

# RETAIL SUITE FOR LEASE

## SUNROCK CENTER

3054-3068 Sunrise Blvd  
Rancho Cordova, CA 95742  
2,407 SF

**ETHAN CONRAD**  
PROPERTIES INC.



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## RETAIL PROPERTY FOR LEASE



### PROPERTY DESCRIPTION

Conveniently located on Sunrise Blvd. which is one of Rancho Cordova's busiest thoroughfares and has excellent retail exposure for more than 30k cars per day.

### PROPERTY HIGHLIGHTS

- Traffic Count: 30k per day
- High visibility on Sunrise Blvd
- Monument and building signage available
- Strong traffic counts
- Easy access to Hwy 50
- NNN Rate: \$0.26

### OFFERING SUMMARY

Lease Rate:	\$0.67 - 0.94 SF/month (NNN)
Available SF:	2,407 SF
Building Size:	32,880 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,699	21,919	58,863
Total Population	4,227	58,343	152,240
Average HH Income	\$71,933	\$73,275	\$82,376

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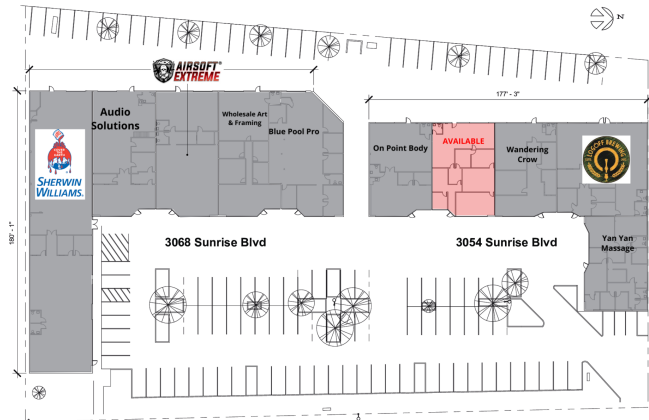
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UNAVAILABLE  AVAILABLE

LEASE TYPE NNN | TOTAL SPACE 2,407 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$0.67 - \$0.94 SF/MONTH

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3054-H	Available	2,407 SF	NNN	\$0.67 - \$0.94 SF/month	Office/Showroom: 1,557 SF (\$0.94 PSF), Warehouse: 850 SF (\$0.67 PSF)

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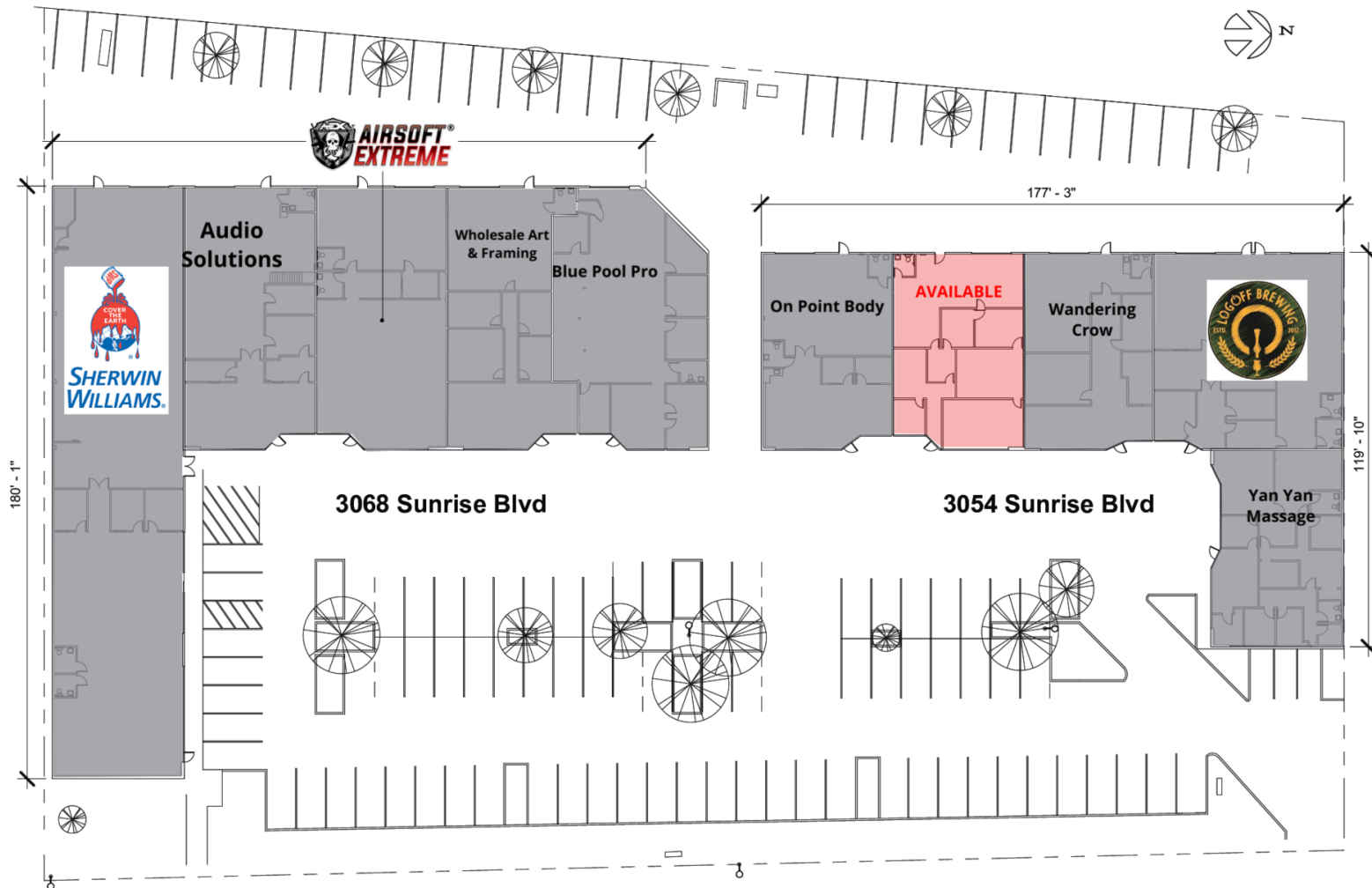
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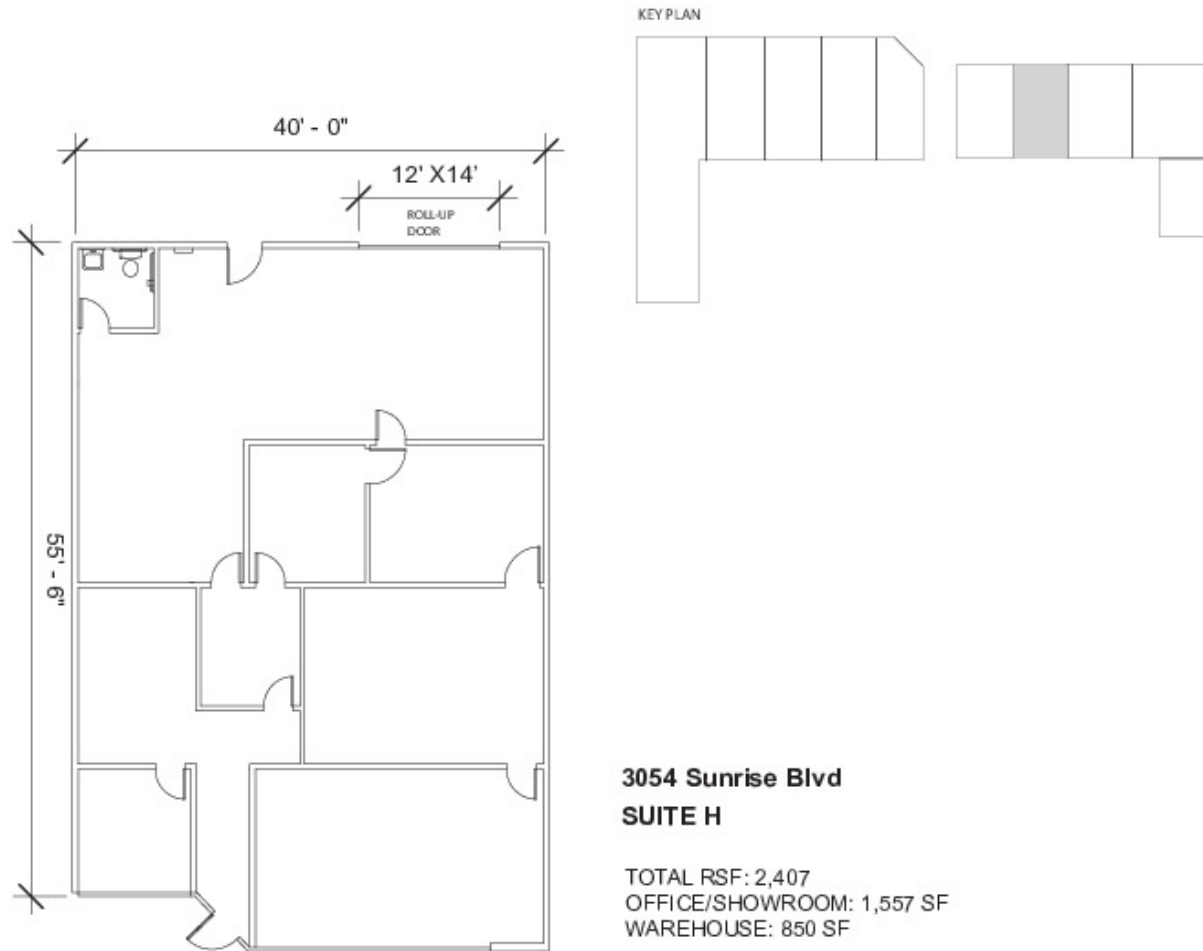
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