

PLAZA DE ORO
2901 SUNRISE BLVD
RANCHO CORDOVA, CA
FOR LEASE
3,802 SF RETAIL SUITES
PROMINENT BUILDING AND MONUMENT
SIGNAGE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

LEASE SIGNED!

EVgo
FAST CHARGING

For Lease 1,200 - 16,000 SF
Office Retail/Industrial Space
ETHAN CONRAD
PROPERTIES INC.
916 **779-1000**
www.ethanconradprop.com



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

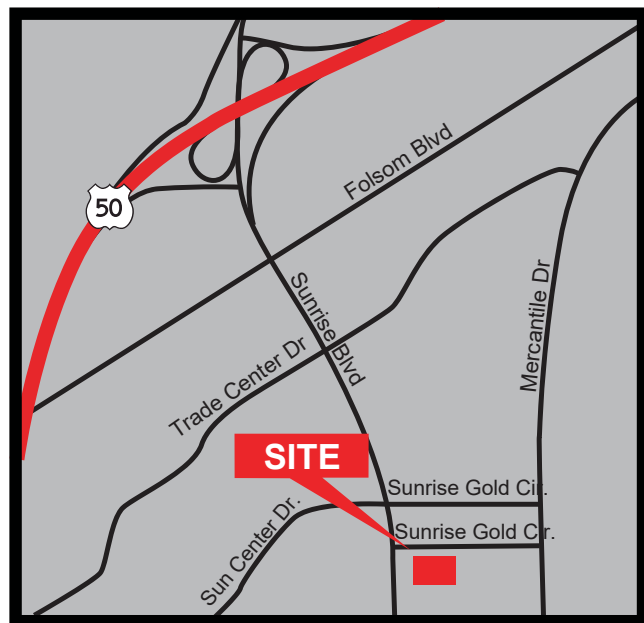
Todd Newburn
DRE: #01226238
tnewburn@ethanconradprop.com

Sandy Rodriguez
DRE: #01249030
sarodriguez@ethanconradprop.com

916.779.1000

FEATURES:

- Great exposure on Sunrise Blvd and Sunrise Gold Circle
- Highly visible monument and building signage
- Convenient access to Hwy 50
- Surrounded by many national tenants drawing lots of traffic
- Several restaurant tenants on the property



PROPERTY DETAILS:

This retail component is part of an 80,021 SF mixed use, nearly 100% occupied project located at the fully signalized intersection of Sunrise Blvd and Sunrise Gold Circle in the heart of the Rancho Cordova Business District.

The surrounding office and industrial parks are home to over 46,000 employees.

EV go fast charging stations on-site.

LEASE RATE:

Suite 125 3,802 SF \$5,285.00 (\$1.39 PSF, NNN)

NNN costs are approximately \$0.39 PSF.

DEMOGRAPHICS:

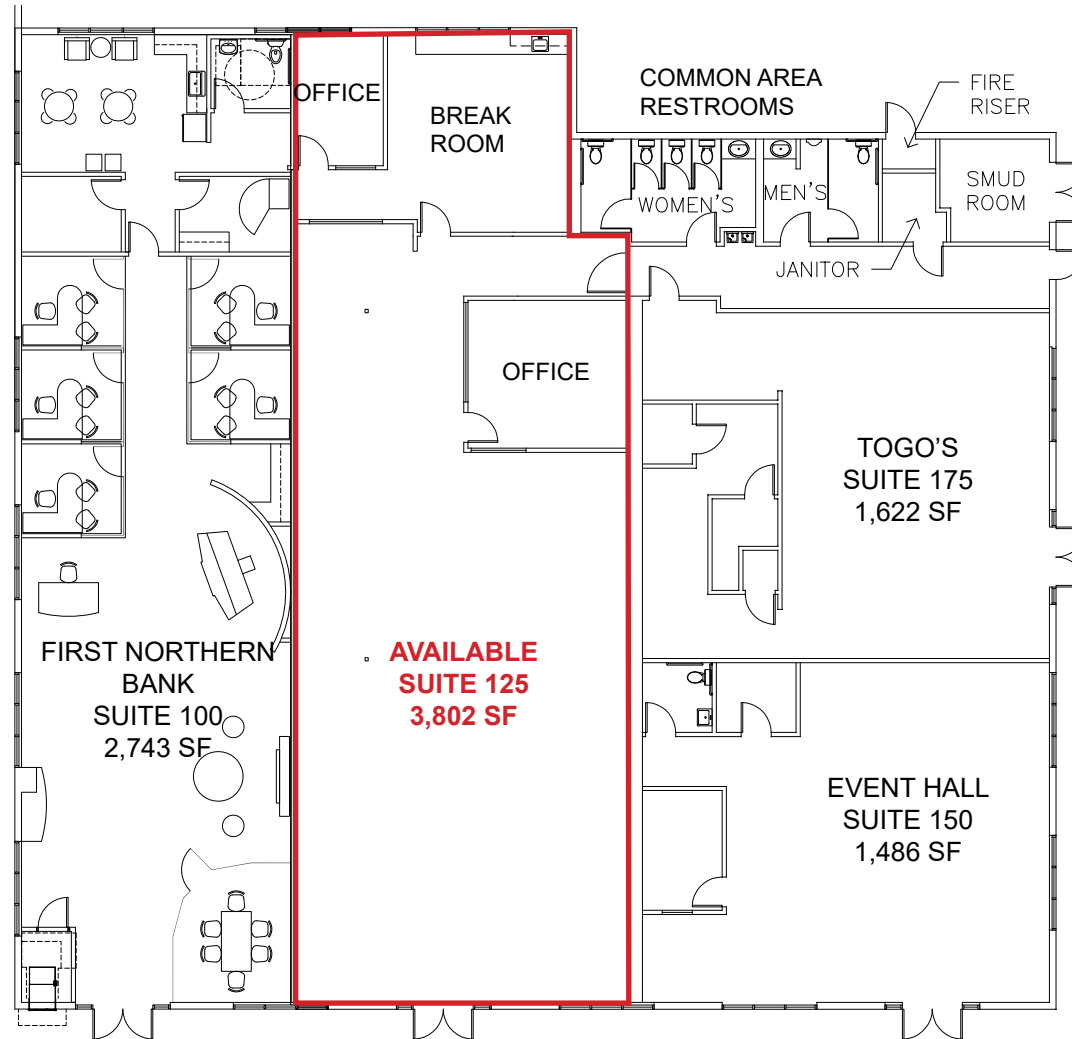
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	2,011	62,651	189,930
2023 Average HH Income:	\$78,691	\$93,364	\$105,160
2023 Traffic Count @ Sunrise Blvd:		34,300	

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FLOOR PLAN



[VIEW VIRTUAL TOUR](#)

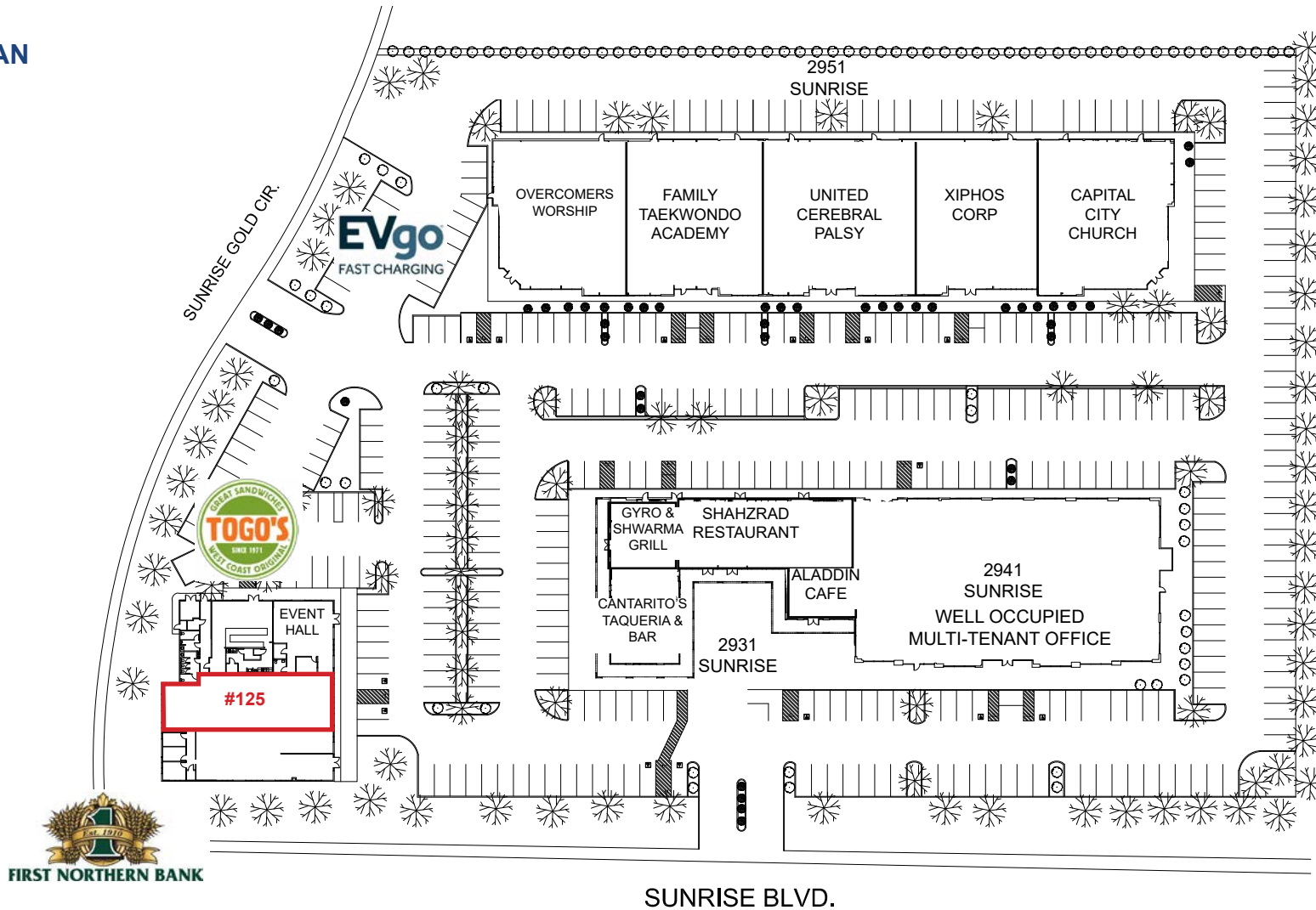
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SITE PLAN



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**The zoning is CMU (Commercial Mixed Use)
Permitted Uses include:**

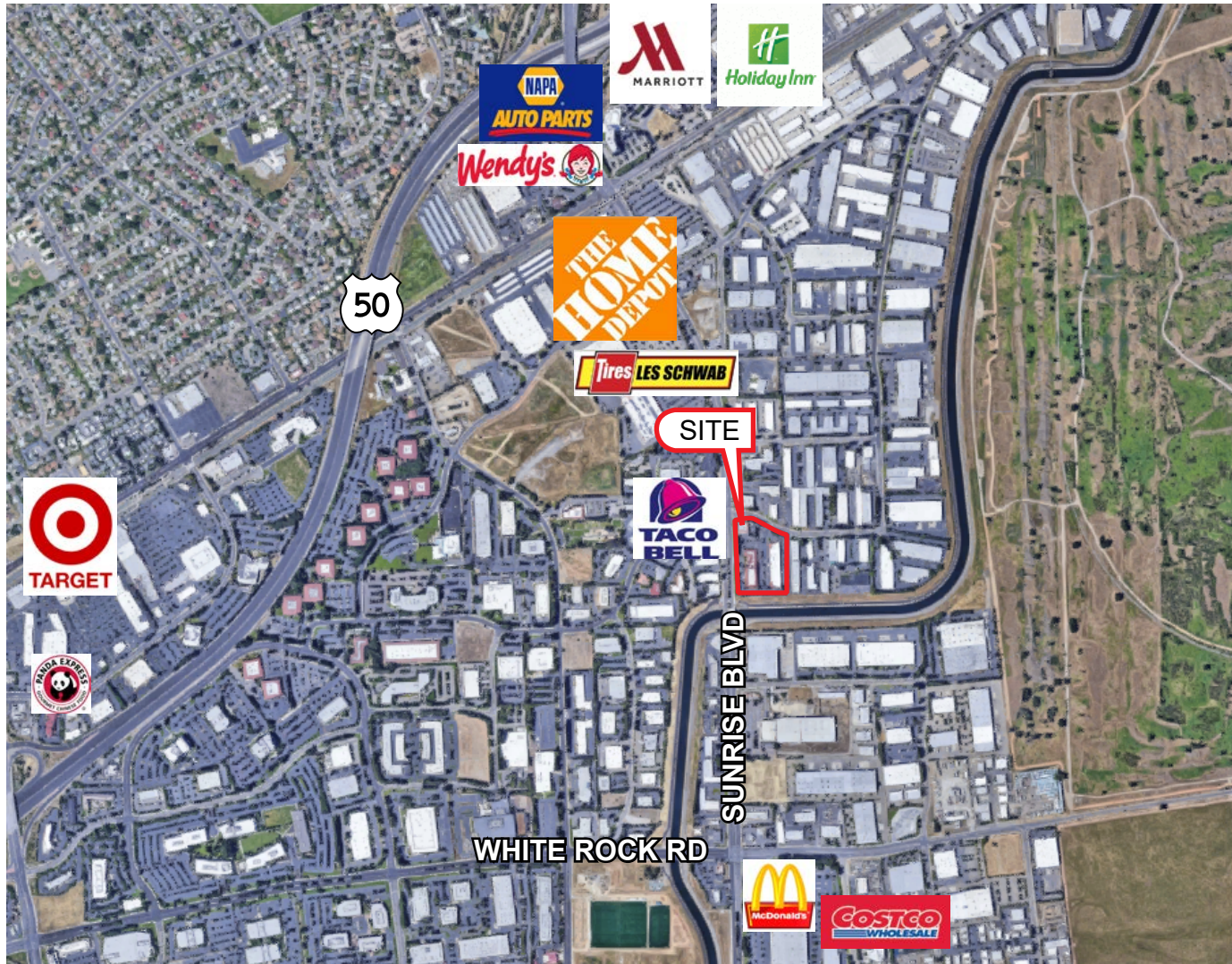
<ul style="list-style-type: none"> • Clubs, Lodges, and Private Meeting Halls • Community Centers/Civic Uses • Indoor Amusement/ Entertainment Facility • Indoor Fitness and Sports Facility • Religious Institutions • Schools; Private, Special/ Studios, and Public • Theaters and Auditoriums 	<ul style="list-style-type: none"> • Banks and Financial Services • Artisan Shops • Art, Antique, Collectible • Brew Pub • Business Support Services • Consignment Store • Furniture, Furnishings, and Appliance Stores • Grocery Stores • Home Improvement Supplies • Animal Sales and Grooming 	<ul style="list-style-type: none"> • Medical Services, General • Medical Services, Hospitals • Neighborhood Market • Offices, Business and Professional • Offices, Accessory • Personal Services • Restaurants • Retail, Accessory and General • Retail, Warehouse Club 	<ul style="list-style-type: none"> • Broadcasting and Recording Studios • Tasting Room, Off-Site • Veterinary Facility • Brewery, Winery, Distillery • Manufacturing, Small Scale • Card Rooms • Check Cashing Businesses • Smoke Shops • Tattoo Parlors • Thrift Stores
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