2483 Sunrise Boulevard Rancho Cordova, CA 95670





2483

CALL

SUNRISI

ORTHODONTIC

+19162884800

CONTACT US

CHAD COOK, sior, ccim chad.cook@cushwake.com Lic #01711687 ZACH MOSLE, ccim zach.mosle@cushwake.com Lic #01924595

2483 Sunrise Boulevard Rancho Cordova, CA 95670



SALE TERMS

LEASEBACK TERMS

Sale Price: \$2,857,142

Term: 10 years

Annual Increases: 2%

Cap Rate: 5.25%

Rate: \$2.50/SF per month, NNN

Property Description

- ±5,000 SF Medical Office
- Existing Orthodontic Improvements Were Constructed Within the Last Three (3) Years
- Well Located off of Sunrise Avenue Surrounded by a Good Mix Residential and Commercial Properties
- Immediate Access to HWY 50

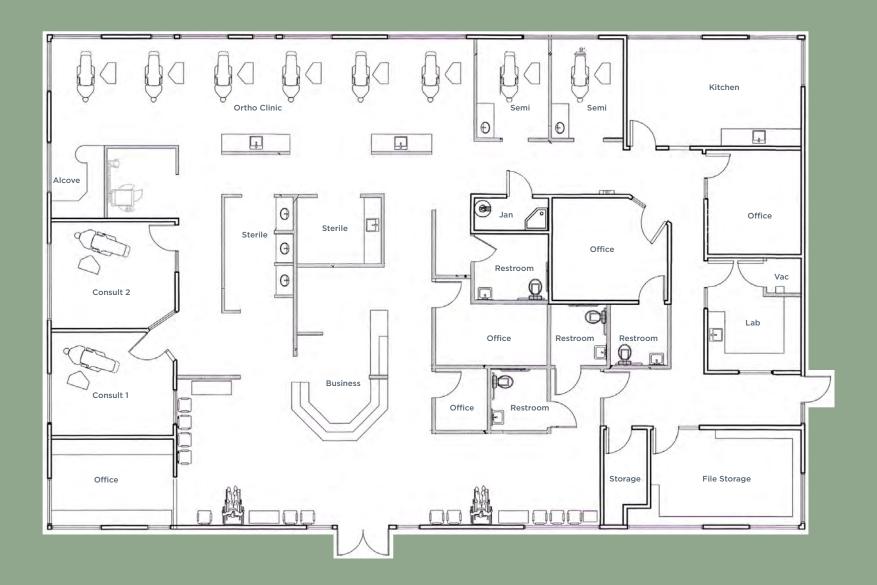




CONTACT US

CHAD COOK, sior, ccim chad.cook@cushwake.com Lic #01711687 ZACH MOSLE, ccim zach.mosle@cushwake.com Lic #01924595 CALL +1 916 288 4800

Floor Plan | ±5,000 SF



🕼 🕼 CUSHMAN 🗞 👘 400 Capitol Mall, Suite 1800, Sacramento, CA 95814 | +1 916 288 4800 | cushmanwakefield.com













Aerial						
	G	DLD RIVER QUET CLUB				
	RAC	QUET CLUB				
ALL CONTRACTOR		CHAR		APPLE BEES GRILL + BAR	STARBUCKS	
	ONA REAL			IL FORNO CLASSICO BANK AMERICA	OUTBACK STEAKHOUSE	7
	COP	WIII D	1	BELAIR	JACK'S URBAN EATS	
	States B			WELLSFARGO CHASE BANK	RITE AID UPS STORE	
	RUBA			MOUNTAIN MIKE'S PIZZA	ZINFANDEL CALIFORNIA CUISINE	11
		The second second		CARL'S JR	24 FITNESS	Part of
	50			DOMINIO'S PIZZA	ІНОР	4
S S S S	COO			SUBWAY	MEN'S WAREHOUSE	-
		SOLT		INDIAN SPICE	BASKIN-ROBBINS	1.1.
	a the state			CHINA STAR	SKY SUSHI	G
A CRASS			2	CHICK-FIL-A SPORTMAN'S WAREHOUSE	CARL'S JR DENNY'S	
2483 SUNRISE BLVD.				DICKEY'S BBQ PIT	THAI SMILE	H.
		A		IN-N-OUT	PIZZA GUYS	34.1
	KU HET			CALIFORNIA FITNESS	MCDONALDS	a la
				AVIS/BUDGET CAR RENTAL	STARBUCKS	
				5		



CHAD COOK, SIOR, CCIM Senior Director +1 916 329 1562 chad.cook@cushwake.com Lic #01711687

ZACH MOSLE, CCIM

Senior Associate +1 916 329 1543 zach.mosle@cushwake.com Lic #01924595

CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800 Sacramento, CA 95814 +1 916 288 4800

2483 <u>SUNRISE</u> ORTHODONTICS

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.