

Sunrise Corporate Center
Highway 50 Corridor Rancho Cordova

For Sale at \$80/PSF

2880

SUNRISE BLVD.
RANCHO CORDOVA

±80,800 SF Multi-Tenant Professional Office Building

SUNRISE CORPORATE CENTER

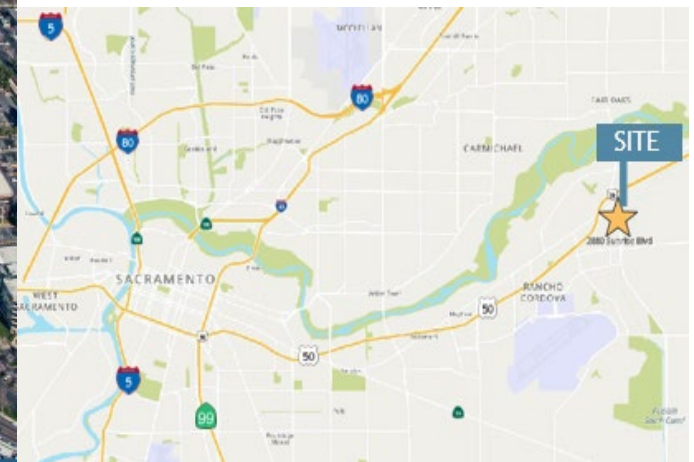
NEWMARK

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PROJECT HIGHLIGHTS

- Suites available for immediate occupancy
- Building signage is available
- Easy freeway access
- Very near light rail station
- Two-story corporate office building in the heart of Rancho Cordova
- 4/1,000 SF parking ratio
- Extensive landscaping with water features
- On-site fitness center & conference room



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THE OFFERING

Newmark is proud to announce the opportunity to acquire Sunrise Corporate Center, an approximate 80,800 square foot office project consisting of a 2-story office building in Rancho Cordova, California. The project was originally constructed in 1985 and is currently occupied by twelve (12) different tenants ranging in size from 559 to 12,885 square feet. This office project is situated on an approximate 4.90-acre parcel located on the bustling Sunrise Blvd. corridor. This project allows for exceptional visibility and easy access to HWY 50 and nearby communities of Fair Oaks, Folsom, and El Dorado Hills.



INVESTMENT HIGHLIGHTS

■ Discount to Replacement Cost

At an asking price of \$80.00 per square foot the Subject Property is being offered at less than half of replacement cost, providing the Purchaser a basis that will allow for appropriate upgrades while still being able to offer a very competitive rental rate. The purchaser will have an economic advantage in retaining and attracting new tenants with the ability to offer lower lease rates than the competition.

■ Significant NOI Growth Potential

At the current 48% occupancy level, there is an excellent opportunity to increase the NOI through aggressive leasing and rent increases during the renewal process.

■ Diversified Cash Flow

Because of the multi-tenant nature of the asset, the Project offers a highly diversified cash flow from over 40 tenants while still offering a significant opportunity for income growth through the lease up of the current vacancies.

■ Attractive Returns

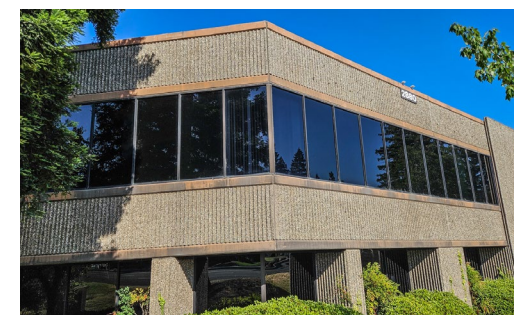
At the asking price and current occupancy at 48% the opportunity provides for the rent growth potential to increase the future income stream and returns.

■ Amenity Rich Location

Sunrise Corporate Center is located just off of HWY 50 along the bustling Sunrise Blvd. which offers retail and commercial services within walking distance of the industrial and office components of the area. Sunrise Corporate Center is located near multiple retail centers that include prominent tenants such as, Home Depot, Lowes, Sprouts, Bank of America, Pocket Deli, SF Supermarket, Safeway, Starbucks, Mimosa House, In-n-Out, and more. The Subject Property is also within close proximity to public transportation and is walking distance from the Sunrise Blvd. light rail and park and ride.

Strategic Location

The project is located immediately off Sunrise Boulevard which is one of four main arteries that cross the American River that joins the north and south side of the Sacramento Metropolitan area. Highway 50 is also just two blocks North of the Subject Property, provided for a quick commute to downtown Sacramento and the surrounding areas of Folsom, El Dorado Hills, and Rancho Cordova



PROPERTY OVERVIEW

Property: Sunrise Corporate Center
2880 Sunrise Blvd. Rancho Cordova, CA

Type/Occupancy: Office / 48%

Size: 80,800 SF

Offering Price: \$6,464,000

In Place NOI: \$171,233.96

General Description: Sunrise Corporate Center is a two-story multi-tenant office building containing 80,800 square feet. The project includes office suites ranging from +/- 500 to +/- 13,000 square feet. The Project is located in Rancho Cordova, a well-established and growing community with multiple master planned developments. The asset enjoys an ideal location with immediate access to Sunrise Boulevard, one of the region's primary arteries along Highway 50, which crosses the American River. Tenants within the project often live in nearby communities and enjoy the proximity to the many retail and recreational opportunities surrounding the area.

Year Built: 1985

Construction Type: Reinforced Concrete/Modified Tilt-Up

Elevators: Two (2)

HVAC: **1st Floor:** Served by 6 package units. VAV controlled temperatures via web portal.
2nd Floor: Served by individual package units

Roof: Reroof in 2001. Out of 15-year warranty. Repair work has been done without partial reroof.

Stories: Two (2)

Parcel Number: 072-0490-018

Parcel Size: 4.90 Acres

Updates: Seismic Retrofit completed in 2021

Parking Ratio: 4 per 1,000 rentable square feet.



SITE PLAN



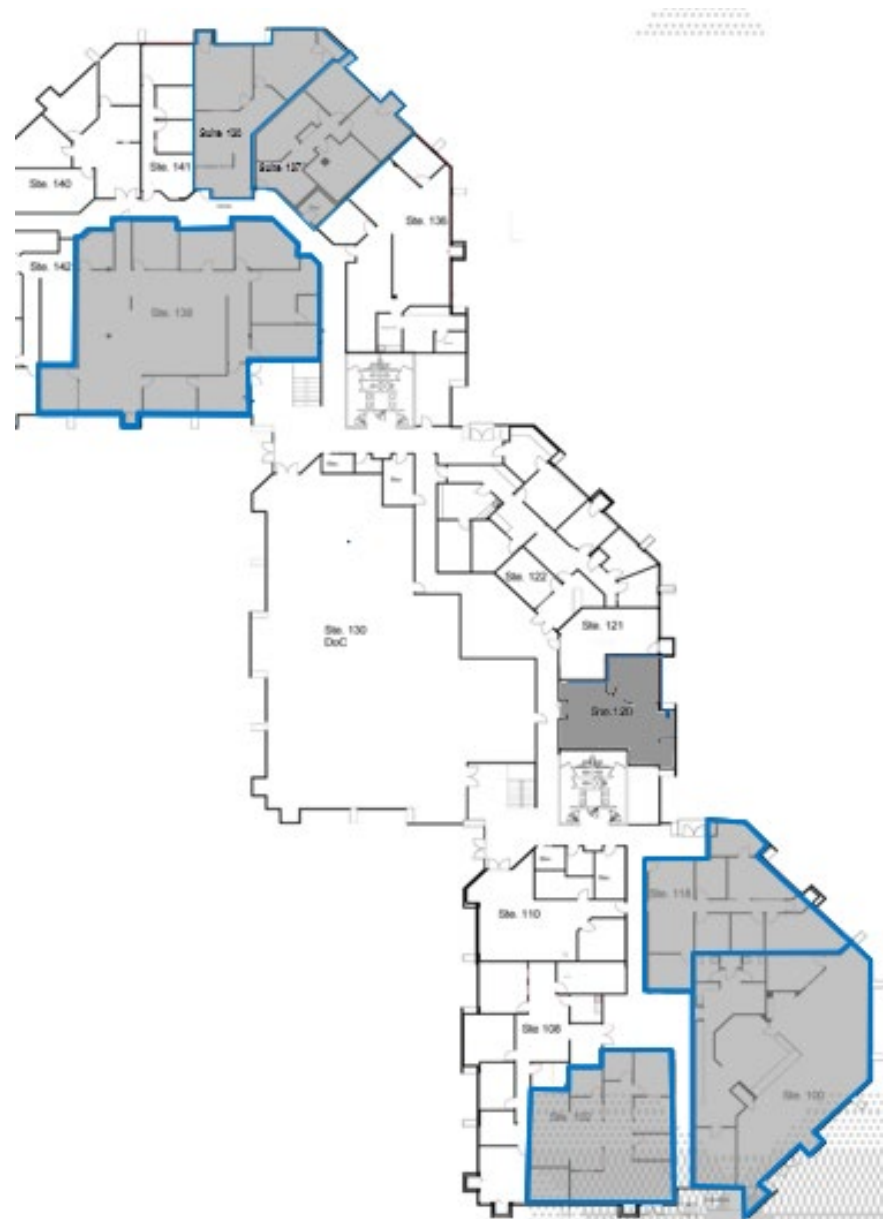
FLOOR PLAN – FIRST FLOOR

Available Suites

- Suite 100 ±3,350 RSF
- Suite 102 ±1,705 RSF
- Suite 118 ±1,779 RSF
- Suite 120 ± 914 RSF
- Suite 136 ± 2,136 RSF
- Suite 137 ±1,263 RSF
- Suite 138 ±4,049 RSF
- Suite 139 ±1,383 RSF

SUITES 137, 139 CAN BE COMBINED FOR
A TOTAL OF ±2,646 RSF

SUITES 100, 102 & 118 CAN BE
COMBINED FOR A TOTAL OF
±6,834 RSF

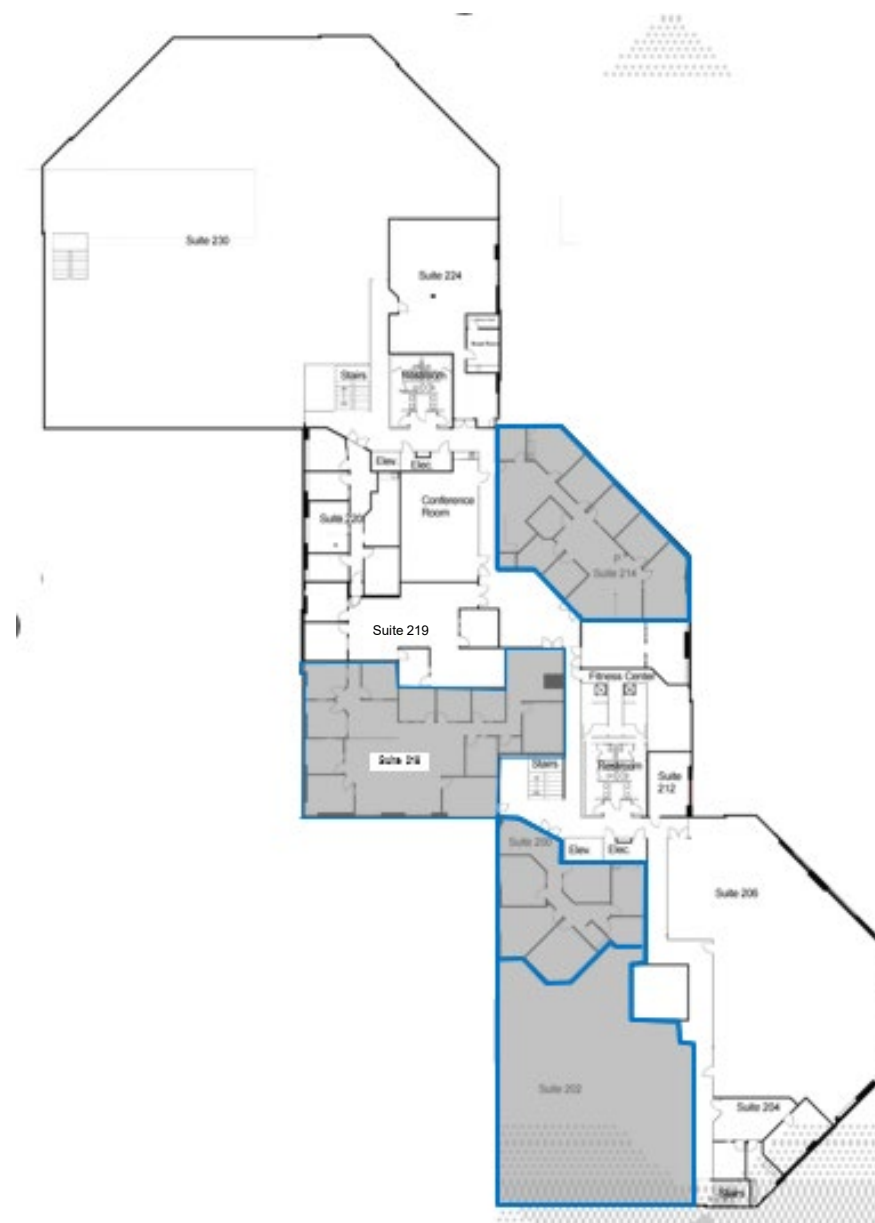


FLOOR PLAN – SECOND FLOOR

Available Suites

- Suite 200 ±1,784 RSF
- Suite 202 ±4,325 RSF
- Suite 214 ±2,654 RSF
- Suite 218 ±3,472 RSF

SUITES 200 & 202 CAN BE
COMBINED FOR A TOTAL OF
±6,109 RSF



Suite	RSF	Monthly/ Rent	Rate per month	Annually	Lease Expiration
100	3,750	Vacant	N/A	N/A	
102	1,872	Vacant	N/A	N/A	
108	2,146	\$3,219.00	\$1.50	\$38,628.00	8/31/2025
110	1,047	\$1,008.10	\$0.96	\$12,097.20	M2M
118	1,779	Vacant	N/A	N/A	
120	1,263	Vacant	N/A	N/A	
121	559	\$772.80	\$1.38	\$9,273.60	9/30/2025
122	2,445	\$3,334.50	\$1.36	\$40,014.00	3/31/2027
130	6,489	\$12,069.54	\$1.86	\$144,834.48	2031
136	2,136	Vacant	N/A	N/A	
137	1,263	Vacant	N/A	N/A	
138	4,290	\$300.00	2 rooms for storage		M2M
139	1,997	Vacant	N/A	N/A	

Suite	RSF	Monthly/ Rent	Rate per month	Annually	Lease Expiration
140	1,606	\$2,087.80	\$1.30	\$25,053.60	1/14/2027
141	814	\$1,050.30	\$1.29	\$12,603.60	12/31/2025
142	1,486	\$2,155.00	\$1.45	\$25,860.00	M2M
200	1,884	Vacant	N/A	N/A	
202	4,614.50	Vacant	N/A	N/A	
204	909	\$637.00	\$0.70	\$7,644.00	M2M
206	4,566	\$8,492.76	\$1.86	\$101,913.12	2031
212	284	Janitorial/free			
213	600	\$814.80	\$1.36	\$9,777.60	10/31/2025
214	3,207	Vacant	N/A	N/A	
218	3,472	Vacant	N/A	N/A	

Suite	RSF	Monthly/ Rent	Rate per month	Annually	Lease Expiration
219	1,763	\$1,779.30	\$1.01	\$21,351.60	5/31/2025
220	1,391	\$1,877.75	\$1.35	\$22,533.00	6/30/2025
224	1,862	Vacant	N/A	N/A	
230	12,885	\$25,922.73	\$2.01	\$311,072.76	Firm to 11.30.25 Soft to 11/30/30



