

# 2483

## Sunrise Boulevard

Rancho Cordova, CA 95670



**For Sale: 100% Leased  
Medical Office**

**CONTACT US**

**CHAD COOK, SIOR, CCIM**  
chad.cook@cushwake.com  
Lic #01711687

**ZACH MOSLE, CCIM**  
zach.mosle@cushwake.com  
Lic #01924595

 **CUSHMAN &  
WAKEFIELD**

**CALL  
+1 916 288 4800**

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## SALE TERMS

**Sale Price:**  
\$2,857,142

**Cap Rate:**  
5.25%

## LEASEBACK TERMS

**Term:** 10 years      **Annual Increases:** 2%

**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

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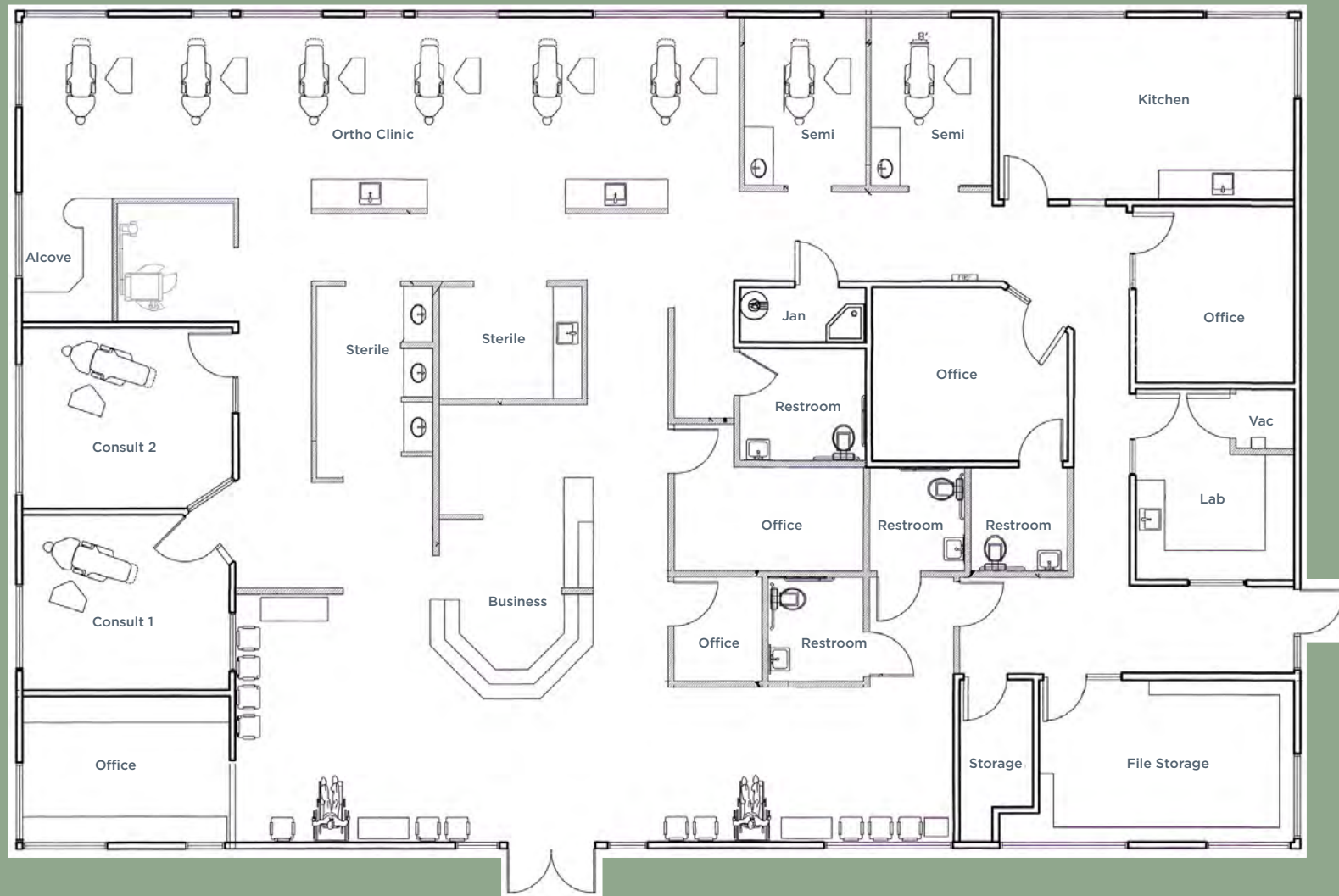
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# Floor Plan | ±5,000 SF





# Property Photos





# Aerial



**GOLD RIVER RACQUET CLUB**

<b>1</b>	APPLE BEES GRILL + BAR	STARBUCKS
	IL FORNO CLASSICO	OUTBACK STEAKHOUSE
	BANK AMERICA	WELLS FARGO
	BELAIR	JACK'S URBAN EATS
	WELLSFARGO	RITE AID
	CHASE BANK	UPS STORE
	MOUNTAIN MIKE'S PIZZA	ZINFANDEL CALIFORNIA CUISINE
<b>2</b>	CARL'S JR	24 FITNESS
	DOMINIO'S PIZZA	IHOP
	SUBWAY	MEN'S WAREHOUSE
	INDIAN SPICE	BASKIN-ROBBINS
	CHINA STAR	SKY SUSHI
	CHICK-FIL-A	CARL'S JR
	SPORTMAN'S WAREHOUSE	DENNY'S
	DICKEY'S BBQ PIT	THAI SMILE
	IN-N-OUT	PIZZA GUYS
	CALIFORNIA FITNESS	MCDONALDS
	AVIS/BUDGET CAR RENTAL	STARBUCKS

2483 SUNRISE BLVD.







**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  
**SUNRISE**  
**ORTHODONTICS**