



# For lease

Showroom, Office, Warehouse  
with Large Yard

Lease Rate: \$1.15 PSF + \$0.30 PSF NNN

11201 Sun Center Drive  
Rancho Cordova, CA 95670

## Property information

Located less than 1 mile south of Highway 50 at the Sunrise Boulevard exit, this rare site is situated in the heart of Rancho Cordova's home improvement district and Barrel District.

The site's positioning at the corner of Sun Center Drive and Gold Tailings Court allows for excellent visibility to Sun Center Drive and partial visibility from Sunrise Boulevard.

The building boasts extensive glass lines, an open floor plan and flexible zoning. Which means the site can cater to a wide range of home improvement, retail and industrial users looking for modern amenities in an exceptional location. The ±12,335 SF fenced yard allows for drive-through access and flexible outdoor storage.

[CLICK HERE](#)


Take a 360° Virtual Tour!


## Property highlights


- Total Building SF:
  - ±13,500 SF building with ±1,290 SF showroom/office
- Total Building Size:
  - ±150' x ±90'
- Lot Size:
  - ±1.2 acres
- Grade-Level Loading
  - Four (4), ±12' x 14' grade-level doors
- Zoning: OIMU
  - Office/Industrial Mixed Use (City of Rancho Cordova)
  - See also page 3 for permitted uses
- Coverage:
  - 26%
- Auto Stalls:
  - 16
- Yard Type:
  - Concrete parking & yard
  - ±12,335 SF fenced yard
- Electrical Service:
  - 800 Amps
  - (to be independently verified by tenant prior to entering into a binding agreement)*
- Extensive glass lines
- Open floor plan
- Insulated warehouse
- Excellent visibility
- Public Transportation:
  - Sunrise Light Rail Transit Stop
  - ±0.08 miles from property, 2 minute drive, 10 minute walk
- Traffic Counts:
  - ±4,195 cars per day
  - Sun Center Drive - West of Sunrise Blvd
  - ±33,029 cars per day
  - Sunrise Blvd - Trade Center to White Rock Road

11201 Sun Center Drive / Rancho Cordova, CA

## Area demographics

 **Daytime Population**  
±81,220

 **Evening Population**  
±194,198

 **Number of Businesses**  
±8,177

 **Housing Units**  
±77,044

 **Average Household Income**  
\$120,824

*2022 Estimated Demographics - 5 mile radius  
from subject property.*



### IN THE HEART OF THE RANCHO CORDOVA BARREL DISTRICT

This location provides excellent access to six breweries, two distilleries, and a meadery, most within walking distance. Local establishments include Burning Barrel Brewing Co., Claimstake Brewing Company, Fort Rock Brewing Company, Gold River Distillery, J.J. Pfister Distilling Co., LogOff Brewing, Movement Brewing, Shorebirds Brewing Co., and Strad Meadery.

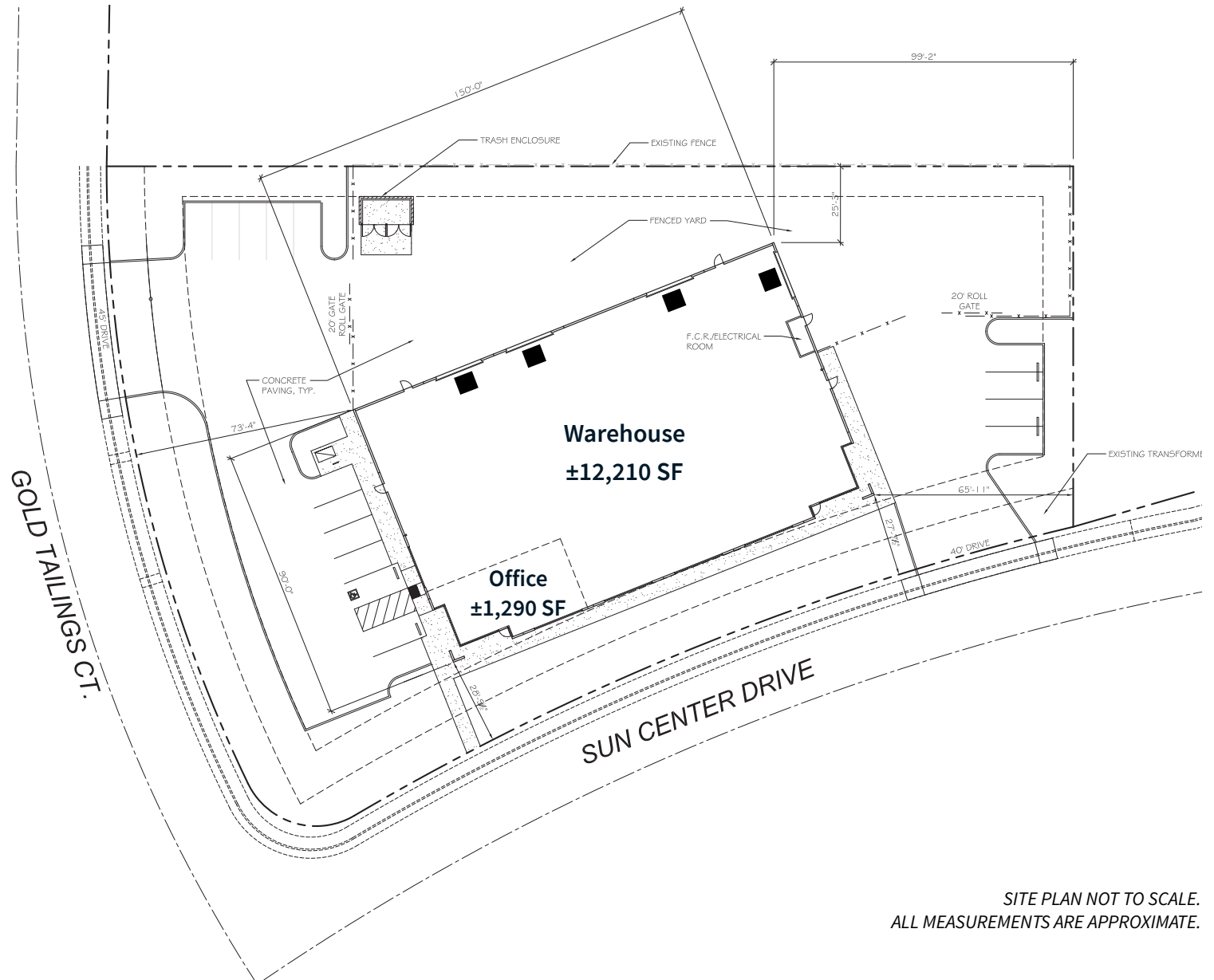
# Permitted in OIMU zoning

Retail, Service and Office Uses <sup>22</sup>	
Ambulance Service	P
Art, Antique, Collectible	P2
Artisan Shops	P2
Banks and Financial Services	P2
Brew Pub	P2
Business Support Services	P
Call Centers	P
Equipment Sales & Rental	P
Home Improvement Supplies	P
Maintenance and Repair, Small Equipment	P
Medical Services General	P
Offices, Business and Professional	P
Professional Services	P2
Restaurants	P2
Retail, Accessory	P2
Tasting Room, Off-site <sup>23</sup>	P2

Industrial, Manufacturing, and Processing Uses	
Artisanal and Specialty Manufacture, Display and sales	P
Brewery, Winery, Distillery	P29
Manufacturing, Minor	P
Printing and Publishing	P
Research and Development	P
Storage, Warehouse	P
Storage, Yards	P14
Wholesaling and Distribution	P14

*NOTE: The above chart is from the City of Rancho Cordova Zoning Code dated November 7, 2022. This is provided as a courtesy only, and is the tenant's responsibility to confirm any intended use as well as any numerical conditions as well as any numerical condition with the City of Rancho Cordova at (916) 851-8720.*

# Site plan

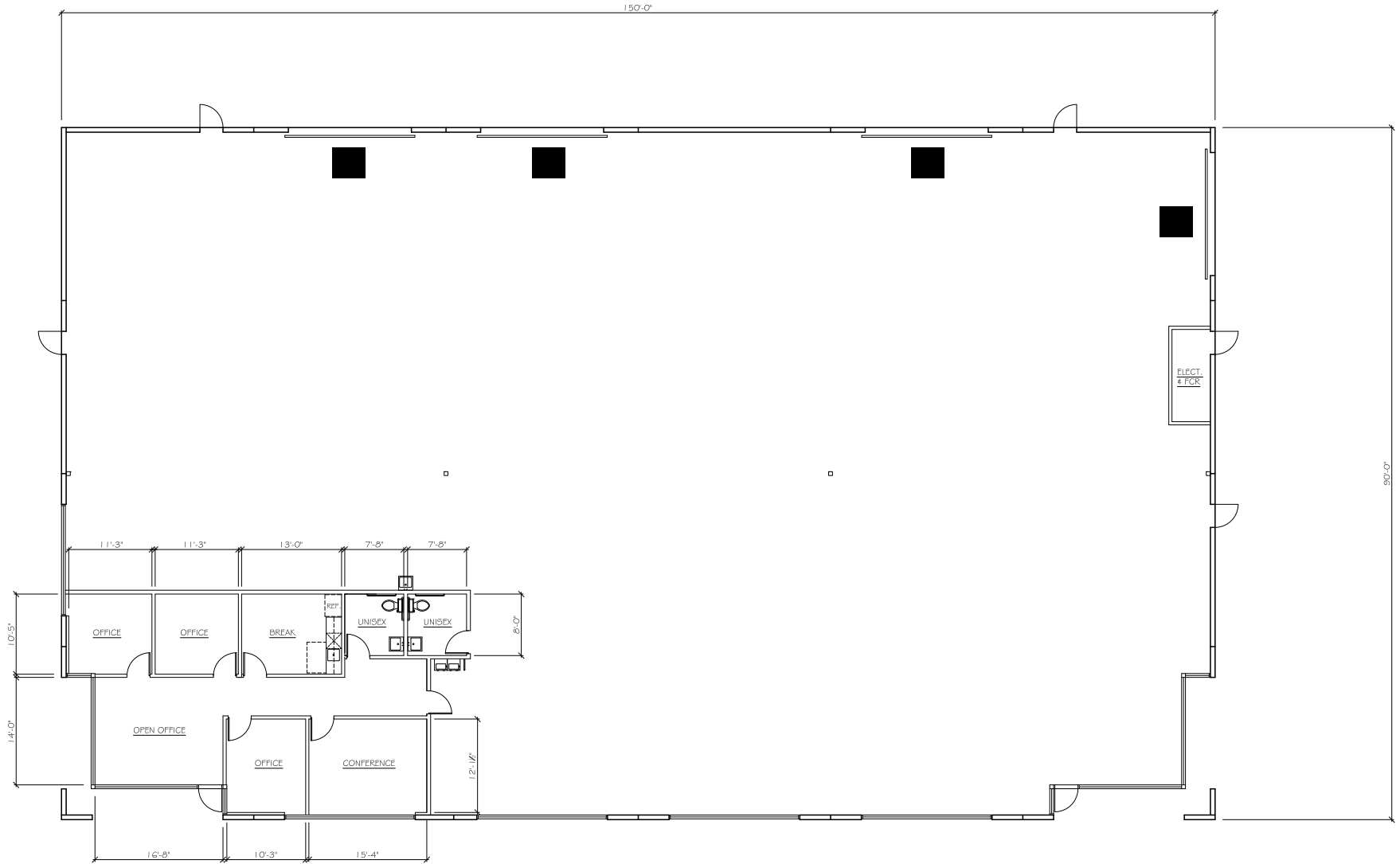


■ = Grade Level Door

SITE PLAN NOT TO SCALE.  
ALL MEASUREMENTS ARE APPROXIMATE.

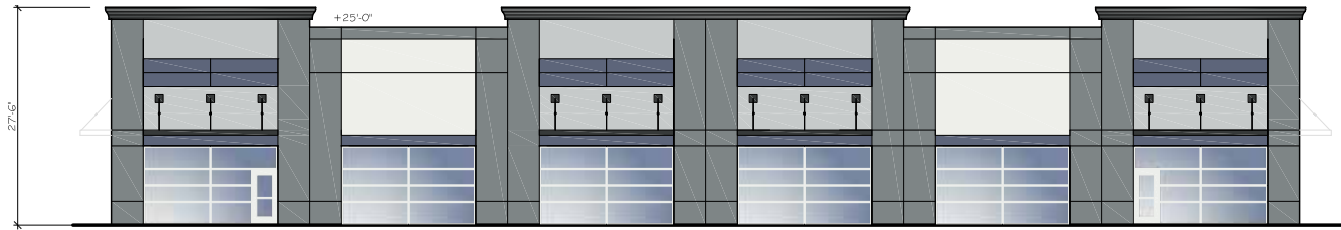


# Floor plan



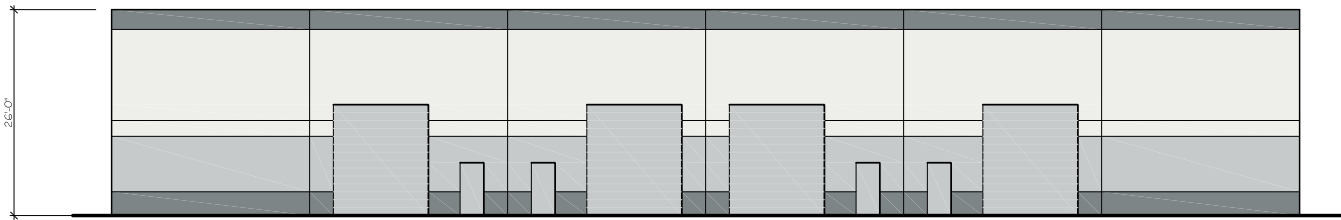
FLOOR PLAN NOT TO SCALE.  
ALL MEASUREMENTS ARE APPROXIMATE.

# Building elevations



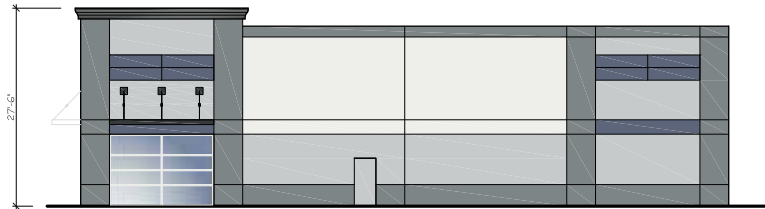
SOUTH ELEVATION

1/8" = 1'-0"



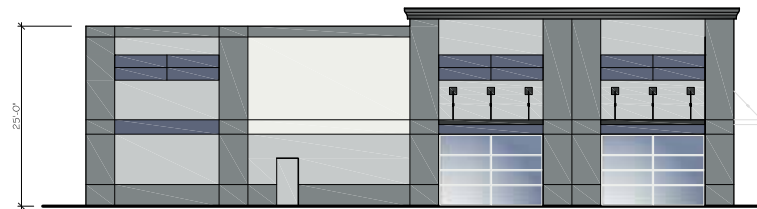
NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

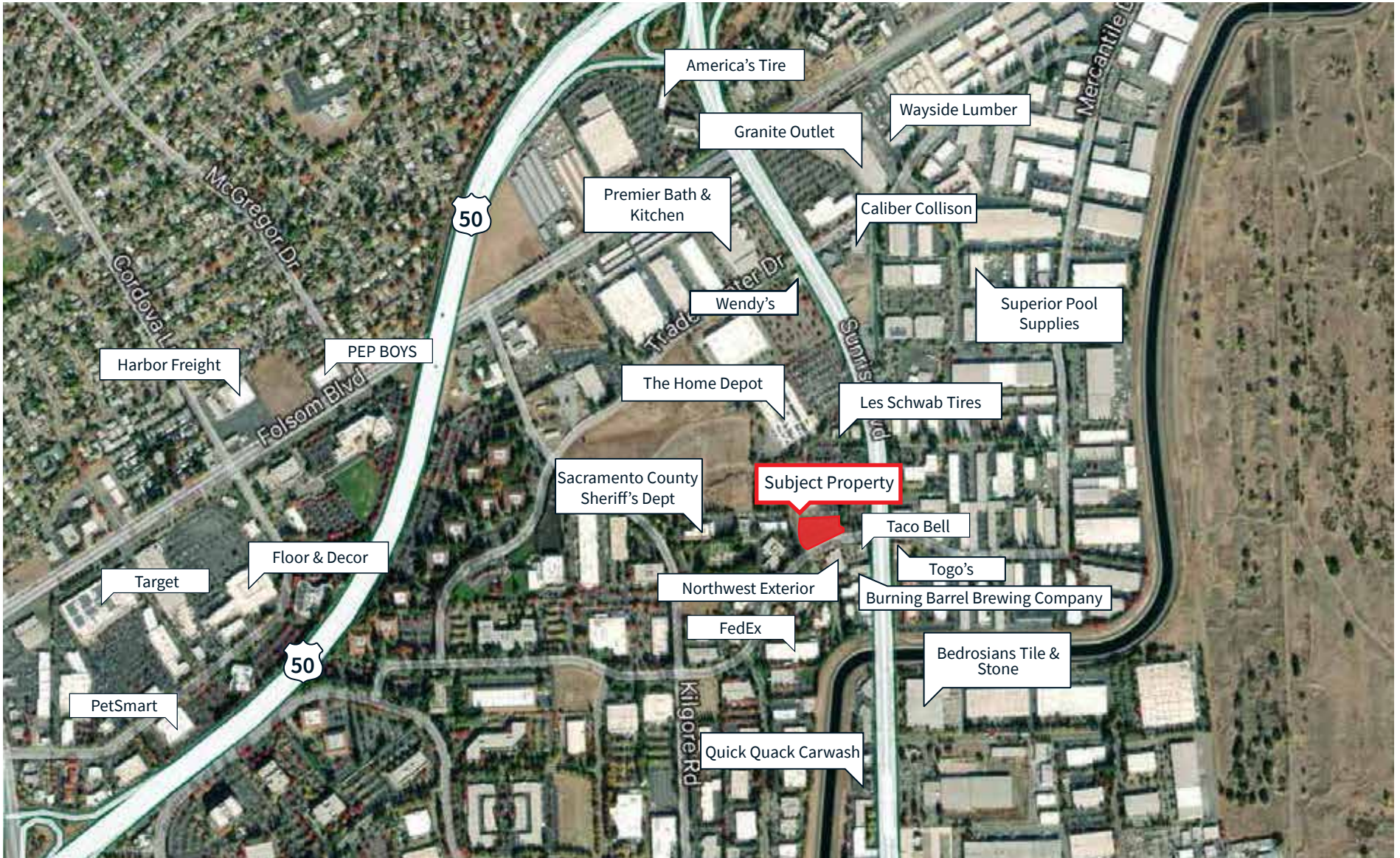
DRAWINGS NOT TO SCALE.  
ALL MEASUREMENTS ARE APPROXIMATE.

# Building photos





# Vicinity neighbors

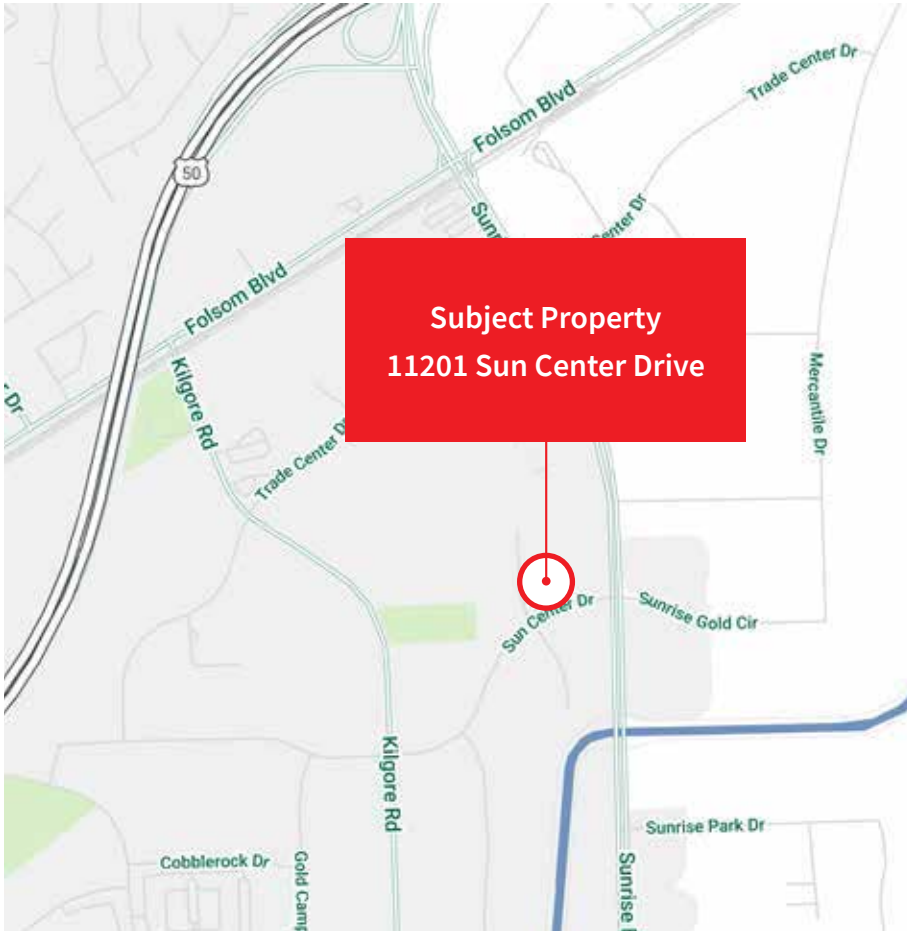


MAP NOT TO SCALE.

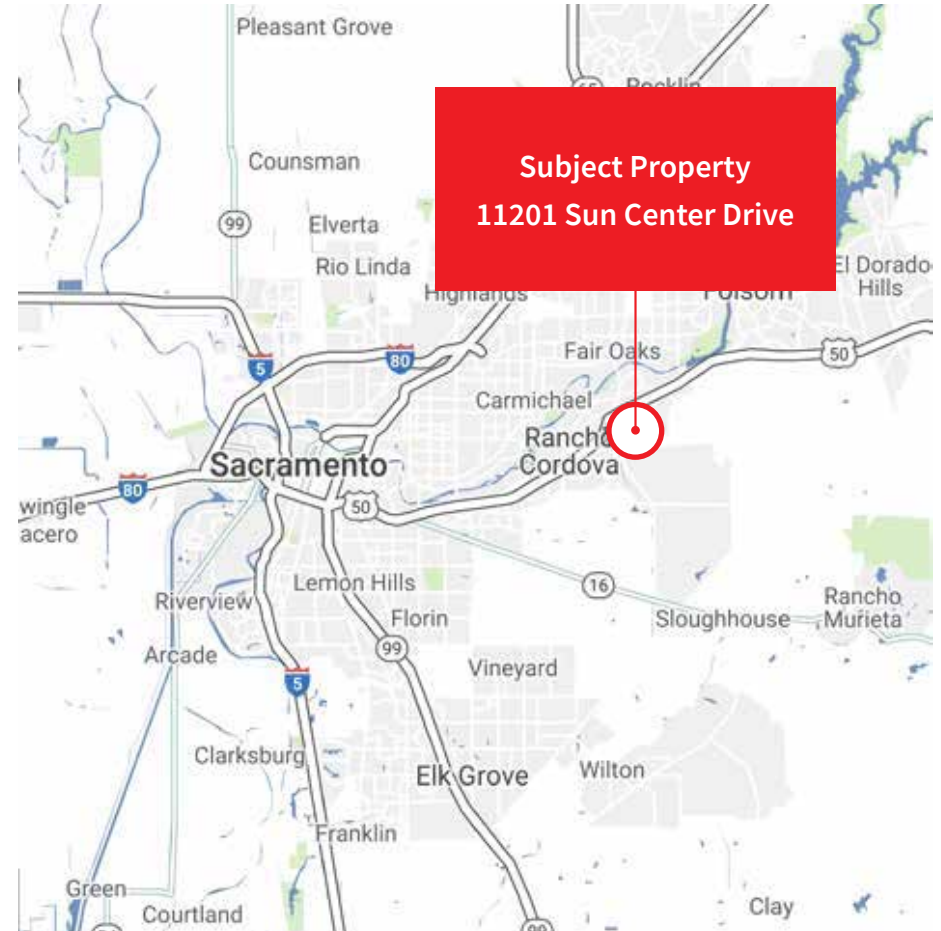


# Location maps

## Street Map



## Regional Map



MAPS NOT TO SCALE.

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