

RIVERGATE SHOPPING CENTER

2310 - 2344 SUNRISE BLVD

RANCHO CORDOVA, CA

FOR LEASE

1,110 SF - 2,195 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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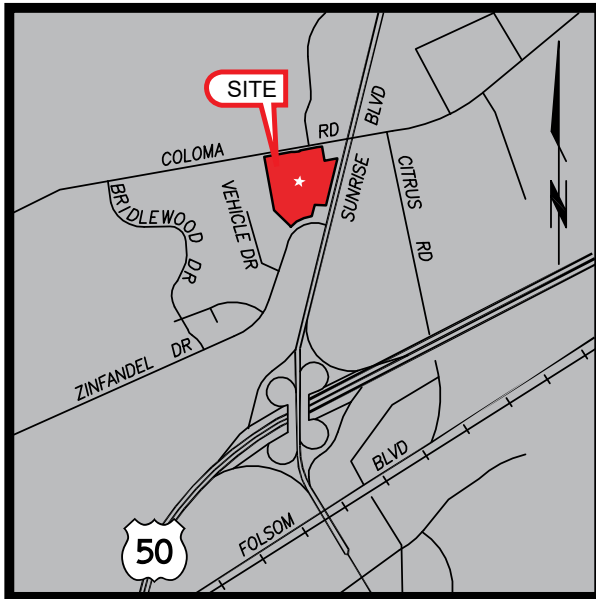
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ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 2nd generation fitness studio salon suites available
- Co-anchored by Sportsman's Warehouse, Smart & Final and Pet Club
- Tenants include Chipotle, Chick Fil A, Great Clips, Five Guys and World Traveler Coffee Roasters
- Outstanding access from Sunrise Blvd, Zinfandel Dr and Coloma Rd
- Volta and EVgo EV charging stations on-site

**PROPERTY DETAILS:**

Rivergate Shopping Center is anchored by Smart & Final, Sportsman's Warehouse and Pet Club. It is on one of the highest traffic intersections in the Greater Sacramento area as well as offering excellent freeway access.

Center is strategically located in the center of a trade area which offers a strong daytime population supported by 14.8 million SF of industrial and office space less than 10 minutes south of the center with a daytime population of 55,000.

LEASE RATES:

\$1.80 - \$2.50 PSF, NNN

NNN costs are approximately \$0.40 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	11,111	77,759	245,663
2025 Average HH Income:	\$121,917	\$138,962	\$128,770
Traffic Count @ Sunrise Blvd & Coloma Rd:	140,697		

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SITE PLAN



World Traveler Coffee Roasters now open!

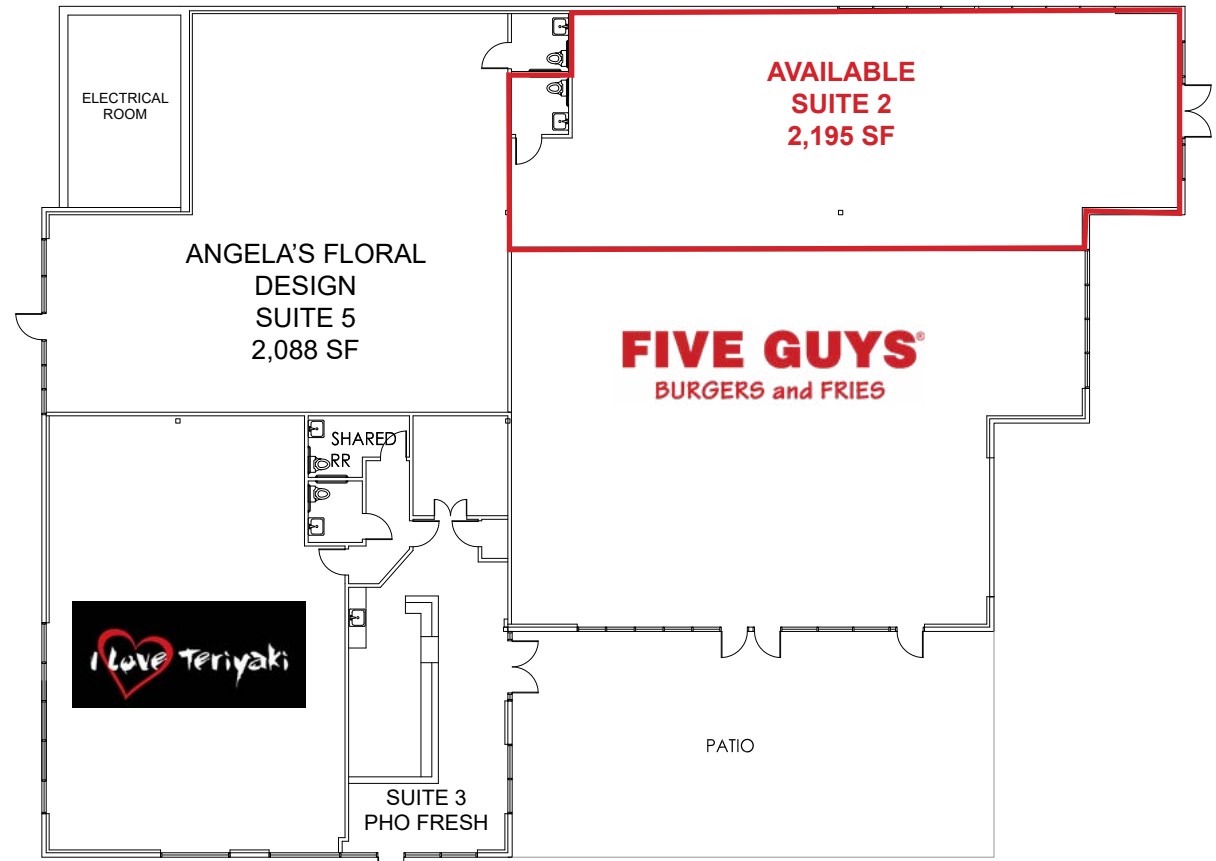


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2310 SUNRISE BLVD
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
2	2,195	\$2.50 PSF, NNN	\$5,488.00
NNN costs are approximately \$0.40 PSF.			

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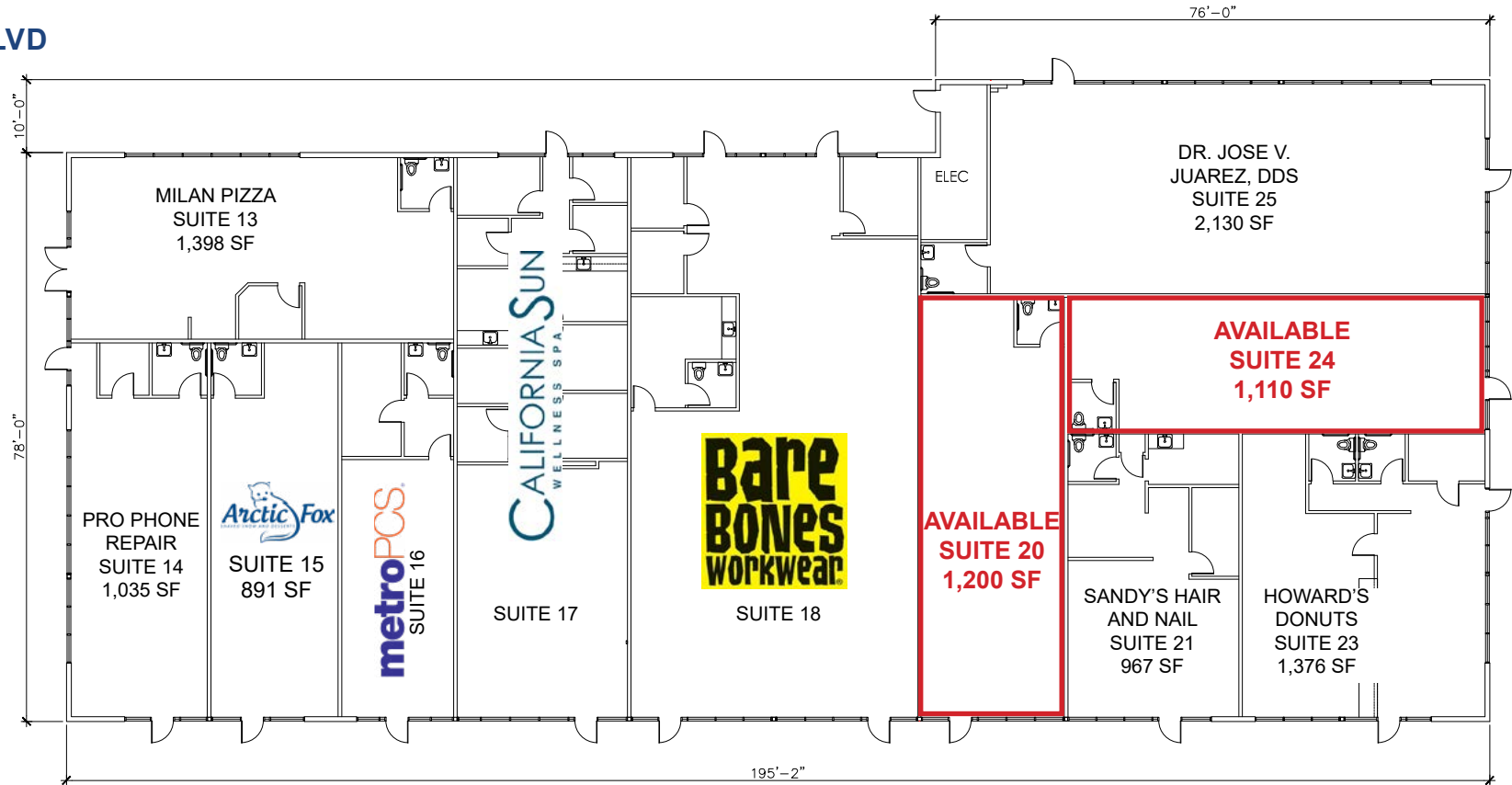
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2340 SUNRISE BLVD
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
20	1,200	\$1.80 PSF, NNN	\$2,160.00
24	1,110	\$1.80 PSF, NNN	\$1,998.00
NNN costs are approximately \$0.40 PSF. Suite 20 is a 2nd generation fitness studio.			

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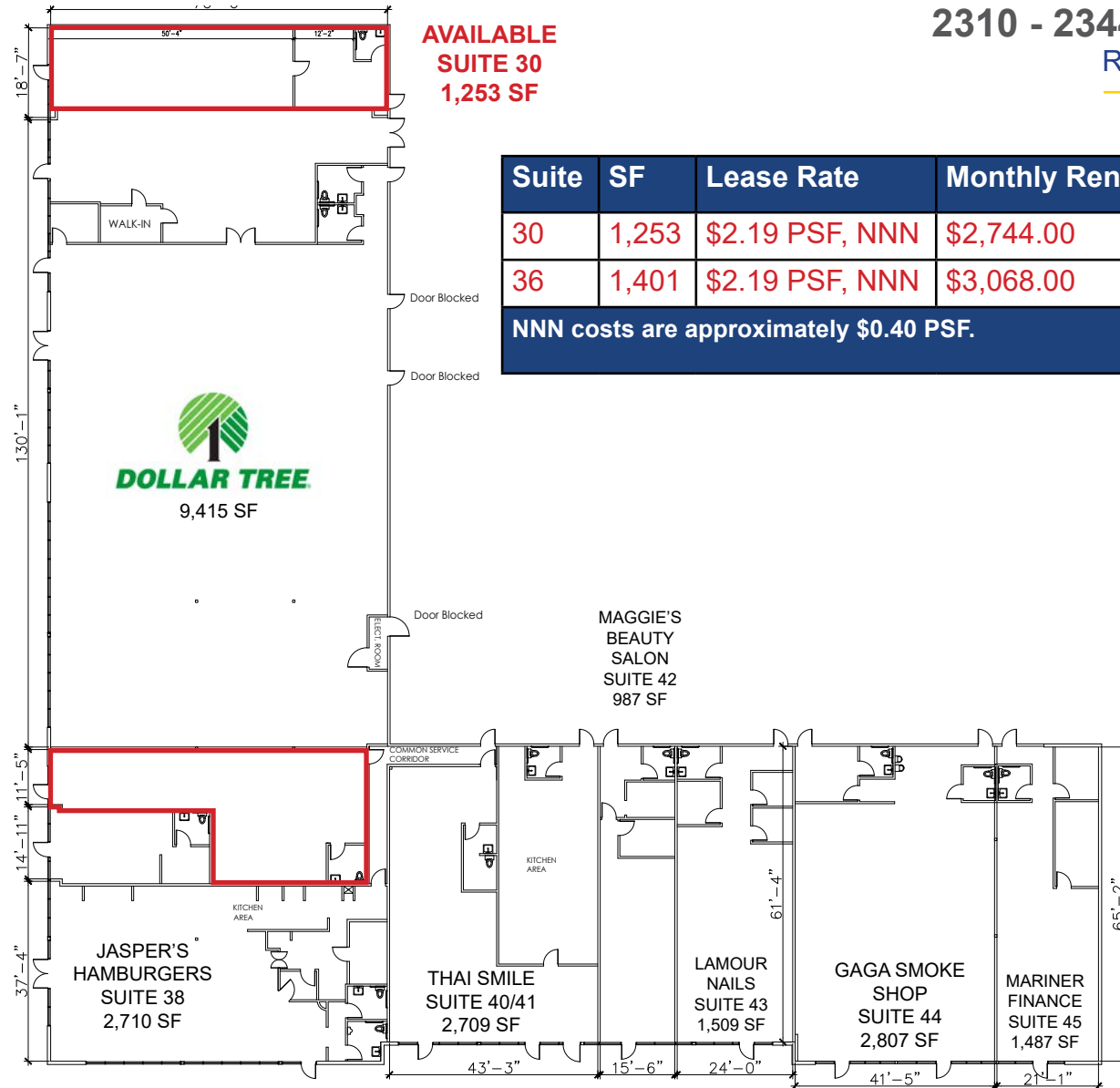
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RANCHO CORDOVA, CA

2342 SUNRISE BLVD FLOOR PLAN

AVAILABLE
SUITE 36
1,401 SF

BARBER & MORE
SUITE 37
522 SF



Suite	SF	Lease Rate	Monthly Rent
30	1,253	\$2.19 PSF, NNN	\$2,744.00
36	1,401	\$2.19 PSF, NNN	\$3,068.00
NNN costs are approximately \$0.40 PSF.			

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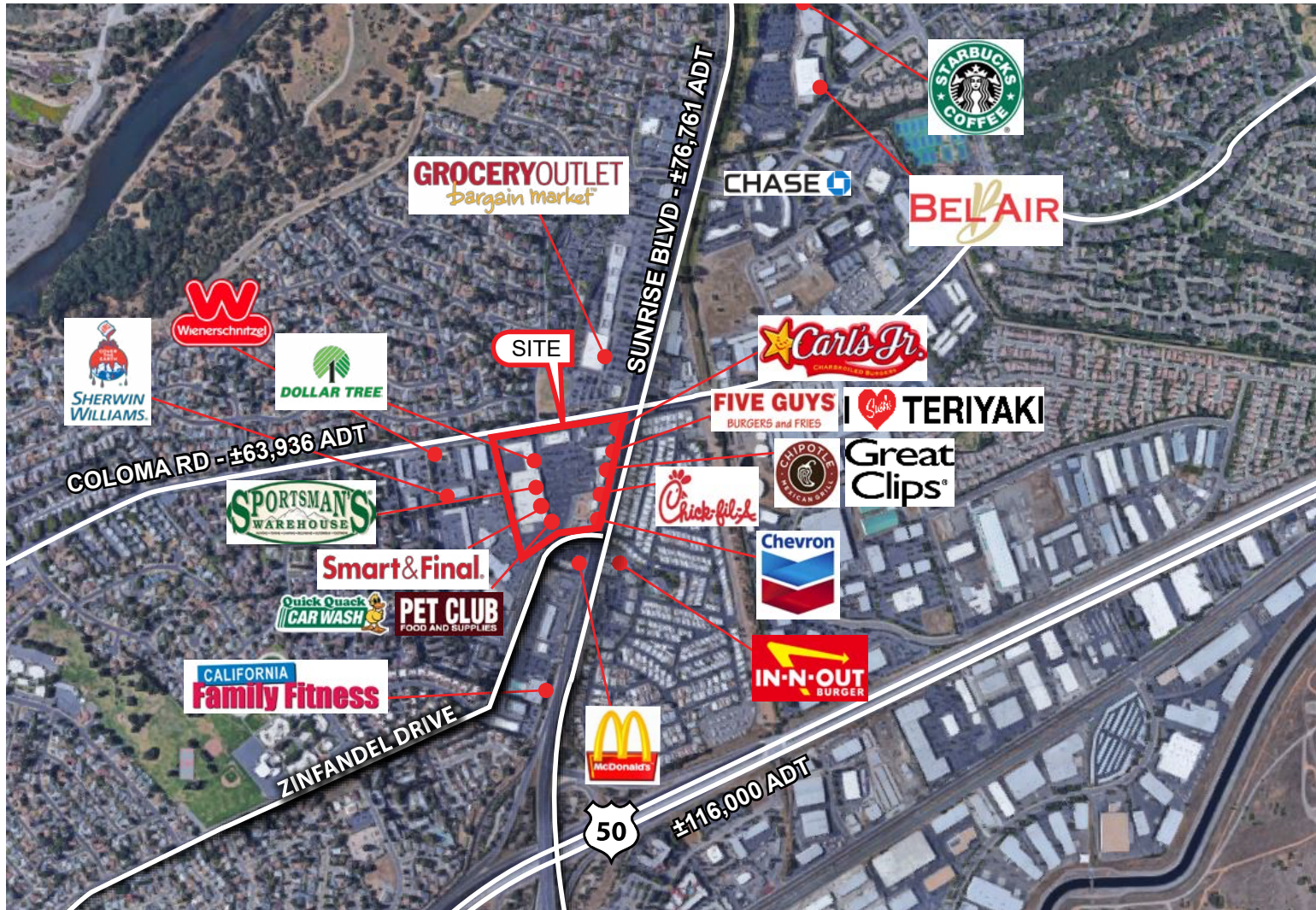
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