



CITRUS PARK

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

THOMAS NELSON

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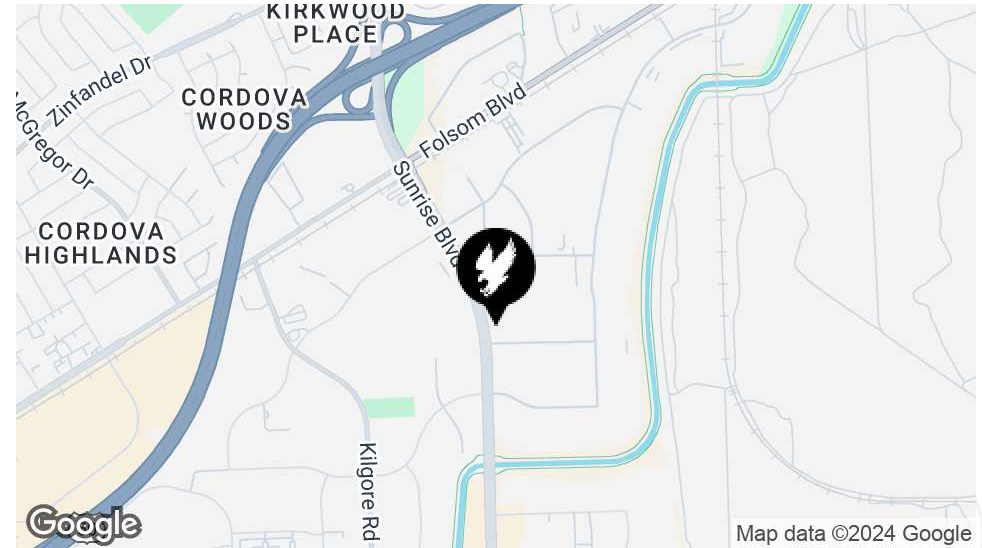
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Lease Rate	\$1.15-1.25 + NNN
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OFFERING SUMMARY

Building Size:	18,150 SF
Available SF:	805 - 1,331 SF
Lot Size:	3.89 Acres
Year Built:	1980
Zoning:	m-1
Market:	Rancho Cordova
Submarket:	Sunrise Submarket

PROPERTY OVERVIEW

Building #1 -
11255 Unit I, 1,331 sf, approx. 50/50 split with office/retail and warehouse space, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.

Building #2 -
11265 Unit K, 805 sf, mainly warehouse with a small office, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.

Building #3 -
11275 Unit U, 880 sf, approx. 50/50 split with office and warehouse space, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.

NNN = approx. \$0.42 /sf.

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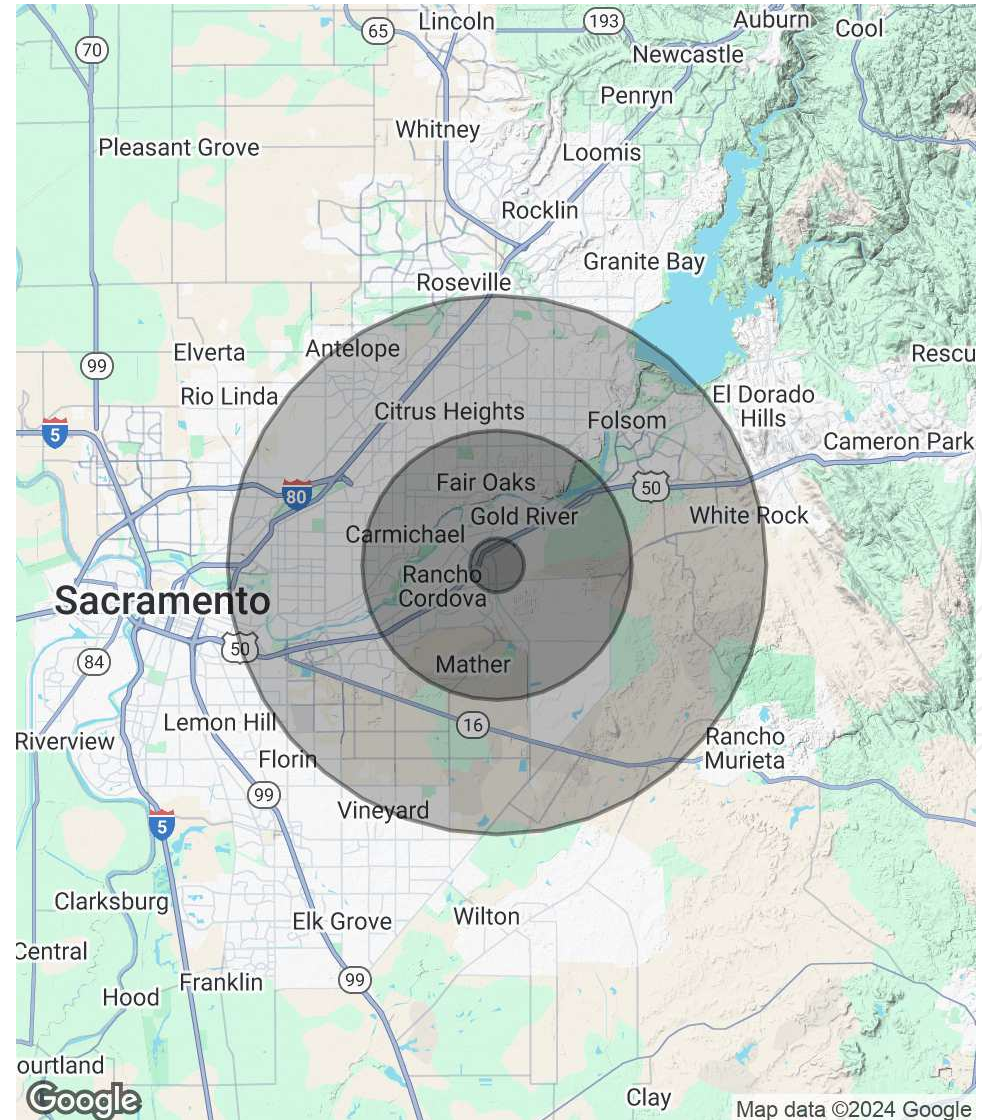
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,410	183,515	768,881
Average Age	41.4	40.1	38.5
Average Age (Male)	41.5	38.7	37.2
Average Age (Female)	41.2	41.2	40.0

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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