

FOR LEASE

SUNRIVER VILLAGE

NWC SUNRISE BLVD AND COLOMA RD

+/- 980 - 21,954 SQ. FT. OF RETAIL SPACE AVAILABLE!

**GROCERY
OUTLET**
bargain market



Gangnam ave.
KOREAN BARBEQUE



Pollo Loco

SUNRISE BLVD: 64,292 ADT

**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

SUNRIVER VILLAGE

SUITE	SIZE	LEASE RATE	SPACE NOTES
2210 Sunrise Blvd.	+/- 20,000 SF	\$1.25 PSF, NNN	FORMER FALLING PRICES
2222 Sunrise Blvd.	+/- 980 SF	\$1.85 PSF, NNN	INLINE VANILLA SHELL SUITE
2240 Sunrise Blvd.	+/- 4,760 SF	\$1.65 PSF, NNN	OPEN FLOOR PLAN - SHOWROOM SUITE
2224 Sunrise Blvd.	+/- 1,470 SF	\$1.85 PSF, NNN	VETERINARIAN SPACE - BUILT OUT
2250 Sunrise Blvd.	+/- 1,985 SF	\$1.95 PSF, NNN	HAIR SALON SUITE
2256-A Sunrise Blvd.	+/- 1,190 SF	\$1.75 PSF, NNN	FORMER TAX OFFICE SUITE
2270 Sunrise Blvd.	+/- 1,400 SF	\$1.75 PSF, NNN	VANILLA SHELL - OPEN FLOOR PLAN
2282 Sunrise Blvd.	+/- 21,954 SF	\$1.25 PSF, NNN	JR. ANCHOR SUITE

PROPERTY HIGHLIGHTS:

- Grocery Anchored Shopping Center:** Strong, value-driven anchor tenant Grocery Outlet ensures consistent daily traffic and repeat visits from local and regional shoppers.
- Prime Location on Sunrise Blvd:** Signalized intersection with a very impressive traffic count of over +/- 84,500 vehicles per day on a major thoroughfare – providing constant flow of potential customers.
- Destination Co-Tenancy:** Surrounded by top-performing retailers and restaurants including Grocery Outlet, Smart & Final, Bel Air, Sportsman's Warehouse, Starbucks, Pet Club, Chick-fil-A, Chipotle, Five Guys, Round Table Pizza, and more!
- Quick Highway 50 Access:** One minute north of the Sunrise Blvd interchange—easy in, easy out for customers commuting to/from HWY 50.
- Affluent Trade Area:** 3-mile radius averages \$117K household income across 75K residents—ideal for retail and service concepts.
- All-Day Customer Flow:** Nearby 14.8 million SF of office/industrial space fuels a robust daytime population of 55,000 for lunch and after-work traffic.
- Easy Parking & Visibility:** Expansive parking lot fronts Sunrise Blvd; pylon and building signage available for powerful brand presence.



STRONG TRAFFIC COUNTS

SUNRISE BLVD: 64,292 ADT
COLOMA RD: 20,191 ADT



AVERAGE

\$117,719

WITHIN 3 MILES

HOUSEHOLD INCOME



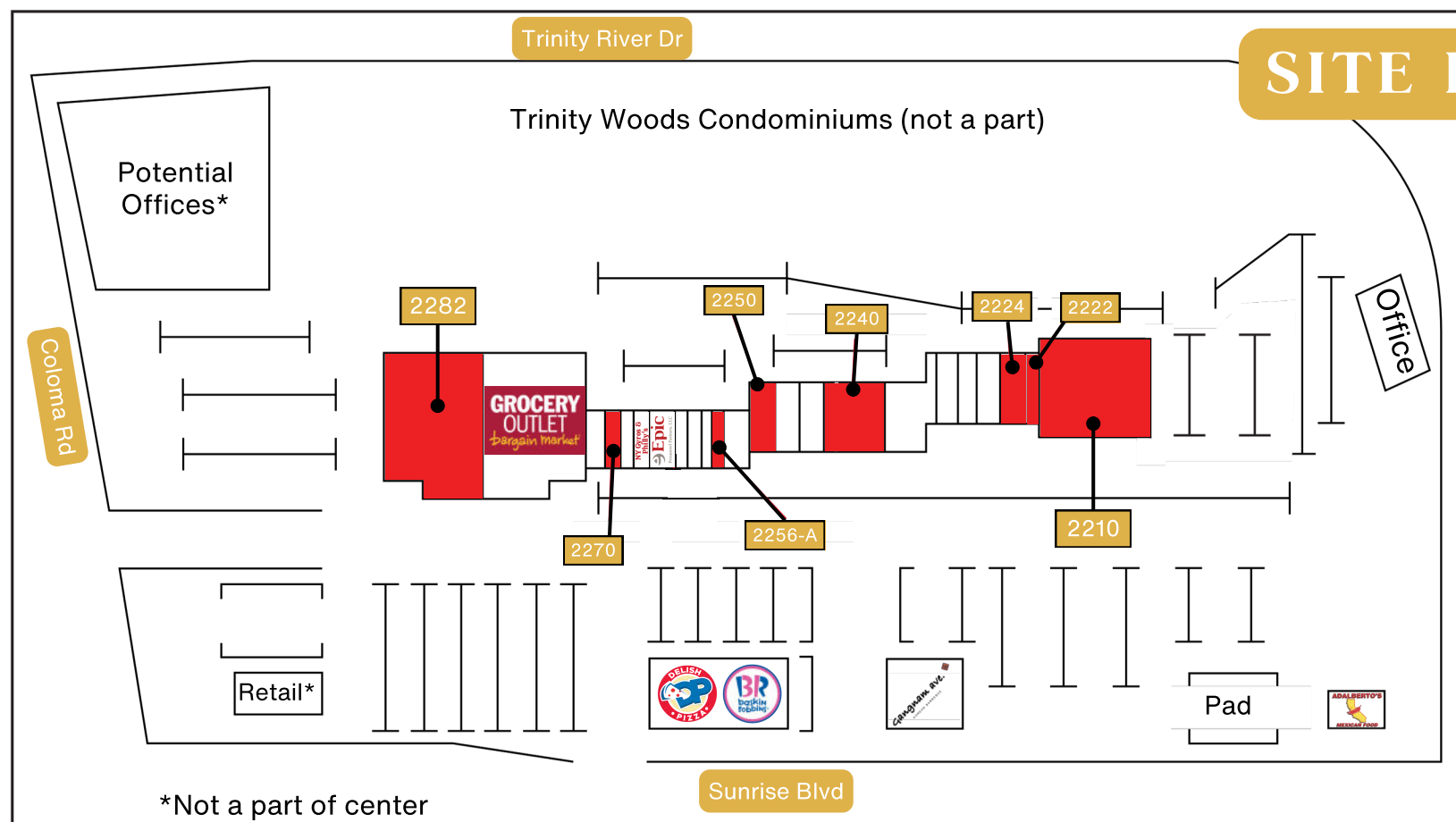
PROPERTY ZONING

COMMERCIAL MIXED-USE (CMU)

SACRAMENTO COUNTY



120 FREE SURFACE SPACES



Unit	Tenant	Size
2210	AVAILABLE	±20,000
2222	AVAILABLE	±980
2224	AVAILABLE	±1,470
2226	Indian Restaurant	±1,330
2228	Indian Restaurant	±1,120
2230	Final Cut TCG	±1,400
2234	Round Table Pizza	±3,850
2240	AVAILABLE	±4,760
2244	Martial Arts	±2,100
2248	Optometrist	±1,935
2250	AVAILABLE	±1,985
2252	Sky Sushi	±2,380

Unit	Tenant	Size
2254	Hair Salon	±980
2256-A	AVAILABLE	±1,190
2256B	Organic Restaurant	±980
2258	Perfect Nails	±960
2260	Epic Personnel Partners	±1,820
2262	NY Gyro and Philly	±1,600
2268	Computer House	±1,190
2270	AVAILABLE	±1,400
2274	Insurance	±1,400
2280A	Grocery Outlet	±20,000
2282	AVAILABLE	±21,954
Pad	Korean BBQ	±4,460
Pad	Freestanding Restaurant	±5,473

FLOOR PLAN - SUITE 2270

Size: +/- 1,400 SF

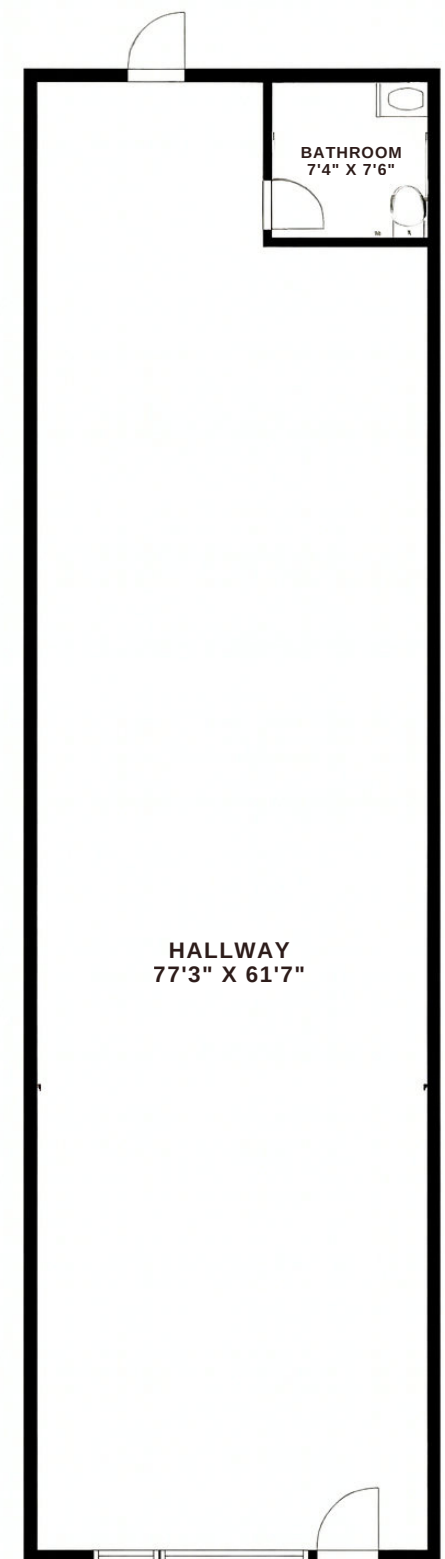
Base Rent: \$1.75 PSF, NNN

VANILLA SHELL - OPEN FLOOR PLAN

3D Tour
Click Here



INTERIOR PHOTOS



FLOOR PLAN - SUITE 2256-A

Size: +/- 1,190 SF

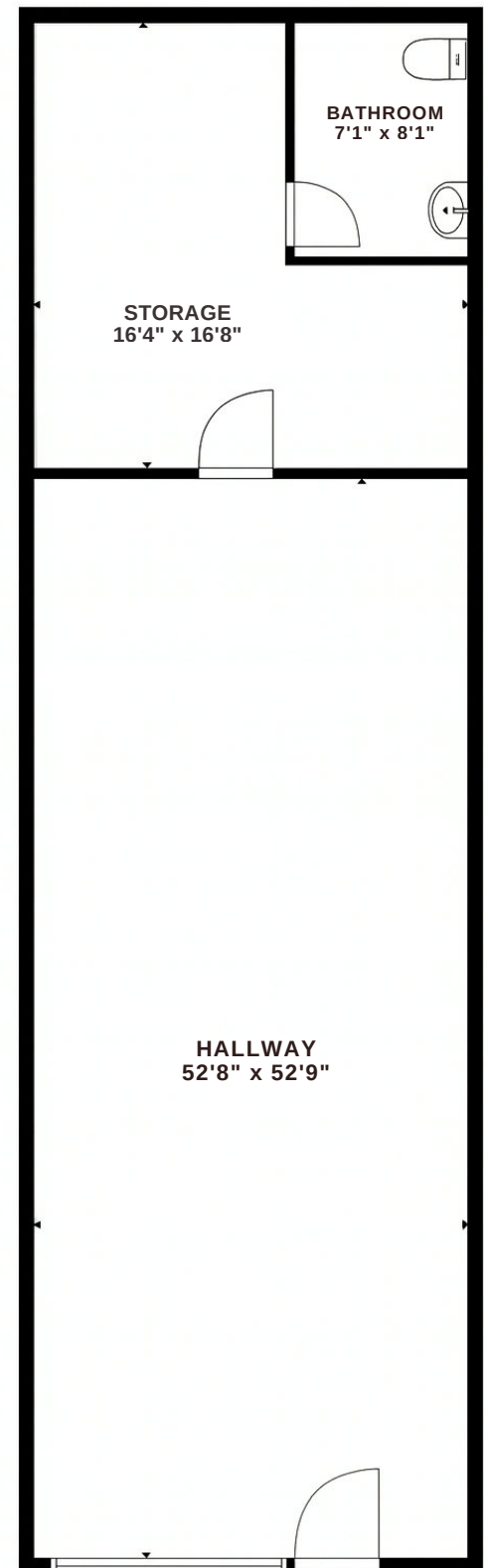
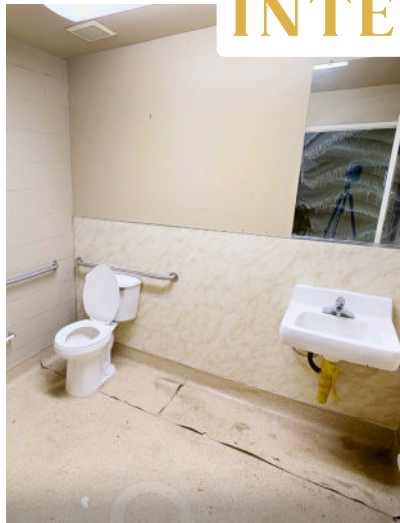
Base Rent: \$1.75 PSF, NNN

FORMER TAX OFFICE SUITE

3D Tour
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INTERIOR PHOTOS



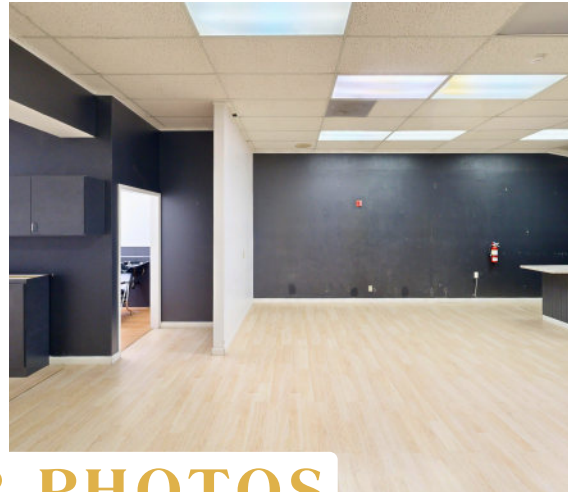
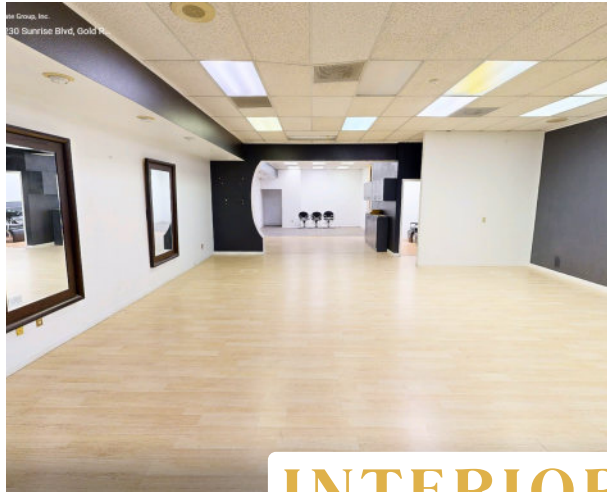
FLOOR PLAN - SUITE 2250

Size: +/- 1,985 SF

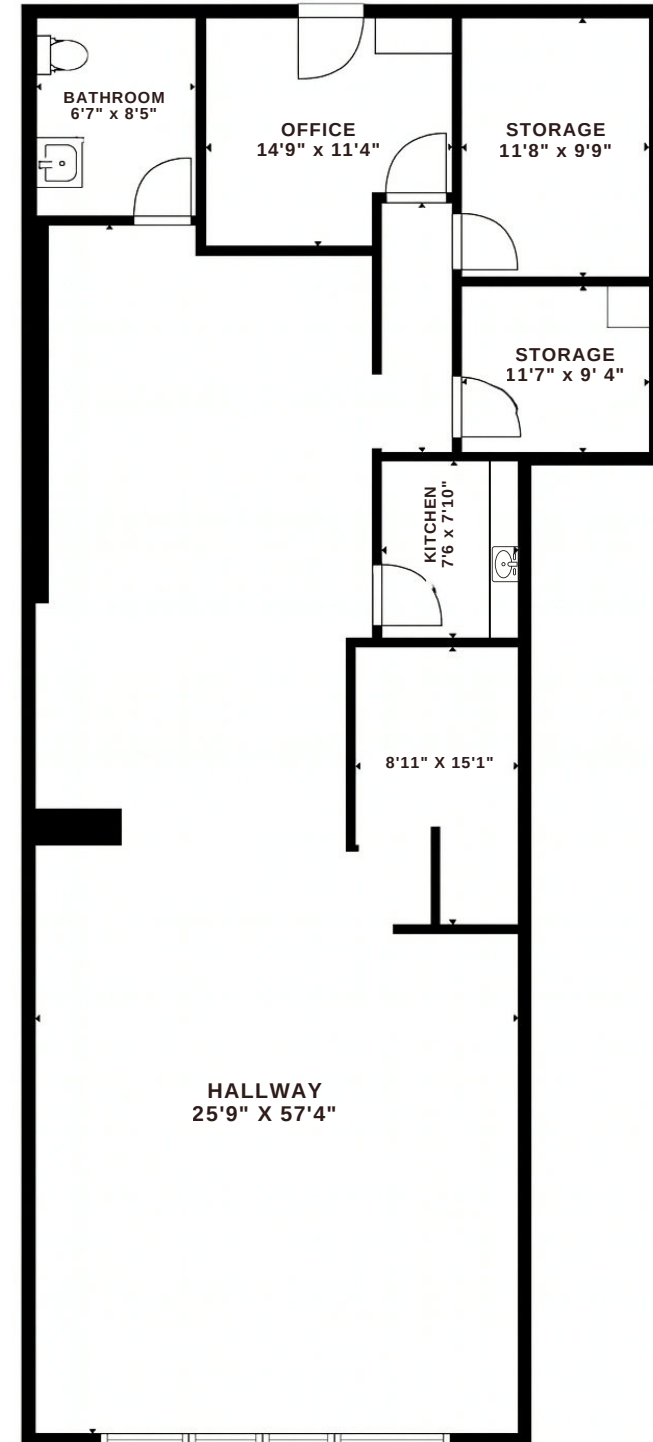
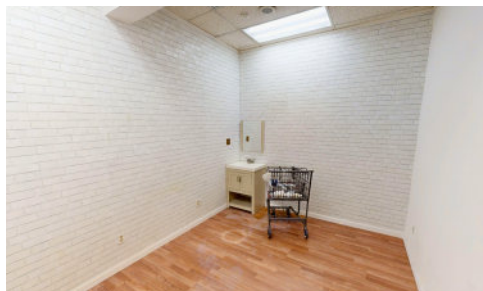
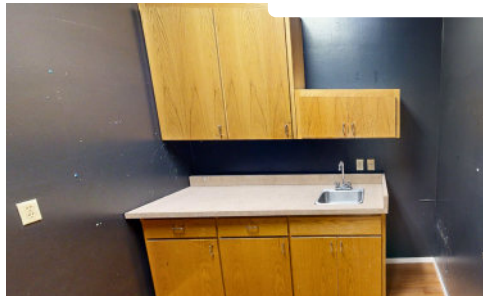
Base Rent: \$1.95 PSF, NNN

HAIR SALON SUITE

3D Tour
Click Here 



INTERIOR PHOTOS



FLOOR PLAN - SUITE 2240

Size: +/- 4,760 SF

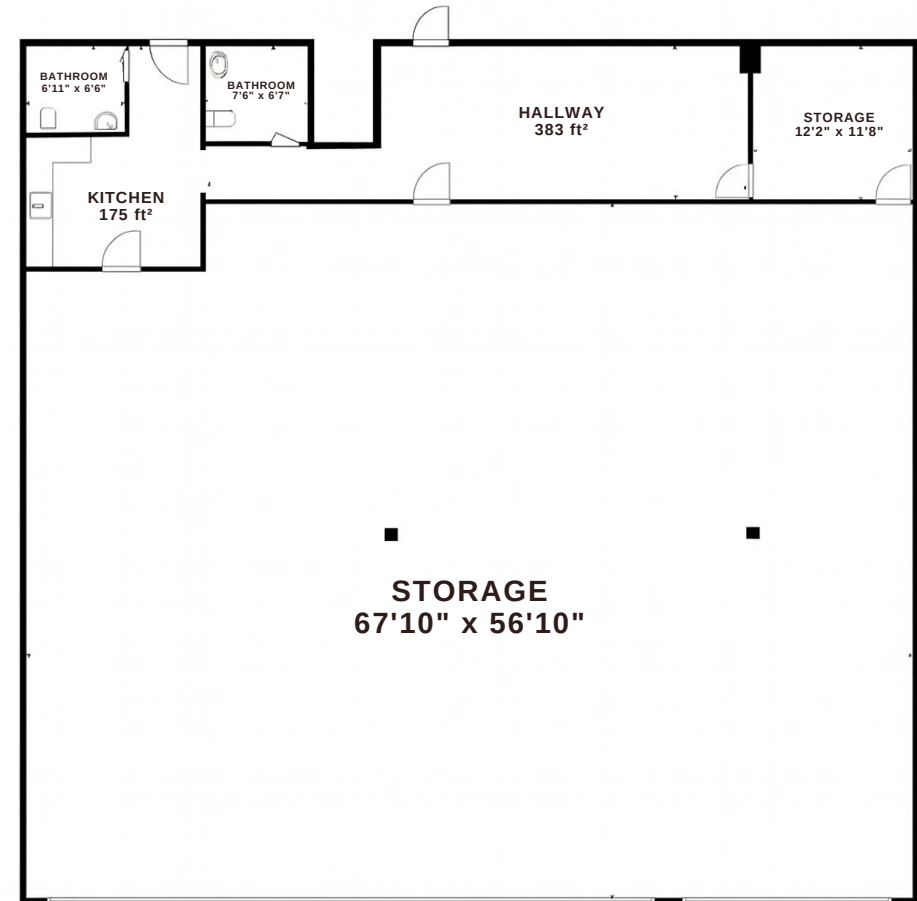
Base Rent: \$1.65 PSF, NNN

OPEN FLOOR PLAN - SHOWROOM SUITE

3D Tour
Click Here 



INTERIOR PHOTOS



FLOOR PLAN - SUITE 2224

Size: +/- 1,470 SF

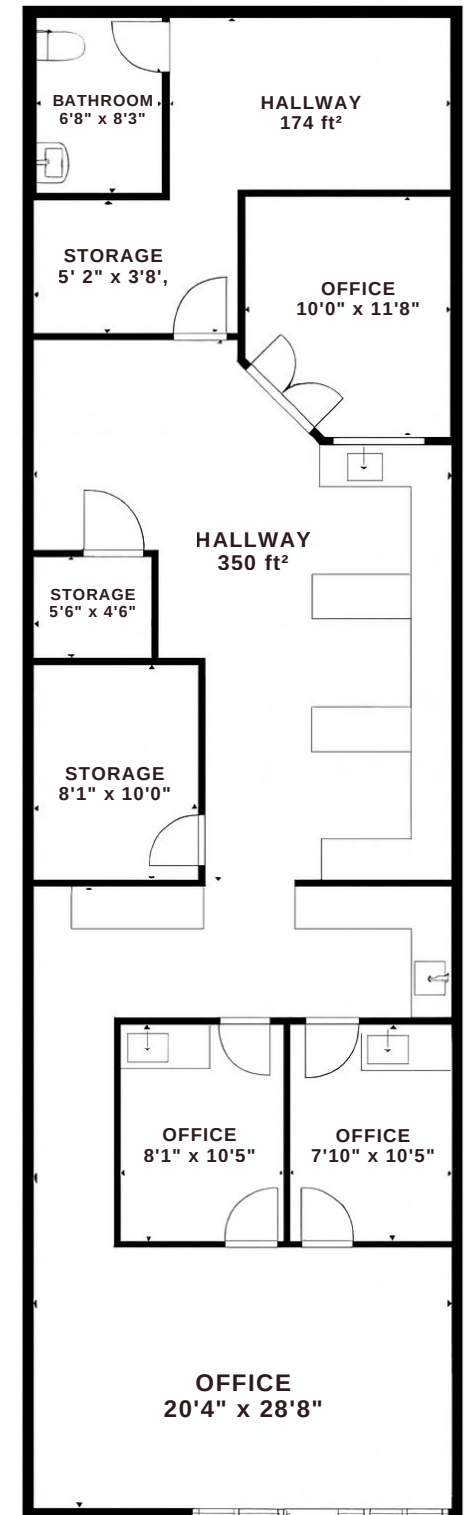
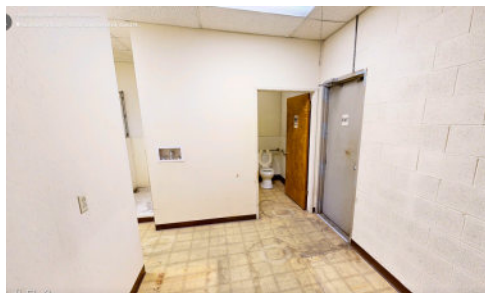
Base Rent: \$1.85 PSF, NNN

VETERINARIAN SPACE - BUILT OUT

3D Tour
Click Here



INTERIOR PHOTOS



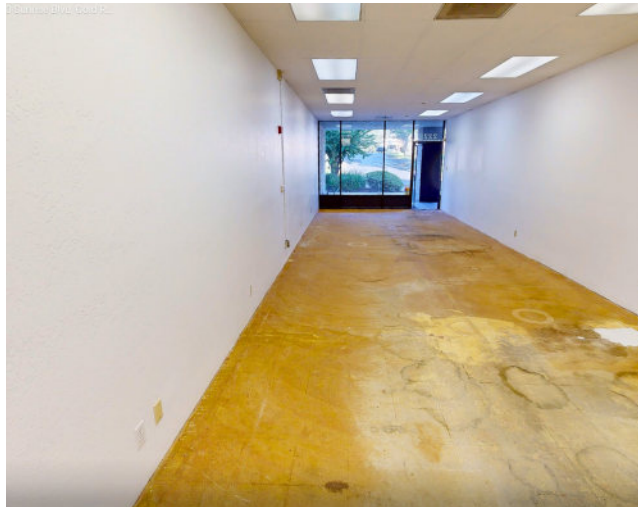
FLOOR PLAN - SUITE 2222

Size: +/- 980 SF

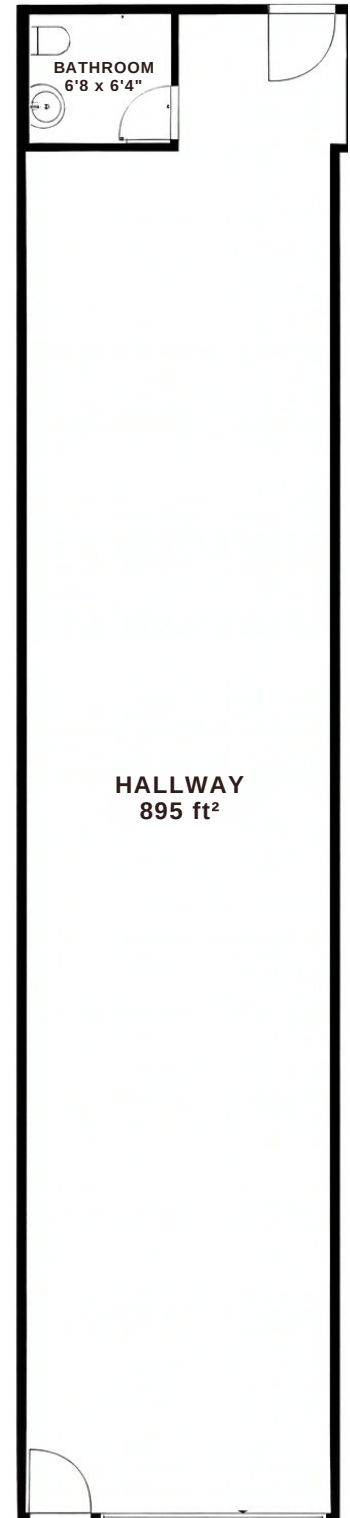
Base Rent: \$1.85 PSF, NNN

INLINE VANILLA SHELL SUITE

3D Tour
Click Here 



INTERIOR PHOTOS



Falling Prices

Delish Pizza

AIKO あいこ

ROUND TABLE PIZZA
SINCE 1959

BASKIN ROBBINS

INDIAN SPICE RESTAURANT
INDIAN & NEPALESE CUISINE

EYE ZONE Gangnam ave.
optometry KOREAN BARBEQUE

Coloma Rd

Sunrise Blvd

Starbucks

BEACH HUT DELI
SINCE 1981

BEL AIR

IL FORNO CLASSICO

JACKS URBAN EATS

MOUNTAIN MIKE'S PIZZA
Pizza the way it oughta be!

CHASE

ups

ZINEANDEL
California Cuisine

AT&T

CALIFORNIA Family Fitness

ROOT OF HAPPINESS

McDonald's

Starbucks

Denny's

El Dorado Fwy

Smart & Final extra!

PET CLUB
FOOD AND SUPPLIES

DOLLAR TREE

SPORTSMAN'S WAREHOUSE

HOWARD'S DONUTS

FIVE GUYS
BURGERS and FRIES

Chick-fil-A

CHIPOTLE MEXICAN GRILL

I ♥ TERIYAKI

Carl's Jr.



EXTERIOR PHOTOS



DEMOGRAPHIC SUMMARY REPORT

2230 SUNRISE BLVD, GOLD RIVER, CA 95670



POPULATION

2024 ESTIMATE

3-MILE RADIUS	75,147
5-MILE RADIUS	248,003
10-MILE RADIUS	837,934



HOUSEHOLD INCOME

2024 AVERAGE

3-MILE RADIUS	\$117,719.00
5-MILE RADIUS	\$104,523.00
10-MILE RADIUS	\$106,141.00



POPULATION

2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	48,414	156,529	479,588
BLACK	3,434	14,078	55,954
HISPANIC ORIGIN	13,211	44,569	172,123
AM.INDIAN & ALASKAN	745	2,405	8,970
ASIAN	6,527	20,130	88,955
HAWAIIAN/PACIFIC ISLANDER	429	1,543	5,551
OTHER	15,598	53,319	198,916

POPULATION

2029 PROJECTION

3-MILE RADIUS	75,456
5-MILE RADIUS	249,360
10-MILE RADIUS	848,497

HOUSEHOLD INCOME

2024 MEDIAN

3-MILE RADIUS	\$94,666.00
5-MILE RADIUS	\$82,878.00
10-MILE RADIUS	\$81,975.00

IMMEDIATE VICINITY AERIAL

PROPERTY
LOCATION



MANY
BUSINESS
COMPANIES



Sunrise Blvd



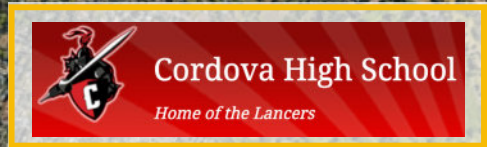
WHITE ROCK
CORPORATE
CAMPUS

Coloma Rd

Zinfandel Dr



Folsom Blvd



CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL SUITES



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