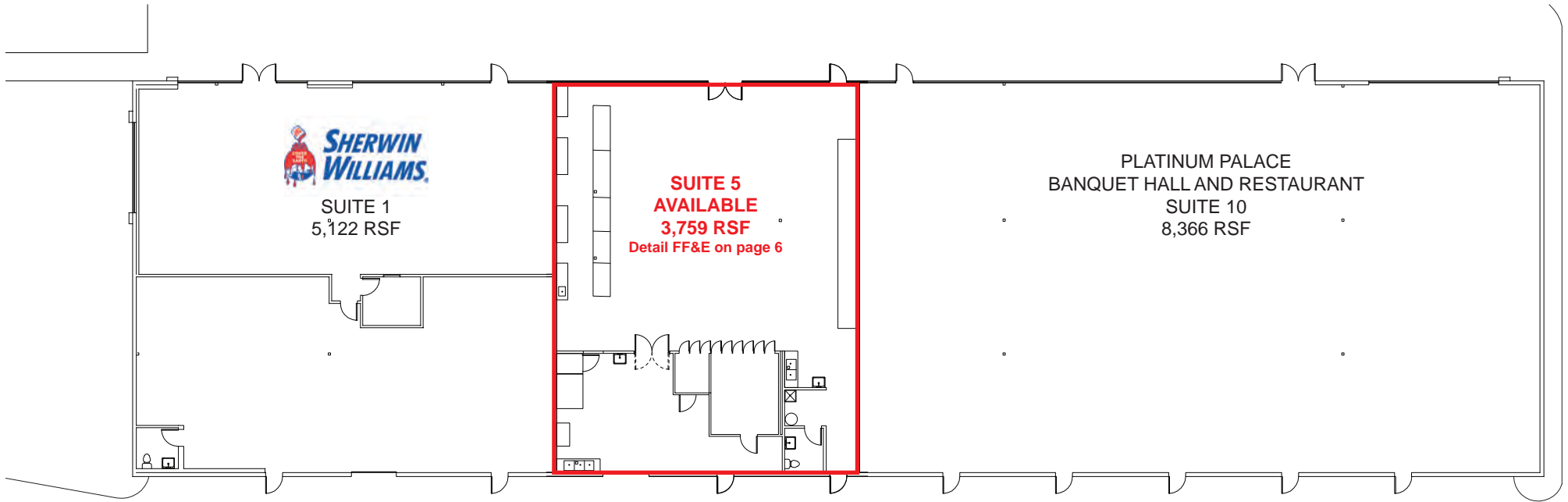
NNN costs are \$0.32 PSF.

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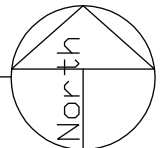
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Suite	SF	Lease Rate	Rent
5	3,759	\$1.39 PSF, NNN	\$5,225.00

NNN costs are \$0.32 PSF

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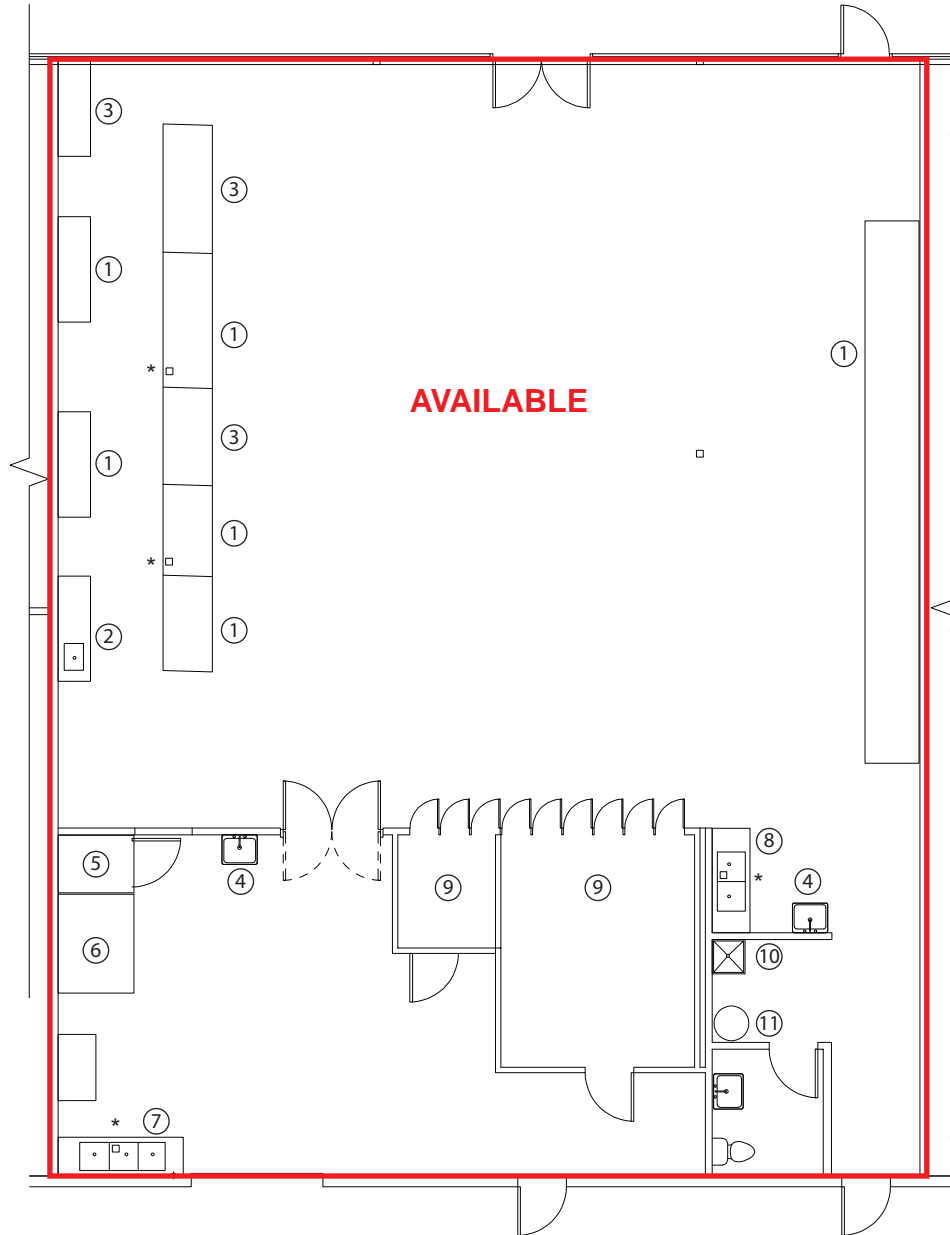
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COLOMA VILLAGE - SUITE 5  
3,759 SF  
11076 COLOMA RD



- EQUIPMENT LIST:
1. REFRIGERATION CASE
  2. COUNTER WITH SINK
  3. COUNTER TOP
  4. HAND SINK
  5. PICARD PROOFER
  6. PICARD MT-8-24 OVEN
  7. 3-BASIN SINK
  8. 2-BASIN SINK
  9. WALK-IN REFRIGERATOR  
DISPLAY CASE
  10. MOP SINK
  11. WATER HEATER
- \* FLOOR DRAIN

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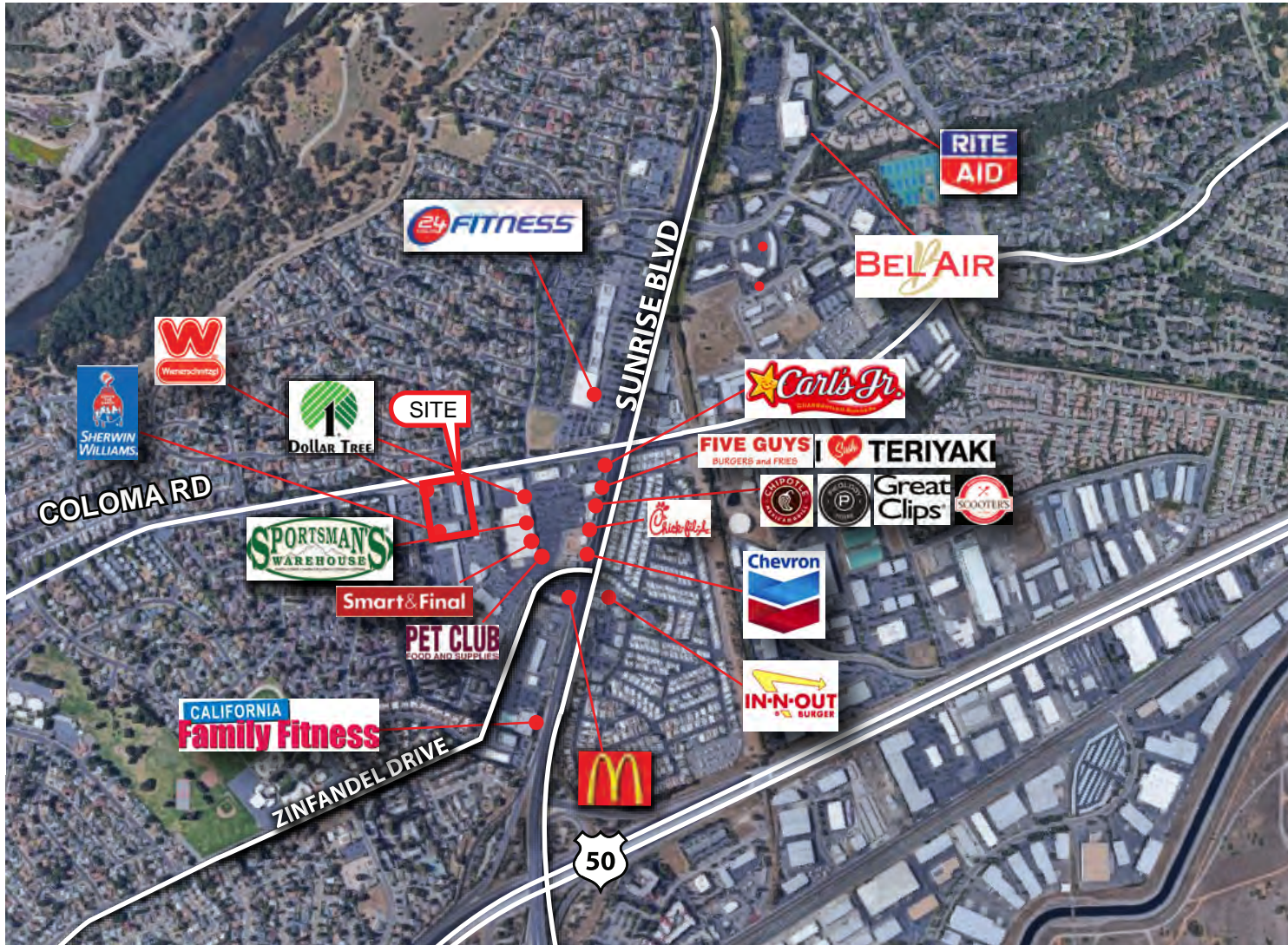
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