

TWO FREESTANDING RESTAURANTS AVAILABLE
IHOP – 4,460 SF – AVAILABLE 6/1/17
FORMER CHINA STAR – 5,473 SF



SUNRIVER VILLAGE

NWC Sunrise Blvd & Coloma Road | Ranch Cordova, CA 95670

AVAILABLE FOR LEASE

For More Information, Please Contact:

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SUNRIVER VILLAGE

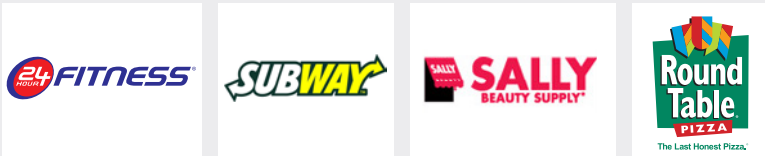
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Sunriver Village provides access to the strong office, industrial and retail base that surrounds the Sunrise Blvd. / Hwy 50 Corridor. In addition, the Sunriver Village attracts the neighboring Gold River and Rancho Cordova residential base along with the residents which live in Fair Oaks and Carmichael and pass by this site every day on their way to work.

With over 100,000 cars per day on the intersection of Sunrise Blvd. and Coloma Rd., this site supports both a strong neighborhood as well as regional base.

TENANTS INCLUDE



FEATURES

- Located on a major Sacramento shopping and commute corridor.
- Available — IHOP — 4,460 SF 6/1/17
- Retail Spaces available from 980 sq. ft. to 6,860 sq. ft.
- Freestanding restaurant location available, 5,473 sq. ft.

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2016 Population:	10,024	70,917	232,674
Avg. HH Income:	\$85,137	\$92,162	\$79,769

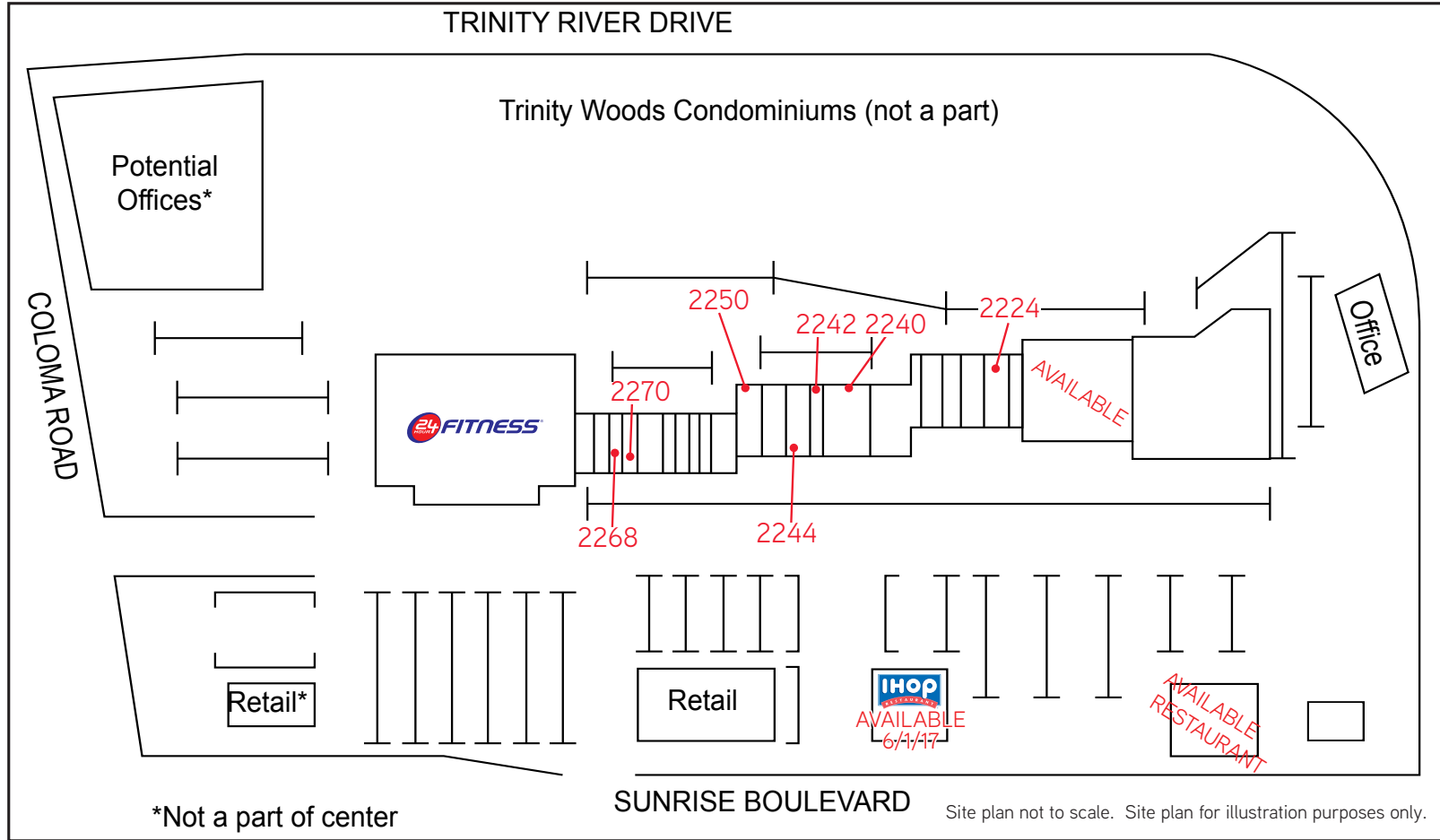
TRAFFIC COUNTS

Sunrise Blvd. – 82,044 ADT

Coloma Road – 21,381 ADT

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Unit #	Tenant	Size	Unit #	Tenant	Size	Unit #	Tenant	Size
2210	Available*	20,000	2244	Available	2,100	2262	Subway	1,610
2222	Pro-Op	980	2248	Optometrist	1,935	2268	Available	1,190
2224	Available Veterinary Office	1,470	2250	Available	1,985	2270	Available	1,400
2226	Indian Restaurant	1,330	2252	Sky Sushi	2,380	2274	Insurance	1,400
2228	Indian Restaurant	1,120	2254	Hair Salon	980	2280	24 Hour Fitness	41,954
2230	Available	1,400	2256A	Loan Mart	1,190	Pad	IHOP – Available 6/1/17	4,460
2234	Round Table Pizza	3,850	2256B	Available Restaurant	980	Pad	Available Freestanding Restaurant	5,473
2240	Available	3,780	2258	Perfect Nails	960			
2242	Available	980	2260	Sally's Beauty Supply	1,820			

*Lease Signed with Fresh & Easy

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