



ABORN POWERS

CITRUS PARK

11255-11275 SUNRISE GOLD CIRCLE, RANCHO CORDOVA, CA 95742

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

CalDRE #02114777

CITRUS PARK



Lease Rate	\$0.90 + NNN
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PROPERTY OVERVIEW

Building #1 -
11255 Unit H, 1,331 sf, 50/50 split with warehouse and office space, two 10' x 12' overhead roll-up doors, two restrooms, no warehouse insulation.

Building #2 -
11265 Unit H, 880 sf and is mainly warehouse with a small office, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.
11265 Unit J, 880 sf and is approx. 50/50 split office and warehouse, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.
11265 Unit K, 805 sf and is mainly warehouse with a small office, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.
11265 Unit L/M, 1,540 sf and is mainly warehouse with a small office, two 10' x 12' overhead roll-up doors, restroom, no warehouse insulation.

Building #3 -
11275 Unit E/F, 1,540 sf and is mainly warehouse with a small office, two 10' x 12' overhead roll-up doors, restroom, no warehouse insulation.
11275 Unit G, 770 sf, 50/50 split with warehouse and office space, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.
11275 Unit N/O, 1,760 sf, warehouse and small office space, two 10' x 12' overhead roll-up doors, two restrooms, no warehouse insulation.
11275 Unit P, 880 sf, warehouse and small office space, 10' x 12' overhead roll-up door, two restrooms, no warehouse insulation.

\$0.90 /SF base rent + NNN
2026 NNN is approx. \$0.44 /SF for all three buildings.

OFFERING SUMMARY

Building Size:	18,150 SF
Available SF:	770 - 1,760 SF
Lot Size:	3.89 Acres
Price / SF:	\$0.90
Year Built:	1980
Zoning:	m-1
Market:	Rancho Cordova
Submarket:	Sunrise Submarket

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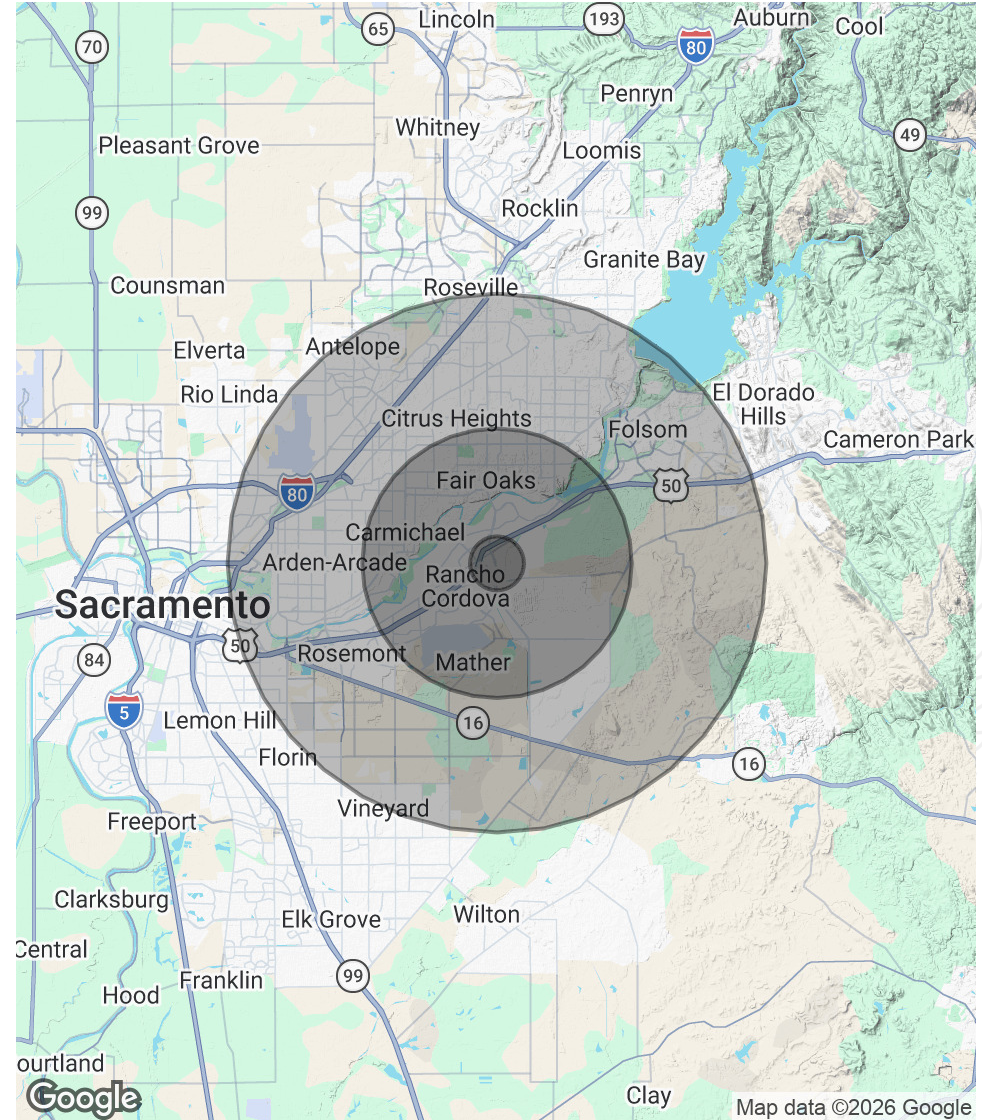
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,410	183,515	768,881
Average Age	41.4	40.1	38.5
Average Age (Male)	41.5	38.7	37.2
Average Age (Female)	41.2	41.2	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,523	72,853	298,870
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$71,971	\$96,436	\$90,141
Average House Value	\$268,029	\$396,619	\$365,403

2020 American Community Survey (ACS)



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