

# 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



SUNRISE BLVD: 64,292 ADT

**Pollo Loco**

**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
2224 Sunrise Blvd.	+/- 1,470 SF	\$1.85 PSF, NNN	VETERINARIAN SPACE - BUILT OUT
2240 Sunrise Blvd.	+/- 4,760 SF	\$1.65 PSF, NNN	OPEN FLOOR PLAN - SHOWROOM SUITE
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

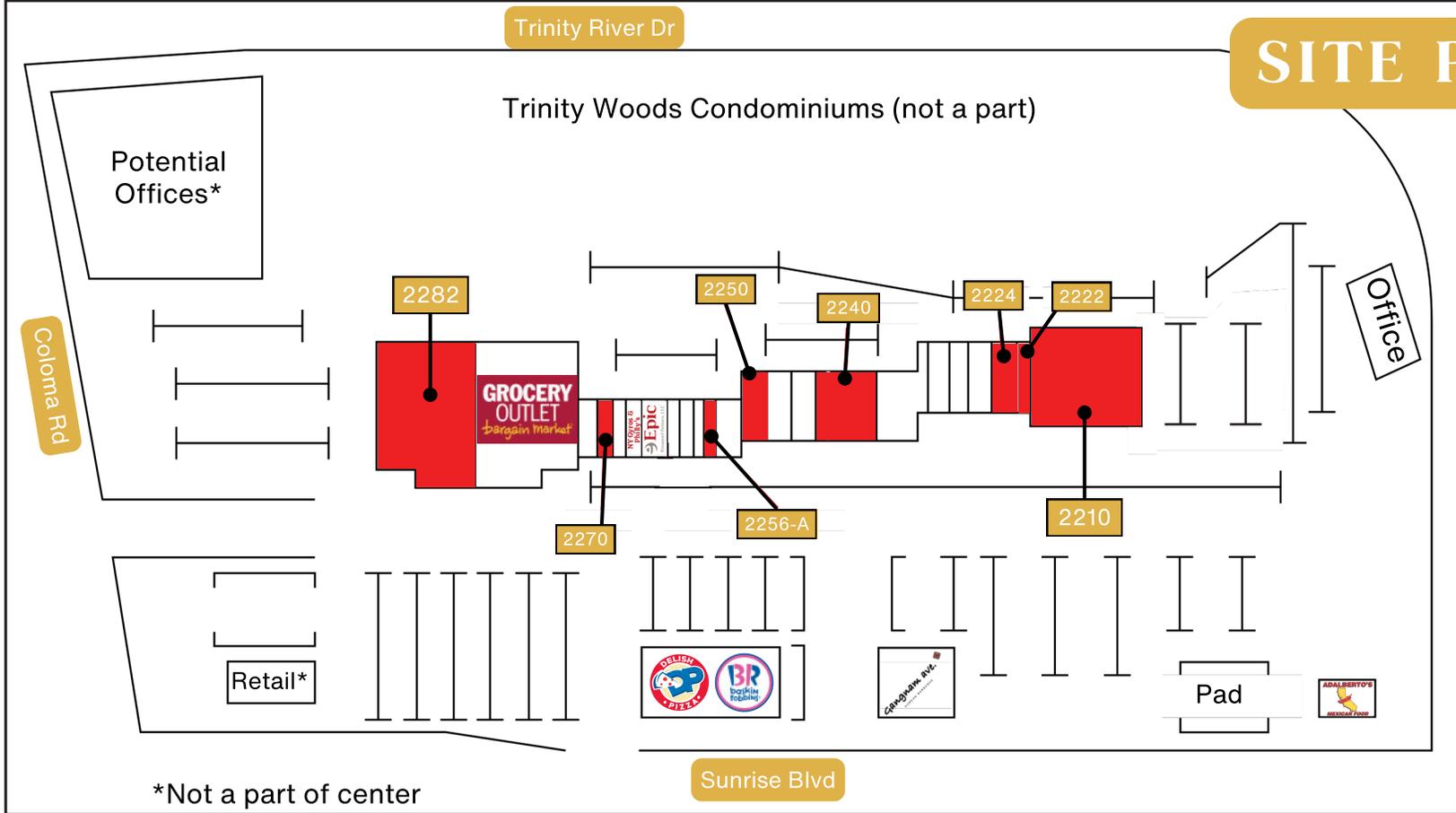


PROPERTY ZONING  
**COMMERCIAL MIXED-USE (CMU)**  
SACRAMENTO COUNTY



**120 FREE SURFACE SPACES**

# SITE PLAN



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

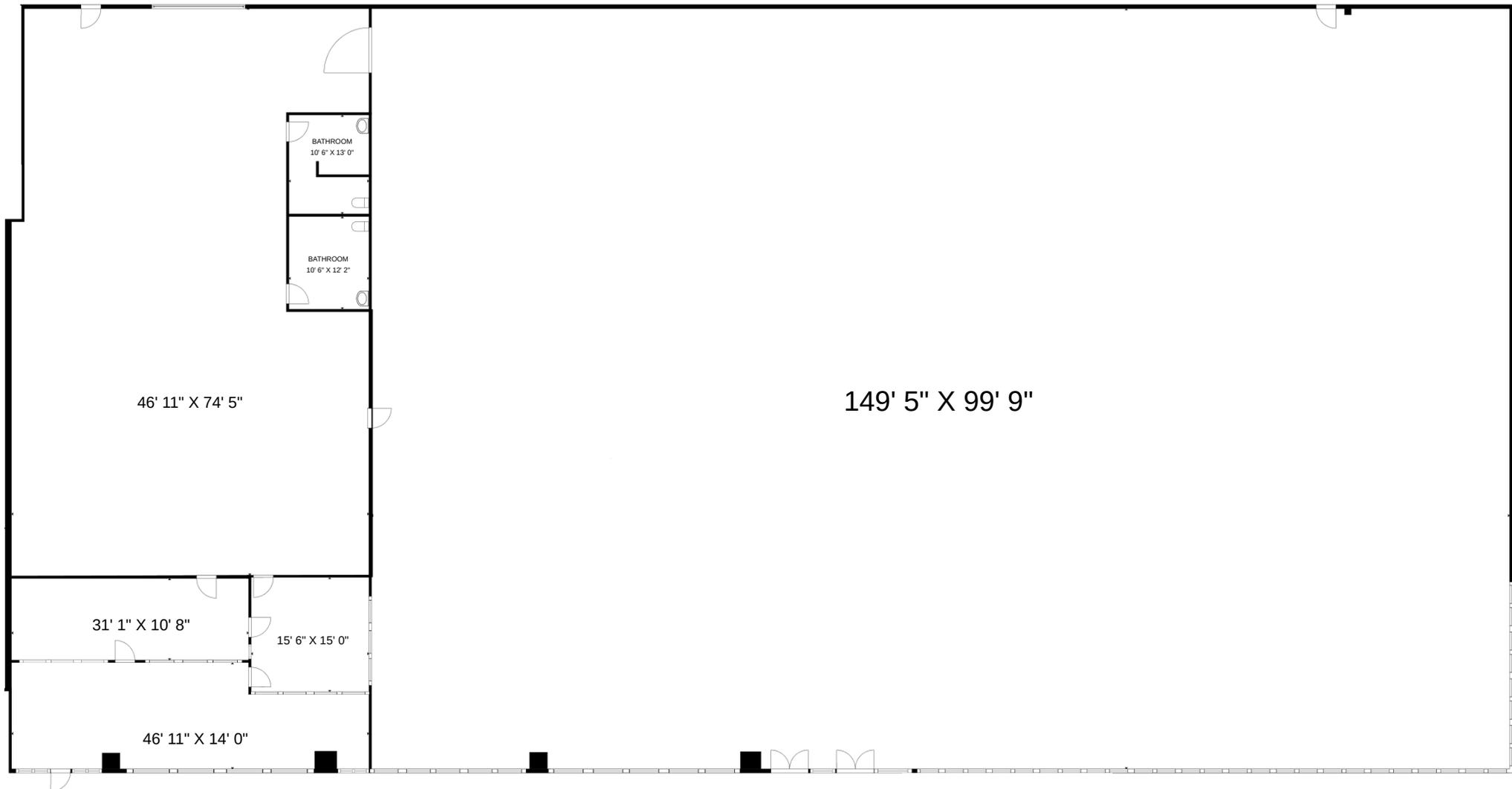
# FLOOR PLAN - SUITE 2210

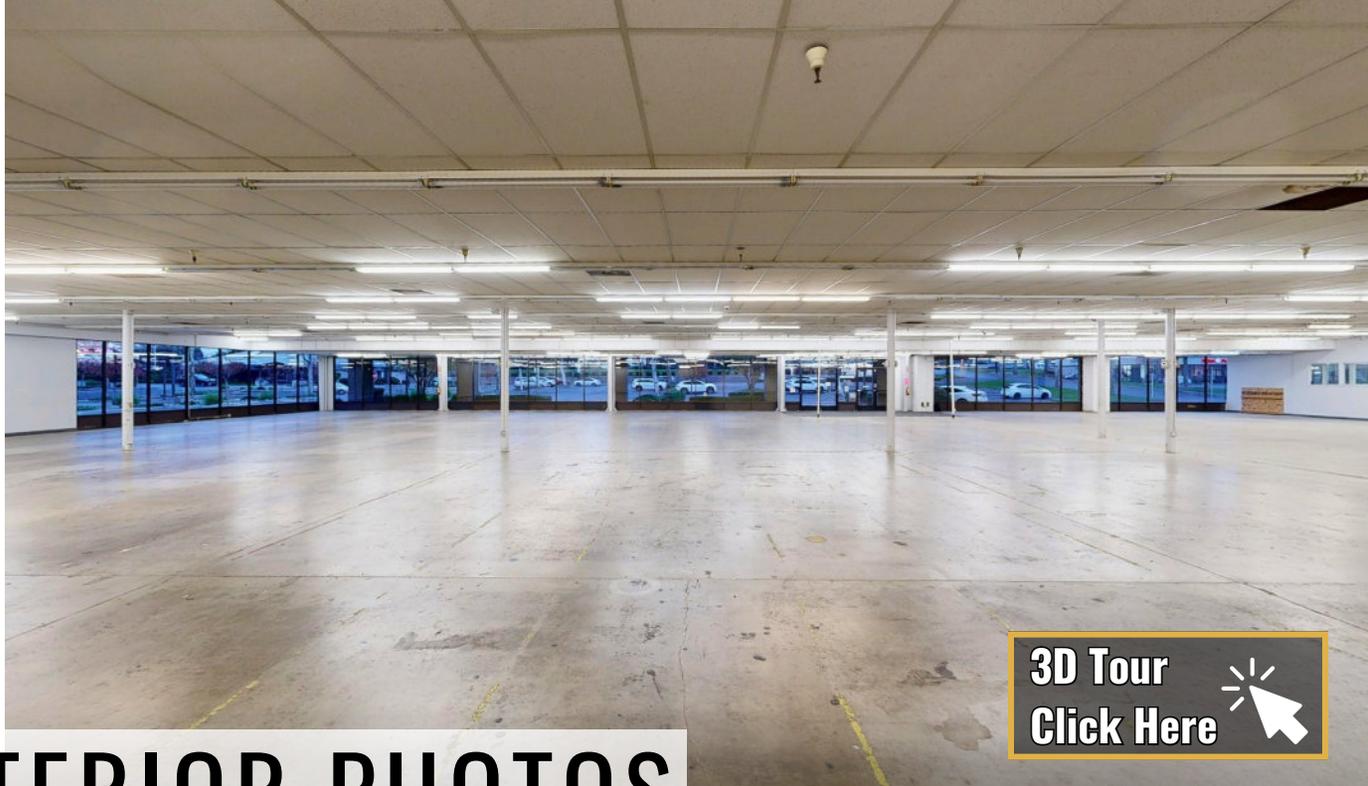
**Size:** +/- 20,000 SF

**Base Rent:** \$1.25 PSF, NNN

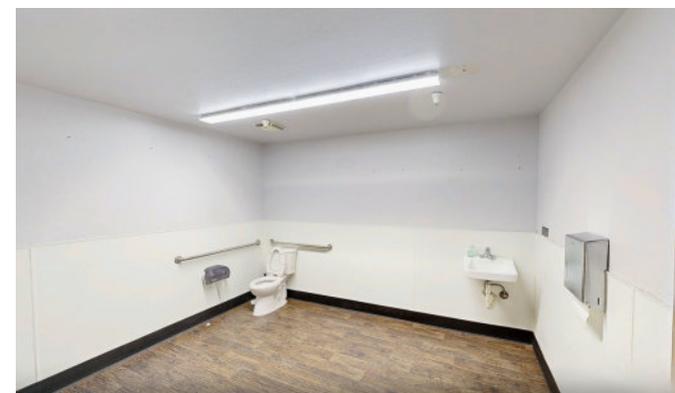
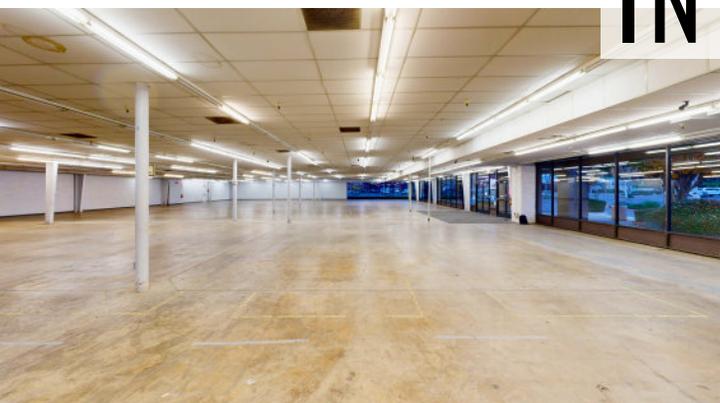
**FORMER FALLING PRICES**

[3D Tour  
Click Here](#) 





# INTERIOR PHOTOS



# FLOOR PLAN - SUITE 2222

**Size:** +/- 980 SF

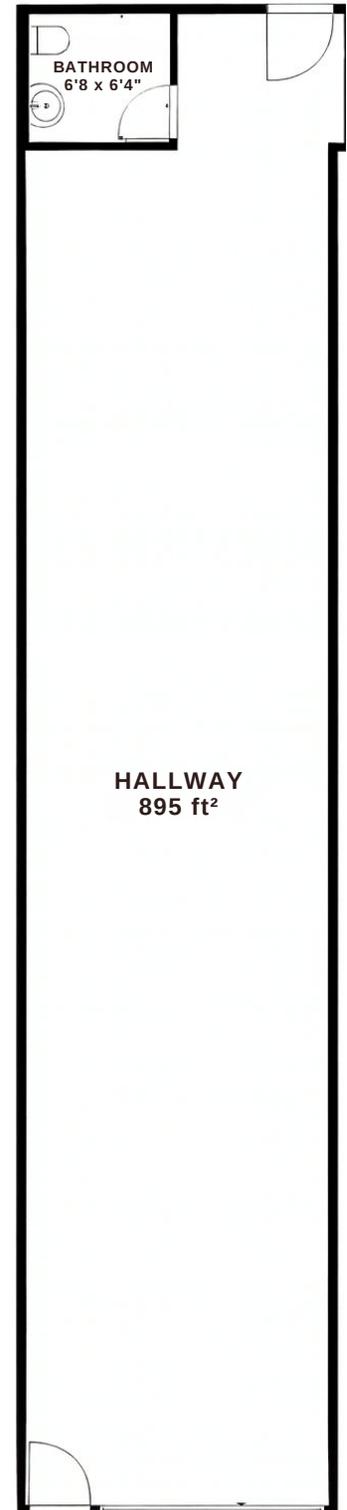
**Base Rent:** \$1.85 PSF, NNN

**INLINE VANILLA SHELL SUITE**

**3D Tour**  
**Click Here** 



## INTERIOR PHOTOS



# FLOOR PLAN - SUITE 2224

**Size: +/- 1,470 SF**

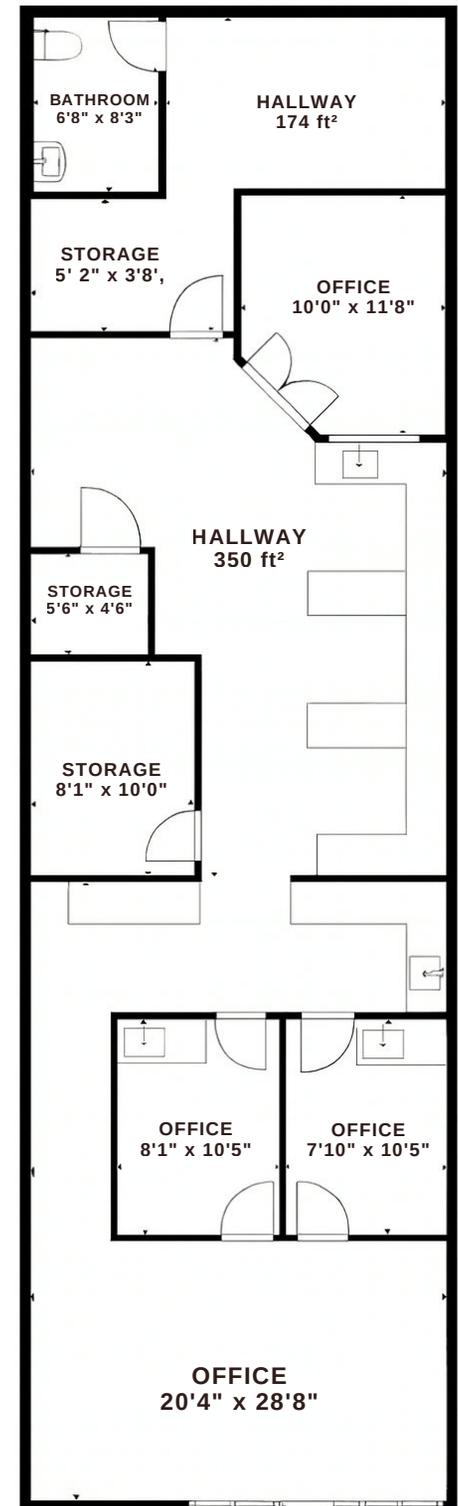
**Base Rent: \$1.85 PSF, NNN**

**VETERINARIAN SPACE - BUILT OUT**

**3D Tour**  
**Click Here** 



**INTERIOR PHOTOS**



# FLOOR PLAN - SUITE 2240

**Size:** +/- 4,760 SF

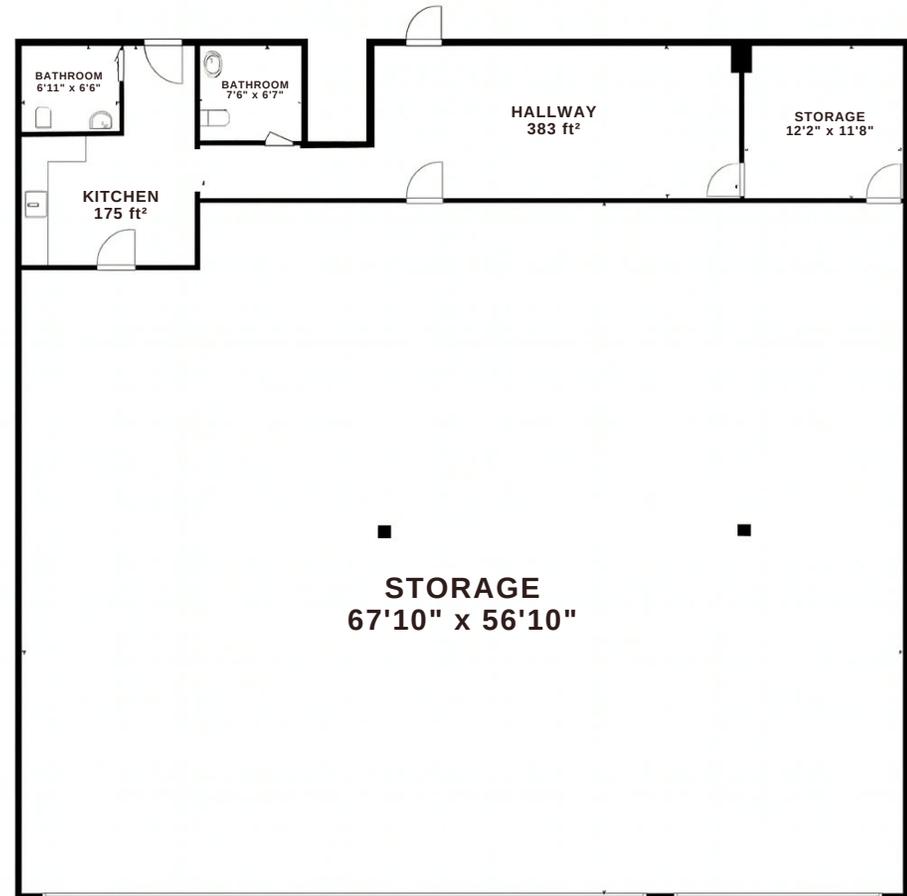
**Base Rent:** \$1.65 PSF, NNN

**OPEN FLOOR PLAN - SHOWROOM SUITE**

**3D Tour**  
**Click Here** 



**INTERIOR PHOTOS**



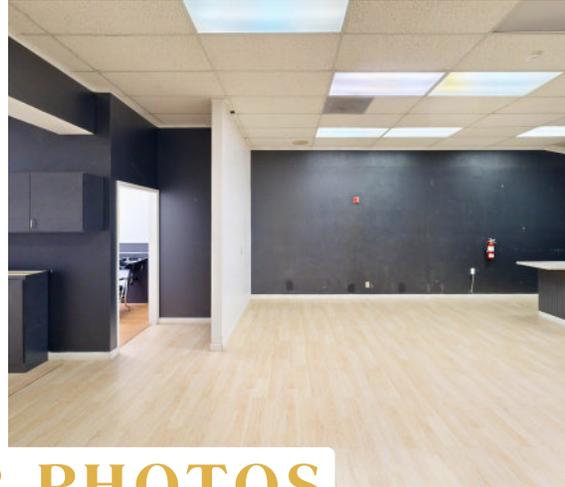
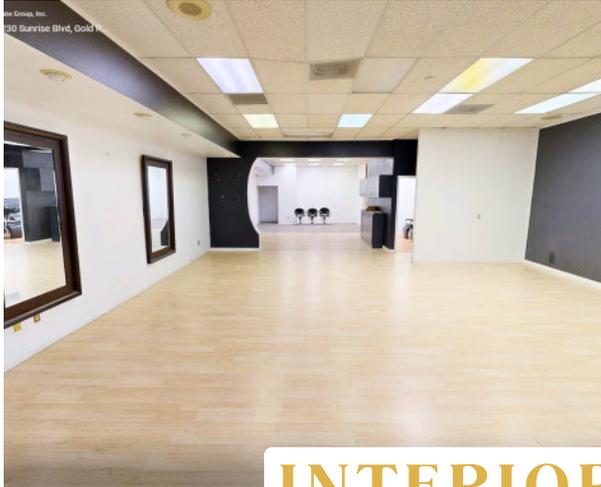
# FLOOR PLAN - SUITE 2250

**Size:** +/- 1,985 SF

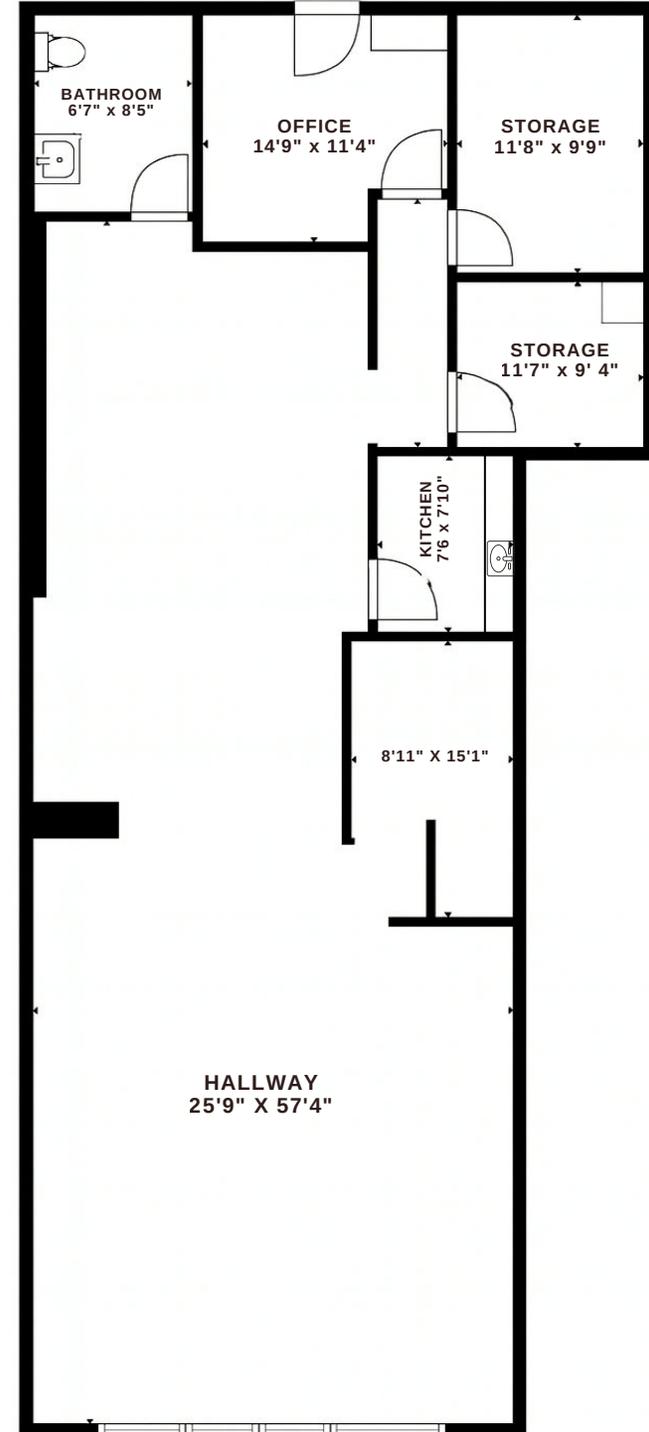
**Base Rent:** \$1.95 PSF, NNN

**HAIR SALON SUITE**

**3D Tour**  
**Click Here** 



**INTERIOR PHOTOS**



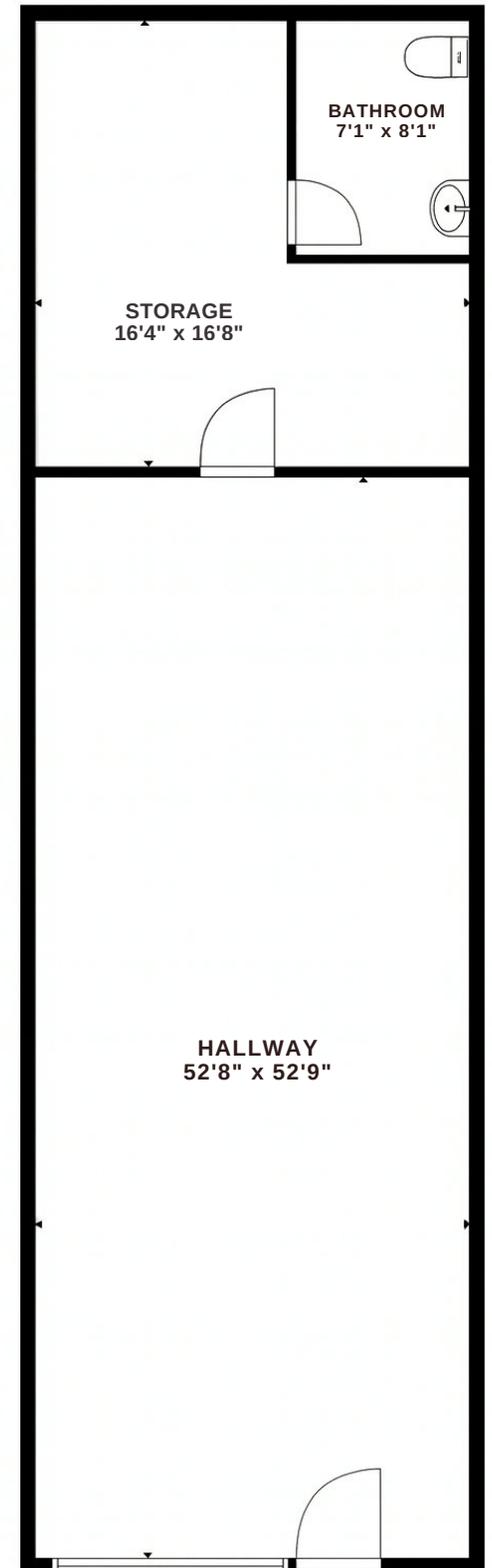
# FLOOR PLAN - SUITE 2256-A

**Size:** +/- 1,190 SF

**Base Rent:** \$1.75 PSF, NNN

**FORMER TAX OFFICE SUITE**

**3D Tour**  
**Click Here** 



## INTERIOR PHOTOS



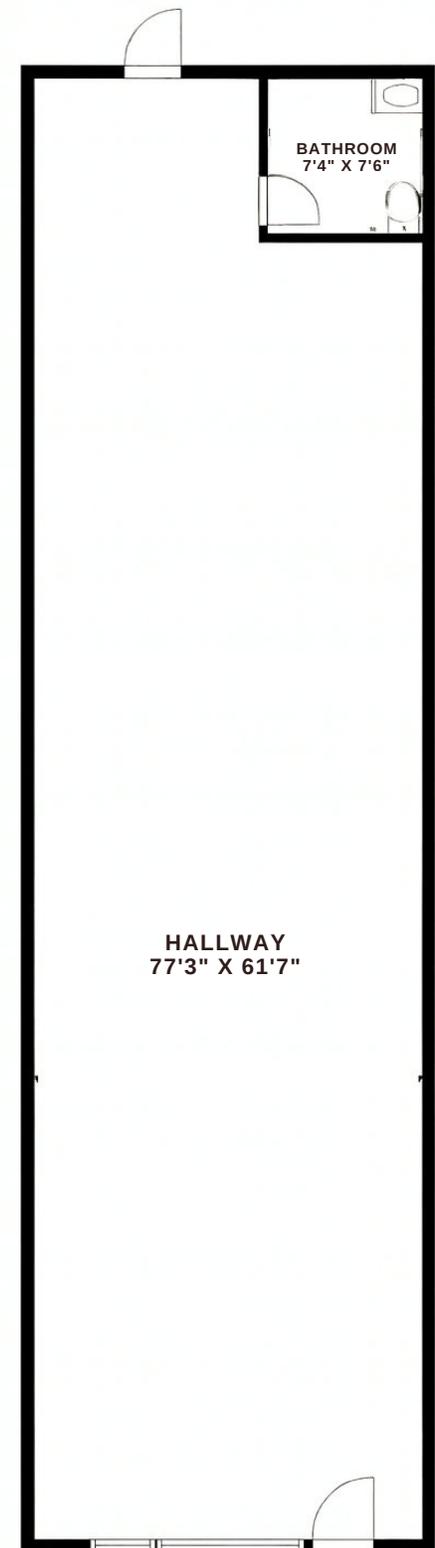
# FLOOR PLAN - SUITE 2270

**Size:** +/- 1,400 SF

**Base Rent:** \$1.75 PSF, NNN

**VANILLA SHELL - OPEN FLOOR PLAN**

**3D Tour**  
**Click Here** 



## INTERIOR PHOTOS



**Falling Prices**

**Delish Pizza**

**AIKO あいこ**

**ROUND TABLE PIZZA**  
SINCE 1959

**BASKIN BR ROBBINS**

**INDIAN SPICE RESTAURANT**  
INDIAN & NEPALESE CUISINE

**EYE ZONE**

**Gangnam ave.**  
KOREAN BARBEQUE

Coloma Rd



Sunrise Blvd

**Starbucks**

**BEACH HUT DELI**  
SINCE 1981

**THE MOSA HOUSE**

**BEL AIR**

**IL FORNO CLASSICO**

**JACKS URBAN EATS**

**MOUNTAIN MIKE'S PIZZA**  
Pizza the Way it oughta be!

**CHASE**

**ups**

**ZINEANDEL**  
California Cuisine



El Dorado Fwy

**AT&T**

**CALIFORNIA Family Fitness**

**ROOT OF HAPPINESS**

**McDonald's**

**Starbucks**

**Denny's**

**Smart & Final extra!**

**PET CLUB**  
FOOD AND SUPPLIES

**DOLLAR TREE**

**SPORTSMAN'S WAREHOUSE**

**Howards DONUTS**

**FIVE GUYS**  
BURGERS and FRIES

**Chick-fil-A**

**CHIPOTLE MEXICAN GRILL**

**I ♥ TERIYAKI**

**Carl's Jr.**



# EXTERIOR PHOTOS



# DEMOGRAPHIC SUMMARY REPORT

2246-2286 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

### 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



## 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

# IMMEDIATE VICINITY AERIAL

PROPERTY LOCATION



**RITE AID** **JACKS BEL AIR**  
**SPORTSMAN'S WAREHOUSE** **URBAN EATS**  
**FIVE GUYS** **CHIPOTLE MEXICAN GRILL**  
**Chick-fil-A** **CALIFORNIA Family Fitness**

MANY BUSINESS COMPANIES

**COSTCO WHOLESALE**

**ROSS DRESS FOR LESS** **TARGET**  
**Starbucks** **PANDA EXPRESS CHINESE KITCHEN**  
**Marshalls** **PET SMART**

Sunrise Blvd

WHITE ROCK CORPORATE CAMPUS

**LOWE'S** **rubio's COASTAL GRILL**  
**CVS pharmacy** **SUBWAY** **Panera BREAD**

Coloma Rd

Zinfandel Dr

**Walmart** **SAFeway**



**Cordova High School**  
Home of the Lancers

Folsom Blvd

**Viva SUPERMARKET** **planet fitness** **See's CANDIES** **McDonald's** **dd's DISCOUNTS** **KFC**  
**Carl's Jr.**

**Dignity Health** **KAISER PERMANENTE**

# CONTACT US!

FOR MORE INFORMATION ABOUT  
THESE RETAIL SUITES



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