



CITRUS PARK

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

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CalDRE #02114777



CITRUS PARK



Lease Rate	\$0.90 + NNN
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PROPERTY OVERVIEW

Building #1 - 11255

Unit D, 1,331 sf, 50/50 split with warehouse and office space, a 10' x 12' overhead roll-up door, restroom, no warehouse insulation.
 Unit H, 1,331 sf, 50/50 split with warehouse and office space, a 10' x 12' overhead roll-up door, restroom, no warehouse insulation.

Building #2 - 11265

Unit D, 880 sf and is mainly warehouse with a small office, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.
 Unit F, 880 sf and is mainly warehouse with a small office, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.
 Unit K, 805 sf and is mainly warehouse with a small office, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.
 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.
 Unit T, 770 sf and is mainly warehouse with a small office, 10' x 12' overhead roll-up door, restroom, no warehouse insulation (Tenant until July 1st).

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.
 Unit N/O, 1,760 sf, warehouse and small office space, two 10' x 12' overhead roll-up doors, two restrooms, no warehouse insulation.
 Unit S/T, 1,760 sf, warehouse and small office space, two 10' x 12' overhead roll-up doors, two restrooms, no warehouse insulation.
 Unit V, 805 sf and is mainly warehouse with a small office, 10' x 12' overhead roll-up door, restroom, 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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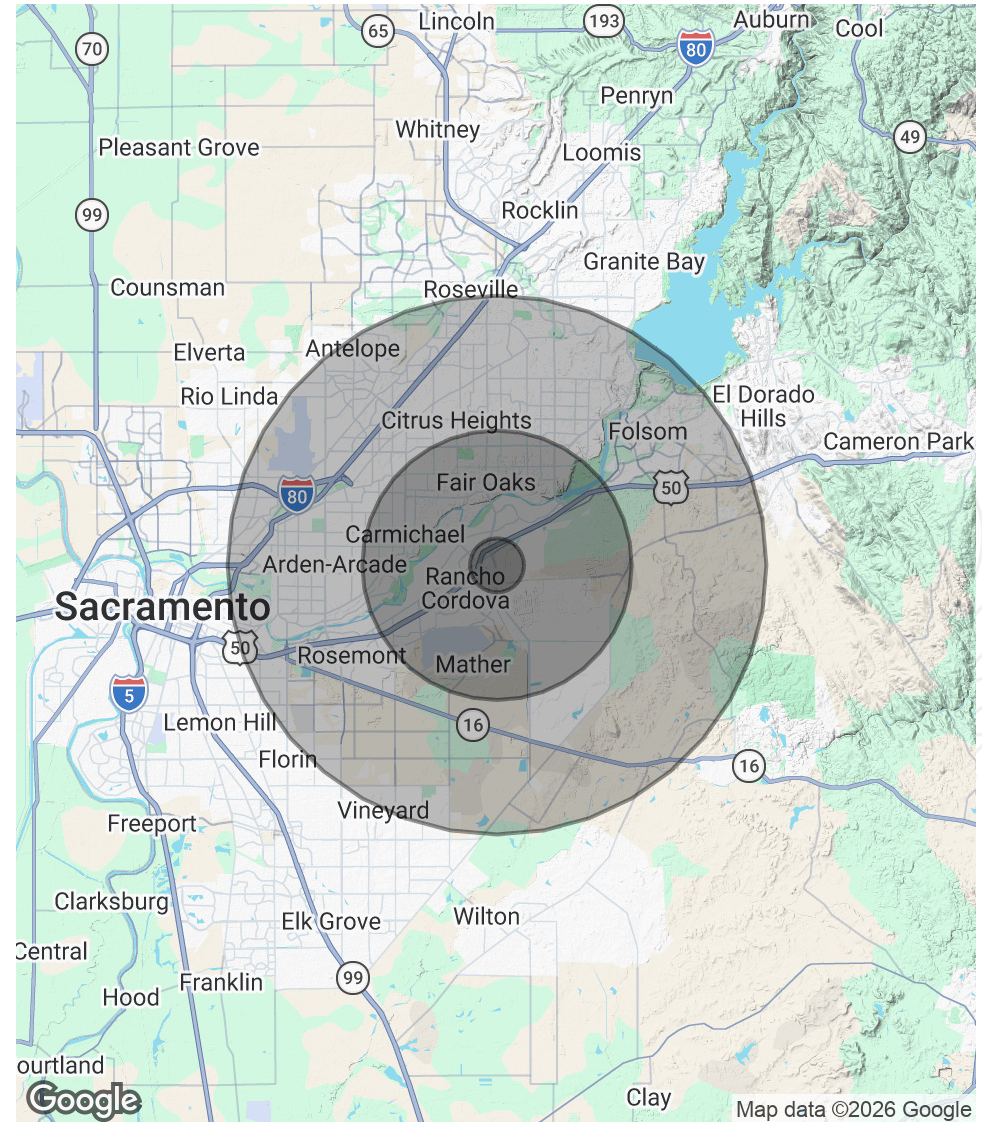
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,410	183,515	768,881
Average Age	41.4	40.1	38.5
Average Age (Male)	41.5	38.7	37.2
Average Age (Female)	41.2	41.2	40.0

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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