



AVAILABLE FOR LEASE

GOLD RIVER TOWN CENTRE

SEC Sunrise Boulevard & Gold Country Boulevard
GOLD RIVER, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



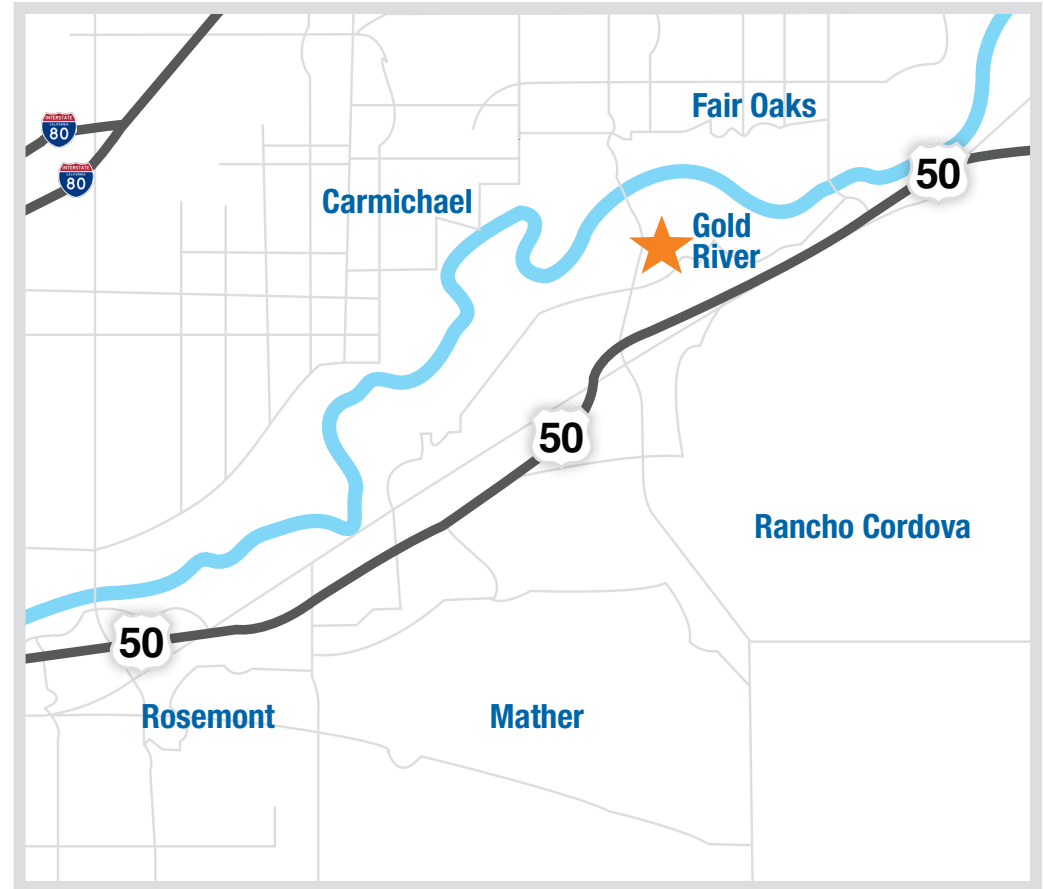
PROPERTY OVERVIEW

Gold River Town Centre is located at the southeast corner of Sunrise Boulevard and Gold Country Boulevard in the upscale community of Gold River, California.

The ±139,470 square foot neighborhood center is anchored by Bel Air and Rite Aid. Other notable tenants include Wells Fargo, Starbucks, Jack's Urban Eats, Beach Hut Deli, Blaze Fast Fire'd Pizza and The Mimosa House.

The community of Gold River is an exclusive master-planned community that lies between the cities of Rancho Cordova on the South, Folsom on the East, the American River on the North and U. S. Highway 50 on the South. Gold River is made up of twenty-five single family home "villages" totaling nearly ±3,000 homes and spanning approximately 950 acres. Gold River Town Centre is the main retail center for members of the community and also draws from the peripheral trade areas including Fair Oaks, Citrus Heights and Rancho Cordova.

Situated near the American River and US Highway 50, the center benefits from its exposure to strong traffic counts and excellent demographics such as above average household incomes, strong daytime population and population density.



LOCATION

SEC Sunrise Boulevard &
Gold Country Boulevard

Gold River, CA

SQUARE FEET

±139,470

ANCHOR TENANTS



PROPERTY TENANTS



INTERSECTION AERIAL



WELLS FARGO

Gold Country Blvd



THE JOINT
...the chiropractic place



Bellissima
NAIL SPA



Gold Field Drive

JACK'S



ARIGATO SUSHI

Gold Express Drive

Sunrise Blvd

#82,567 ADT



DEMOGRAPHICS

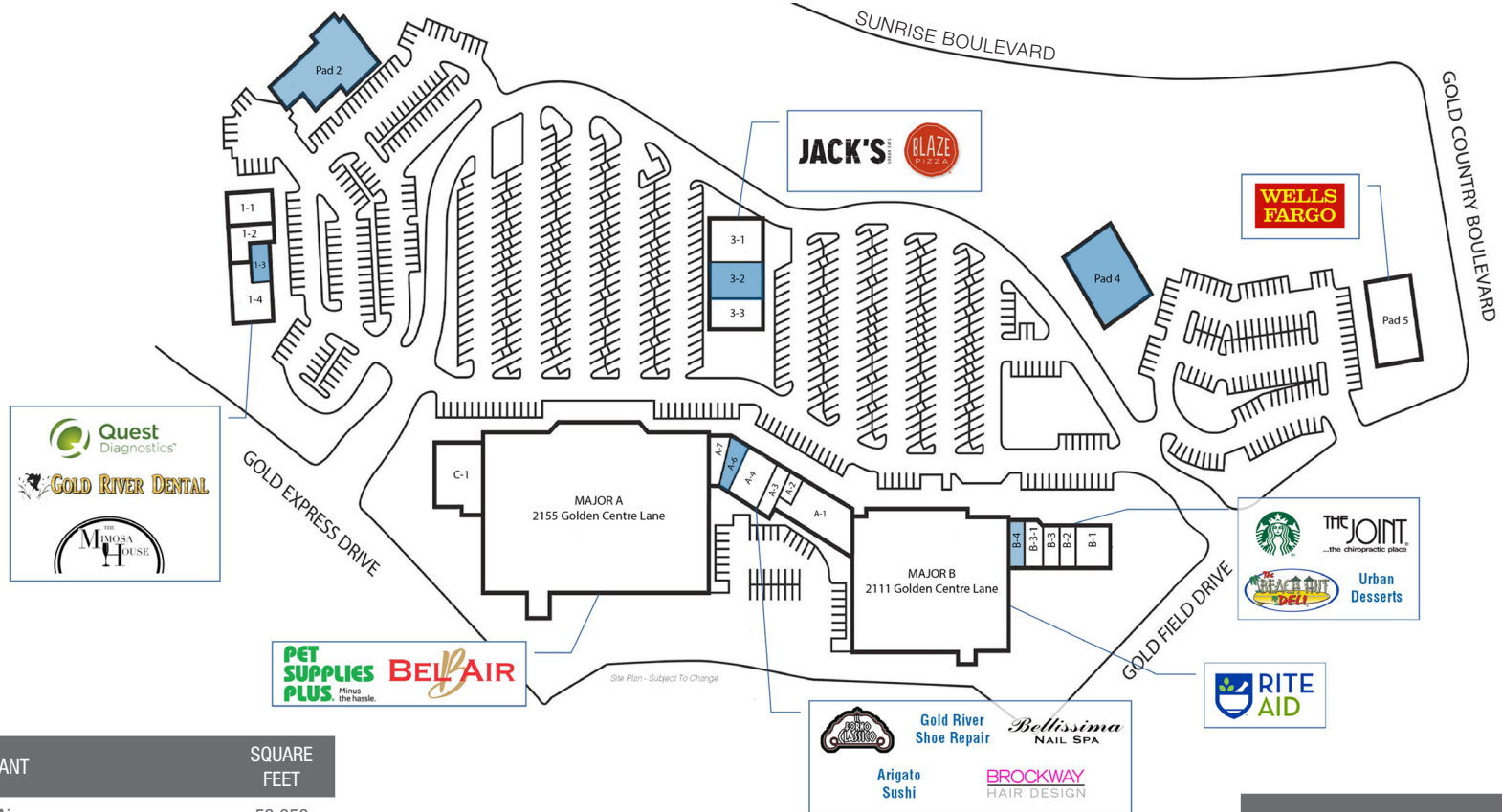


		1-MILE	3-MILE	5-MILE
2023 TOTAL POPULATION		9,402	78,249	259,017
2023 DAYTIME POPULATION		12,647	78,914	271,208
2023 TOTAL EMPLOYEES		7,234	41,231	121,654
2023 TOTAL HOUSEHOLDS		4,422	32,216	103,802
2023 AVERAGE HOUSEHOLD INCOME		\$141,901	\$122,831	\$107,501

TRAFFIC COUNTS

SUNRISE BLVD North of Gold Country Blvd		82,567
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SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major A	Bel Air	53,058
Major B	Rite Aid	31,609
A-1	Il Forno Classico	4,485
A-2	Gold River Shoe Repair	450
A-3	Bellissima Nail Spa	1,200
A-4	Arigato Sushi	2,400
A-6	AVAILABLE	1,320
A-7	Brockway Hair Design	915
B-1	Starbucks	2,000
B-2	Urban Desserts	1,000
B-3	Beach Hut Deli	1,167
B-3-1	The Joint Chiropractic	1,003
B-4	AVAILABLE	1,110



SUITE	TENANT	SQUARE FEET
C-1	Pet Supplies Plus	6,113
1-1	Quest Diagnostics	1,872
1-2	Gold River Dental	1,585
1-3	AVAILABLE	944
1-4	The Mimosa House	2,542
Pad 2	AVAILABLE	5,865
3-1	Jack's Urban Eats	3,000
3-2	AVAILABLE	2,295
3-3	Blaze Pizza	1,800
Pad 4	AVAILABLE	6,400
Pad 5	Wells Fargo	5,510

GOLD RIVER RETAIL TRADE AREA





GALLELLI RETAIL TEAM

KEVIN SOARES
Executive Vice President
CA DRE #01291491
ksoares@gallellire.com

JEFF HAGAN
Senior Vice President
CA DRE #01494218
jhagan@gallellire.com

MATT GOLDSTEIN
Vice President
CA DRE #01143594
mgoldstein@gallellire.com

CONTACT US

GALLELLI REAL ESTATE
3005 Douglas Boulevard, Suite 200
Roseville, CA 95661
(916) 772-1700 | gallellire.com



Gary B. Gallelli, Broker
CA DRE #00811881

