

2271 Sunrise Blvd

2271 Sunrise Blvd, Rancho Cordova, CA 95670

RE/MAX GOLD



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RE/MAX Commercial

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2271 Sunrise Blvd

\$12.00 /SF/YR

HIGH IDENTITY RETAIL-FLEX LOCATION WITH GREAT SIGNAGE ON MONUMENT. PROPERTY LOCATED JUST NORTH OF COLOMA RD. ON SUNRISE BLVD. WITH OVER 82,000 CARS PER DAY. LOCATION PROVIDES IMMEDIATE ACCESS TO HWY 50. LOCATED IN THE GOLD RIVER NEIGHBORHOOD OF RANCHO COROVA, SURROUNDED BY RESIDENTIAL, RETAIL AND OFFICE PROPERTIES. ADJACENT AND NEIGHBORING TENANTS INCLUDE BIG O TIRES, SUNRISE CAR AUDIO, ALARM & WINDOW TINTING, SUNRISE FOOD AND LIQUOR, SMART & FINAL, DOLLAR TREE, SPORTSMAN'S WAREHOUSE, GROCERY OUTLET AND CALIFORNIA...

- MONUMENT SIGNAGE
- GC ZONING
- IMMEDIATE ACCESS TO HWY 50
- VERY HIGH TRAFFIC COUNT ON SUNRISE BLVD.
- ONE PRIVATE OFFICE, PRIVATE RESTROOM AND WORK SPACE WITH WORK BENCH IN REAR OF SPACE



Rental Rate:	\$12.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	14,980 SF
Year Built:	1981
Walk Score ®:	75 (Very Walkable)
Rental Rate Mo:	\$1.00 /SF/MO



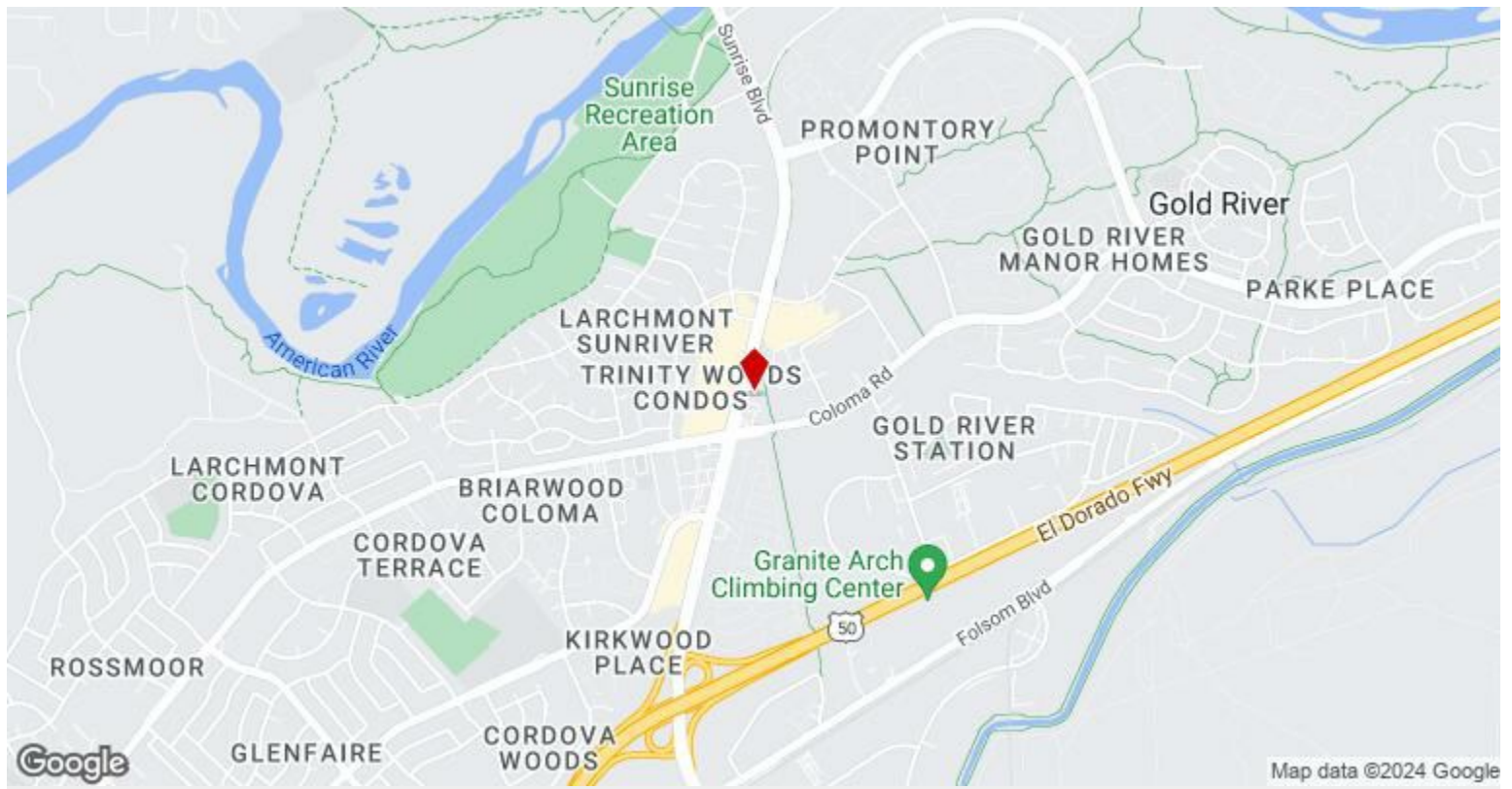
1st Floor Ste A

Space Available	2,100 SF
Rental Rate	\$12.00 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

SPACE HAS LARGE OPEN AREA, ONE PRIVATE OFFICE AND ONE RESTROOM. PARKING IN FRONT OF SPACE AND FACING SUNRISE BLVD.ZONED GC - GENERAL COMMERCIAL- MANY USES POSSIBLE, RETAIL - SERVICE- AUTO RELATED INDUSTRY USE. SPACE DOES NOT HAVE A ROLL UP DOOR. FLOOR PLAN TO FOLLOW.

Major Tenant Information

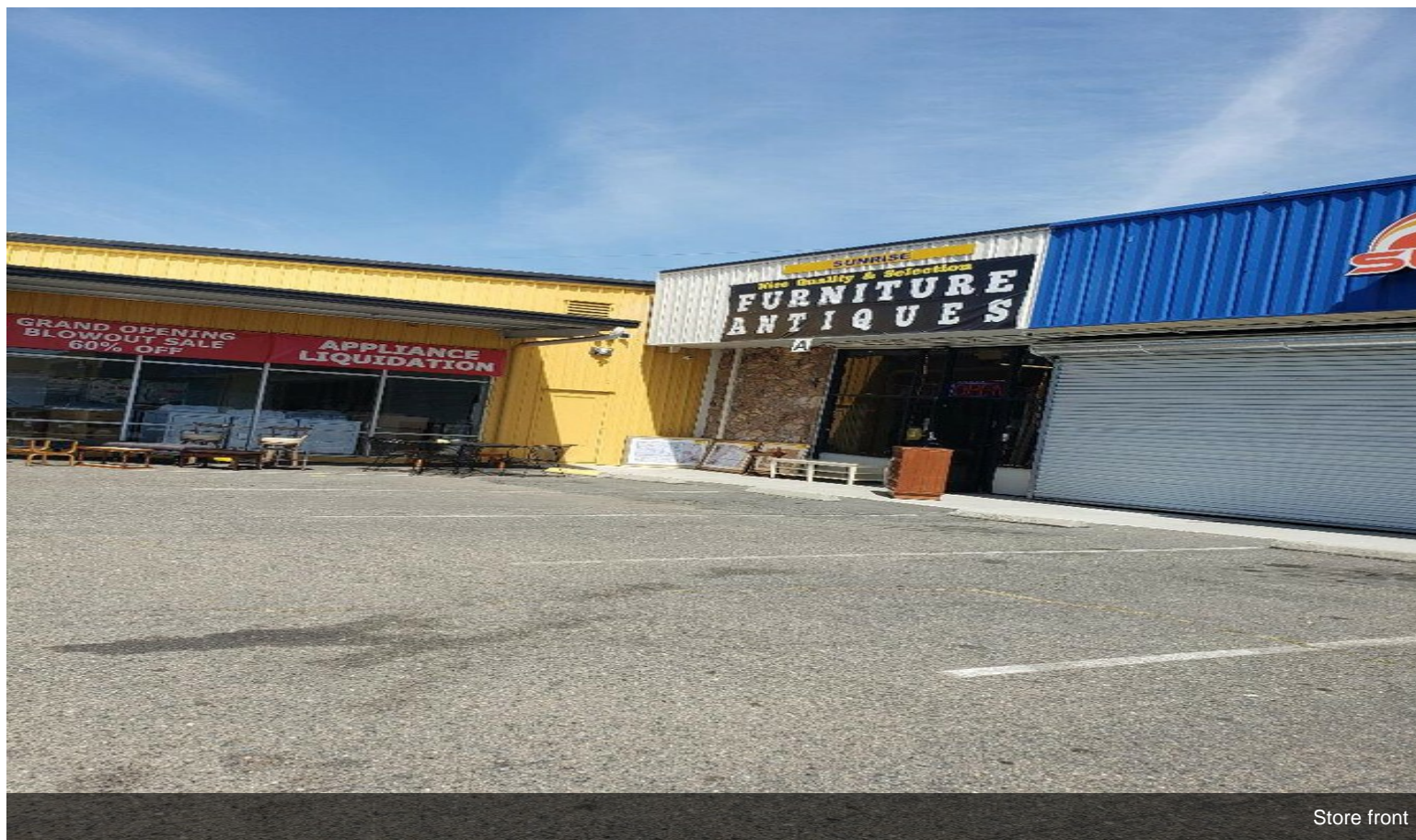
Tenant	SF Occupied	Lease Expired
SUNRISE CAR AUDIO AND ALARM	-	
Sunrise Food & Liquor	4,943	



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Property Photos

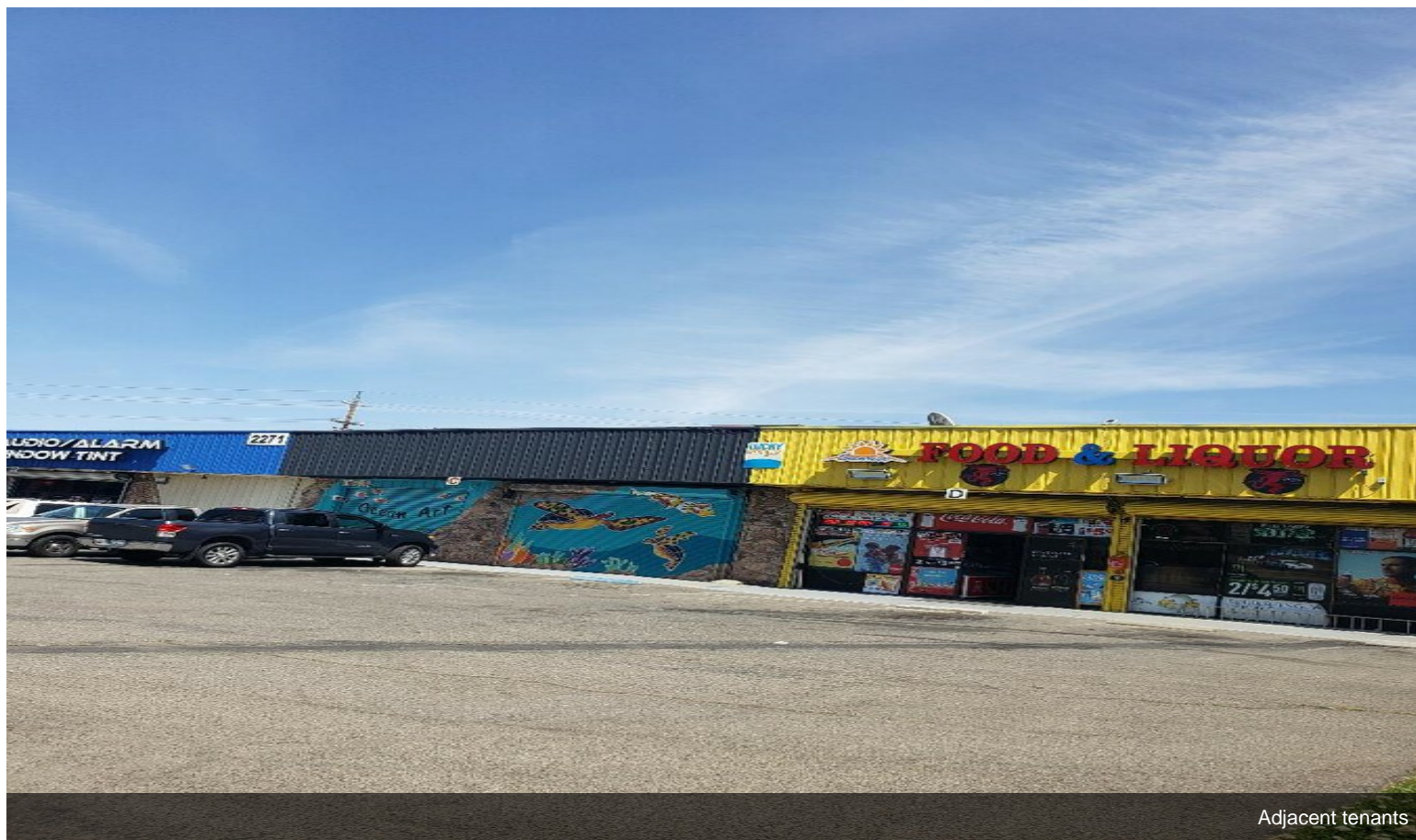


Store front

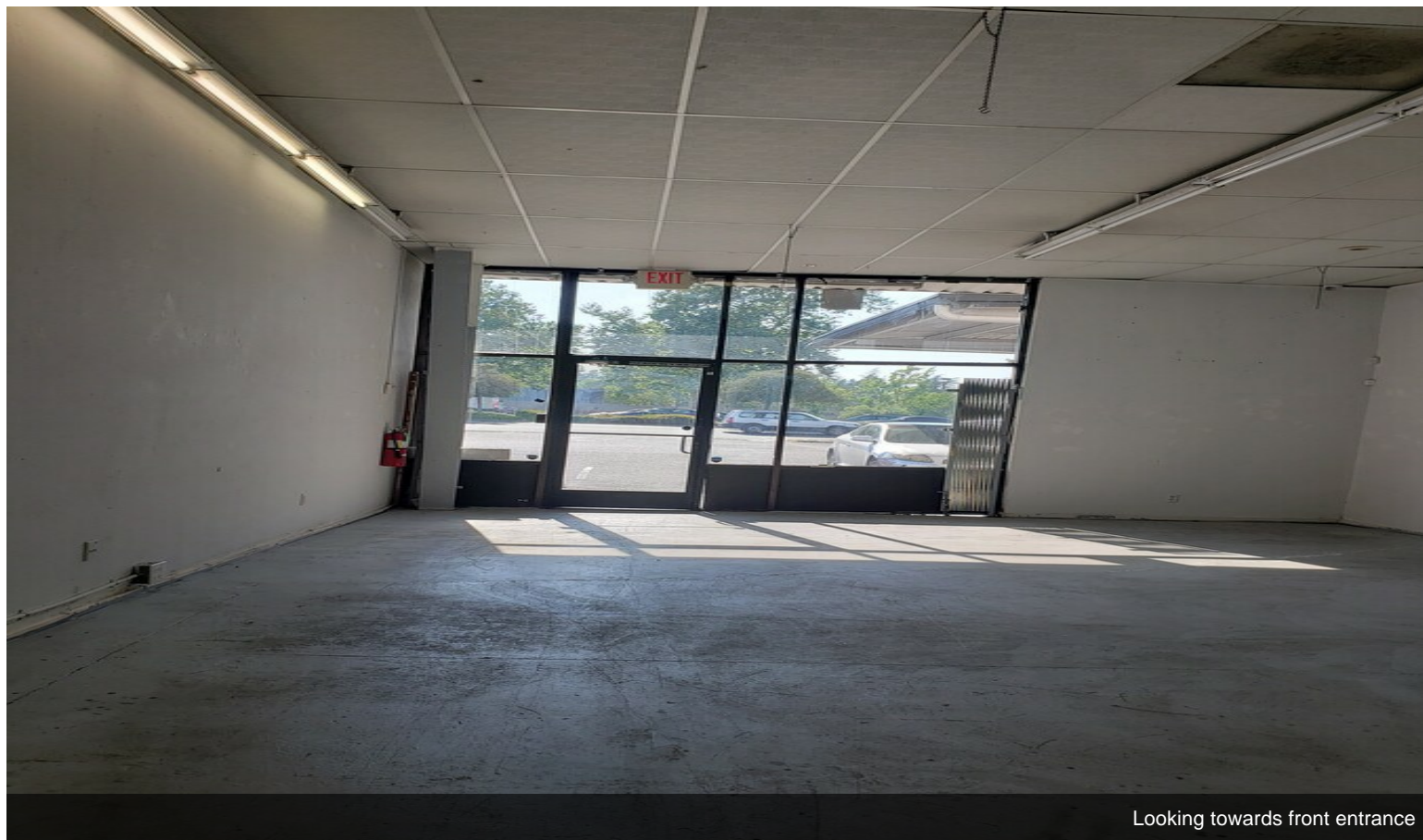


Store front 2

Property Photos



Adjacent tenants

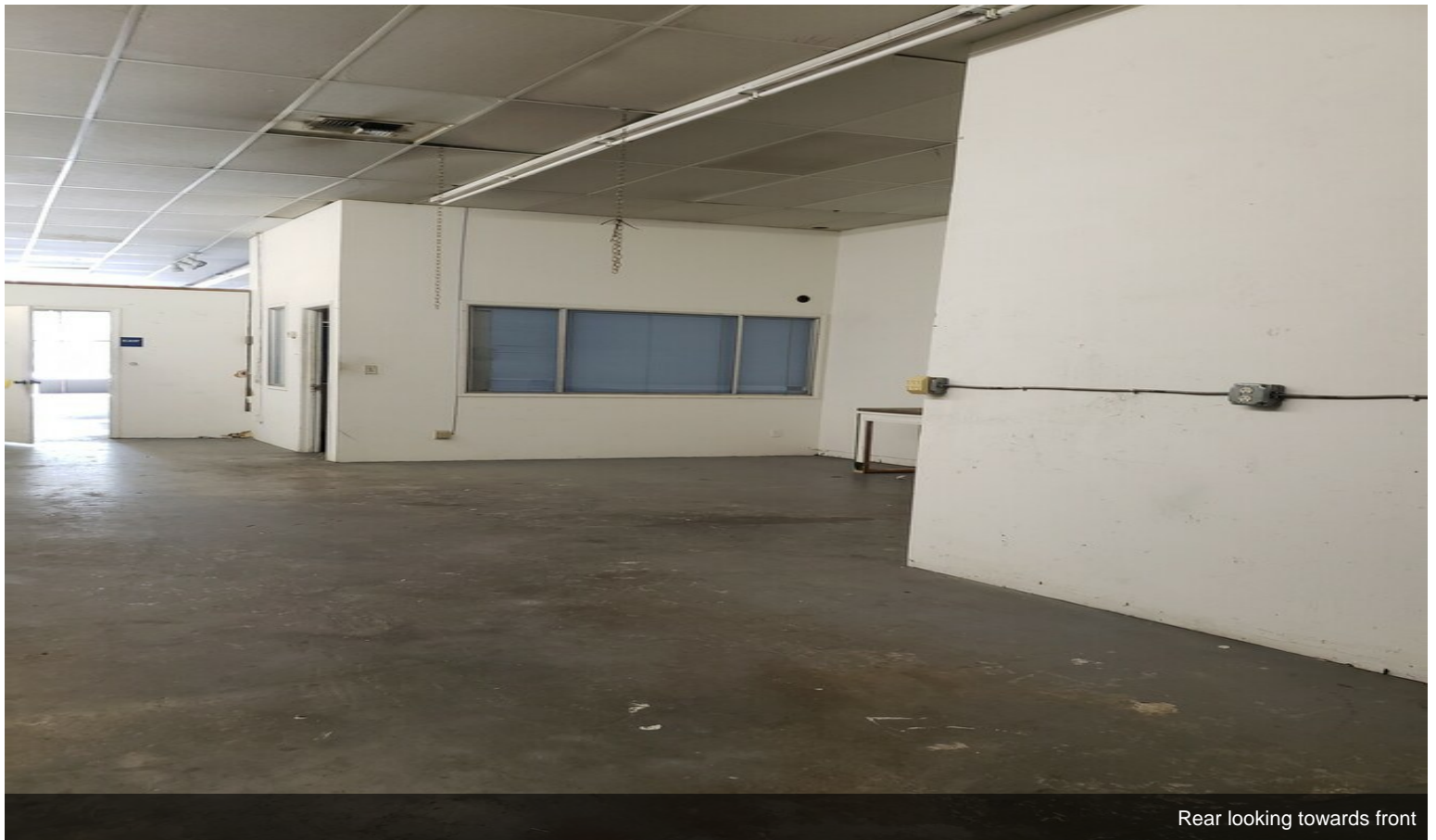


Looking towards front entrance

Property Photos



Showroon with slat boards



Rear looking towards front

Property Photos

Bk.
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