

**FOR LEASE**

# 11201 GOLD EXPRESS

GOLD RIVER, CA

@pappasinvestments  
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**OFFICE & RETAIL  
AVAILABLE**

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# 01

## PROJECT HIGHLIGHTS

### LOCATION OVERVIEW

- Higher Income demographic
- Excellent visibility from Sunrise Blvd
- Easy access to Highway 50
- Co-tenancy with Bank of America
- Walkability and close proximity to various amenities including restaurants and shopping centers



DEMOGRAPHICS	1.5 MILE	3 MILE	5 MILE
RESIDENTIAL POPULATION	20,972	77,101	252,014
AVG. HOUSEHOLD INCOME	\$203,620	\$137,737	\$121,203
DAYTIME POPULATION	12,255	37,959	99,248

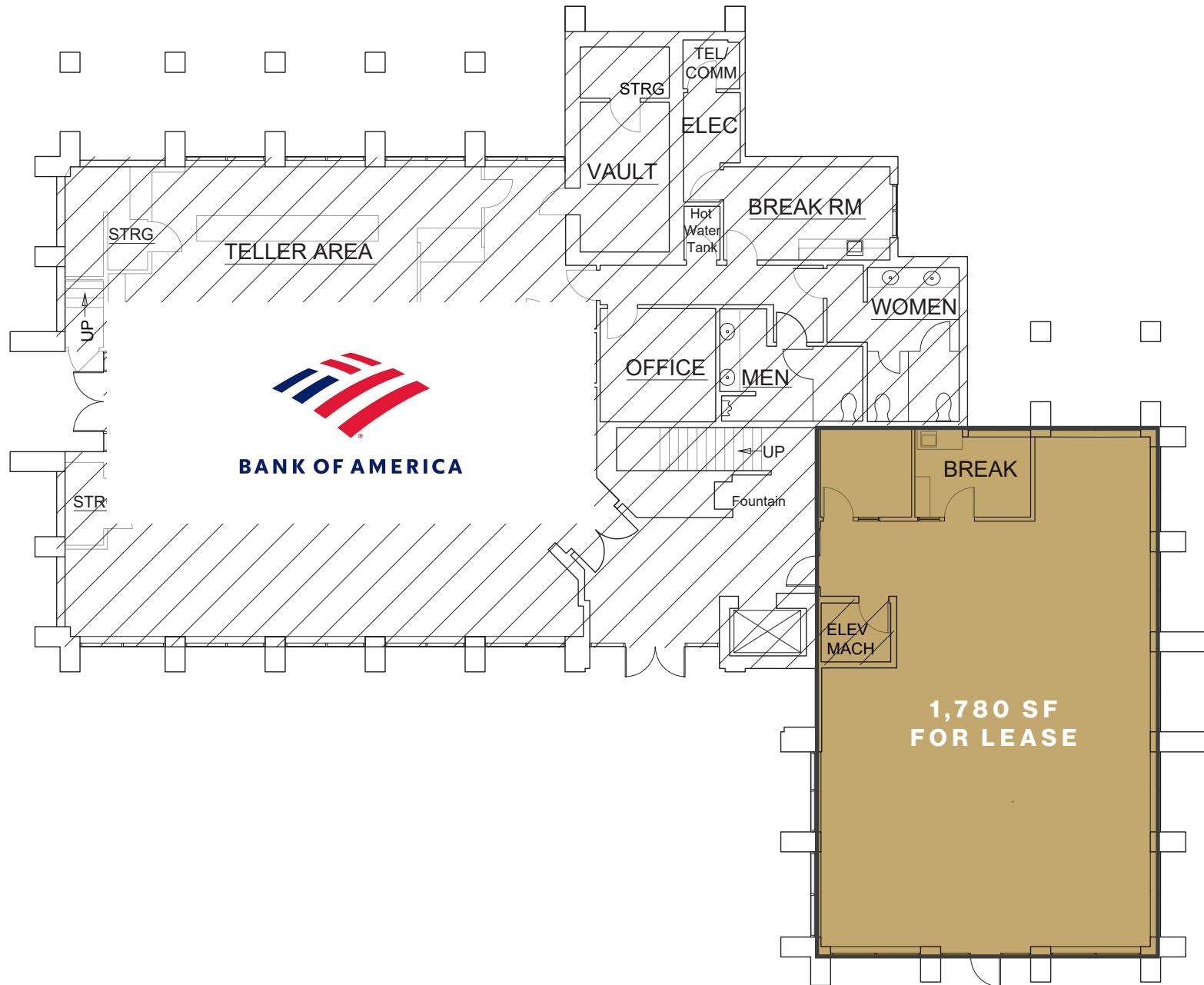
### TRAFFIC COUNTS

SUNRISE BLVD	18,473 CPD
GOLD EXPRESS DRIVE	2,319 CPD
FWY 50	146,016 CPD



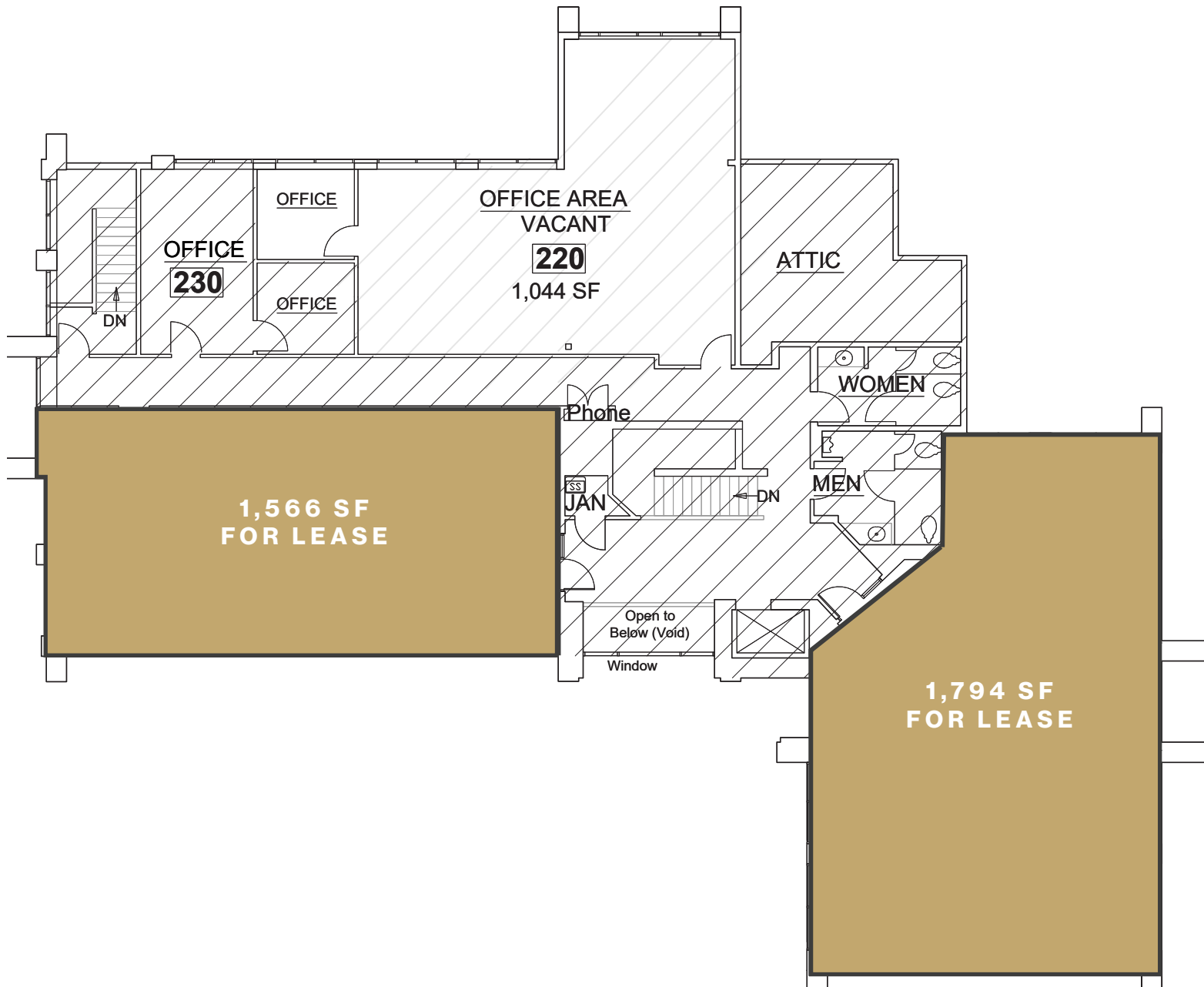
FLOOR PLAN – GROUND FLOOR

1,780 SF  
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FLOOR PLAN – SECOND FLOOR

4,404 SF  
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# 05 AREA OVERVIEW







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