

SUNROCK CENTER
3054 - 3068 SUNRISE BLVD
RANCHO CORDOVA, CA
2,406 SF - 4,813 SF RETAIL SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

916.779.1000

FOR MORE INFORMATION CONTACT:

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FEATURES:

- High visibility from Sunrise Blvd
- Monument and building signage available
- Strong traffic counts
- Easy access to Hwy 50 corridor

PROPERTY DETAILS:

Centrally located in one of Rancho Cordova’s busiest thoroughfares with excellent retail exposure on Sunrise Blvd.

Neighboring tenants include Home Depot, Costco, Staples, Starbucks and McDonald’s,

LEASE RATES:

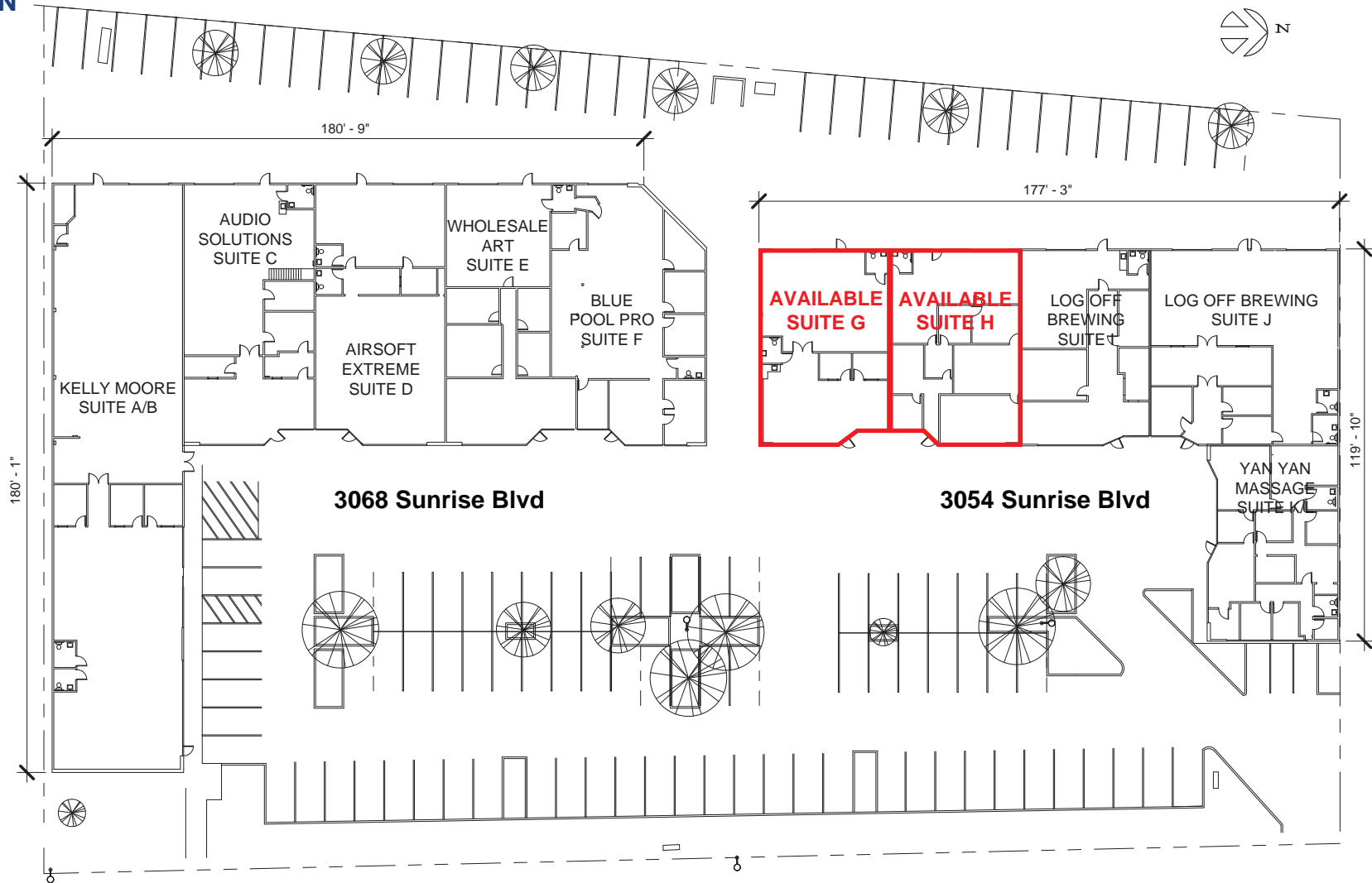
Please see additional pages of the brochure.

NNN costs are approximately \$0.29 PSF.

DEMOGRAPHICS:	1 miles	3 miles	5 miles
2018 Population (est):	2,715	61,415	168,856
2018 Avg. HH Income:	\$96,236	\$80,471	\$93,193
Daily Traffic Count:	Sunrise Blvd 29,974 and White Rock Rd 22,741		



SITE PLAN



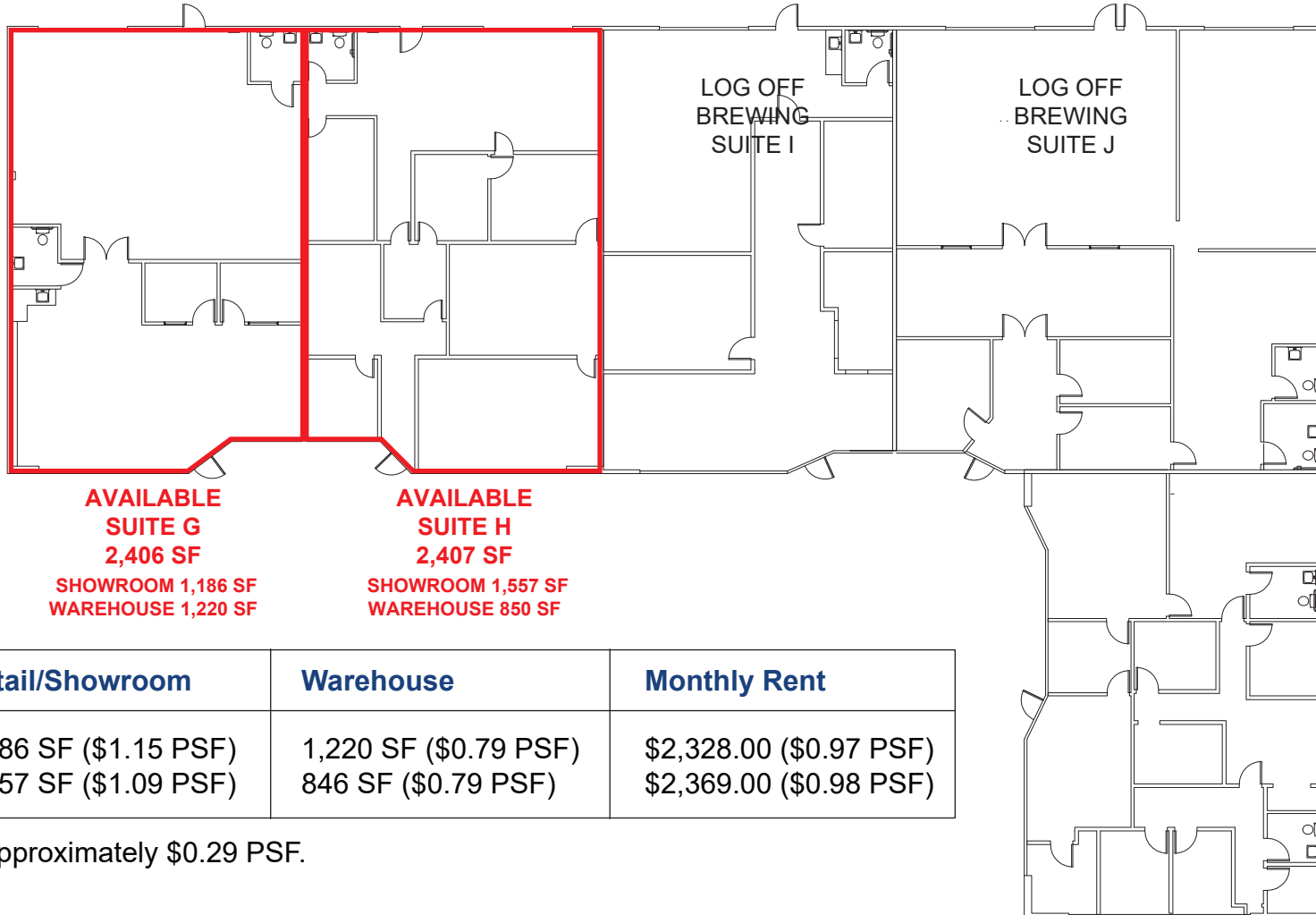
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3054 SUNRISE BLVD



**AVAILABLE
 SUITE G
 2,406 SF**
 SHOWROOM 1,186 SF
 WAREHOUSE 1,220 SF

**AVAILABLE
 SUITE H
 2,407 SF**
 SHOWROOM 1,557 SF
 WAREHOUSE 850 SF

Suite	SF	Retail/Showroom	Warehouse	Monthly Rent
G	2,406	1,186 SF (\$1.15 PSF)	1,220 SF (\$0.79 PSF)	\$2,328.00 (\$0.97 PSF)
H	2,407	1,557 SF (\$1.09 PSF)	846 SF (\$0.79 PSF)	\$2,369.00 (\$0.98 PSF)

NNN costs are approximately \$0.29 PSF.

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 SUITE K/L

FOR LEASE

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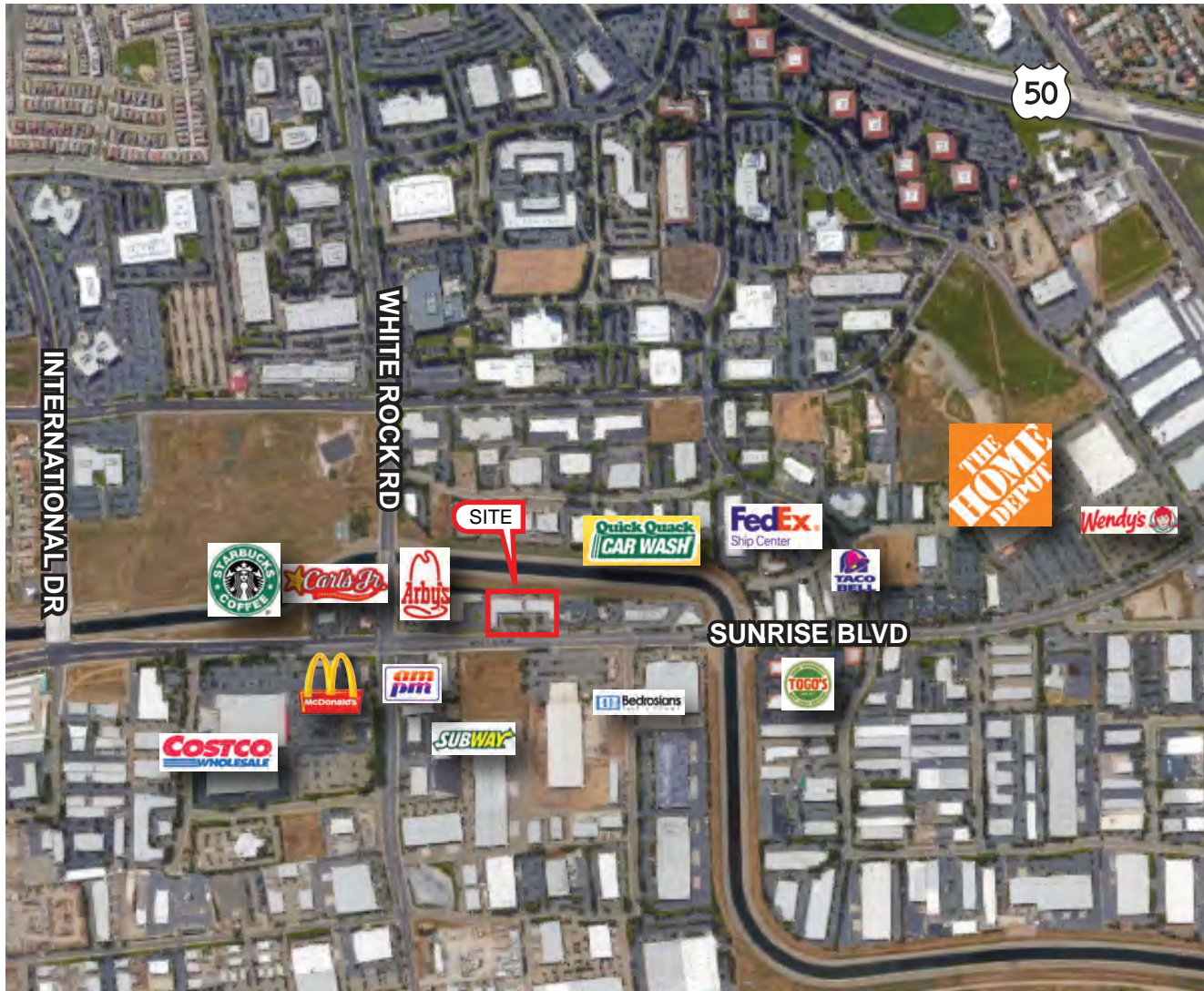
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