

# RIVERGATE SHOPPING CENTER

2310 - 2344 SUNRISE BLVD

RANCHO CORDOVA, CA

FOR LEASE

200 SF - 2,195 SF RETAIL SUITES

# ETHAN CONRAD

PROPERTIES INC.



**WORLD TRAVELER  
COFFEE ROASTERS  
NOW OPEN!**

**VIEW VIRTUAL TOUR**

EXCLUSIVELY REPRESENTED BY:

**Chase Burke**  
DRE: #01879336  
chase@romecre.com

**Andy Jonsson**  
DRE: #02076108  
andy@romecre.com

**Ulysses Laman**  
DRE: #02120485  
ulysses@romecre.com

**ROME**  
REAL ESTATE GROUP

**916.779.1000**

FEATURES:

- Co-anchored by Sportsman’s Warehouse, Smart & Final and Pet Club
- Tenants include Chipotle, Chick Fil A, Pieology, Great Clips, Five Guys and World Traveler Coffee Roasters
- Outstanding access from Sunrise Blvd, Zinfandel Dr and Coloma Rd
- Volta electric vehicle charging stations

PROPERTY DETAILS:

Rivergate Shopping Center is anchored by Smart & Final, Sportsman’s Warehouse and Pet Club. It is on one of the highest traffic intersections in the Greater Sacramento area as well as offering excellent freeway access.

Center is strategically located in the center of a trade area which offers a strong daytime population supported by 14.8 million SF of industrial and office space less than 10 minutes south of the center with a daytime population of 55,000.

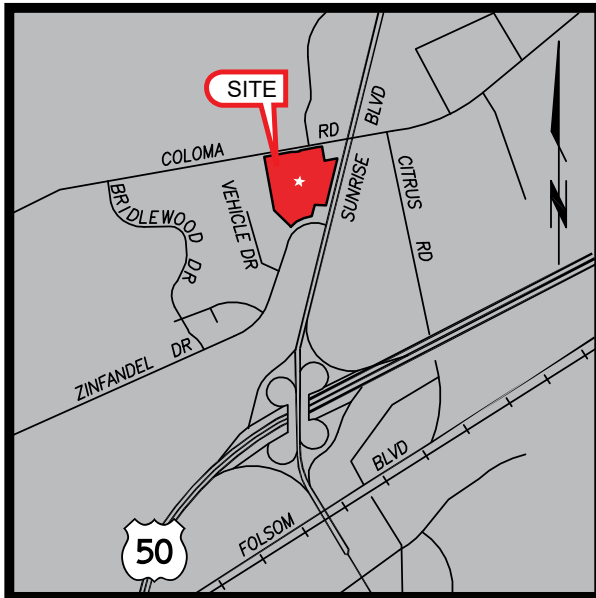
LEASE RATES:

\$1.80 - \$2.19 PSF, NNN

NNN costs are approximately \$0.43 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	11,096	77,508	244,546
2023 Average HH Income:	\$86,822	\$106,258	\$98,013
Traffic Count @ Sunrise Blvd & Coloma Rd:	109,037		



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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SITE PLAN



World Traveler Coffee Roasters now open!



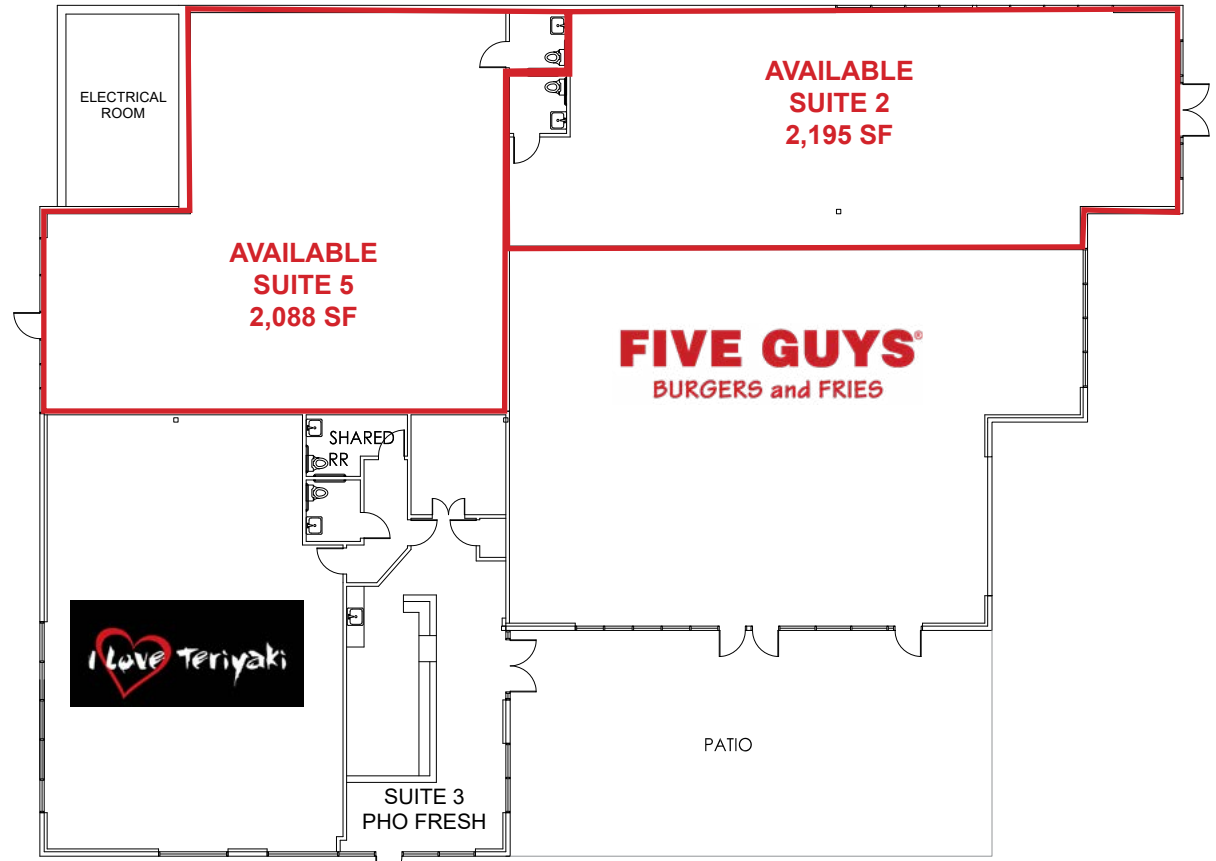
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2310 SUNRISE BLVD  
 FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
2	2,195	\$1.90 PSF, NNN	\$4,171.00
5	2,088	\$1.90 PSF, NNN	\$3,967.00
NNN costs are approximately \$0.43 PSF.			

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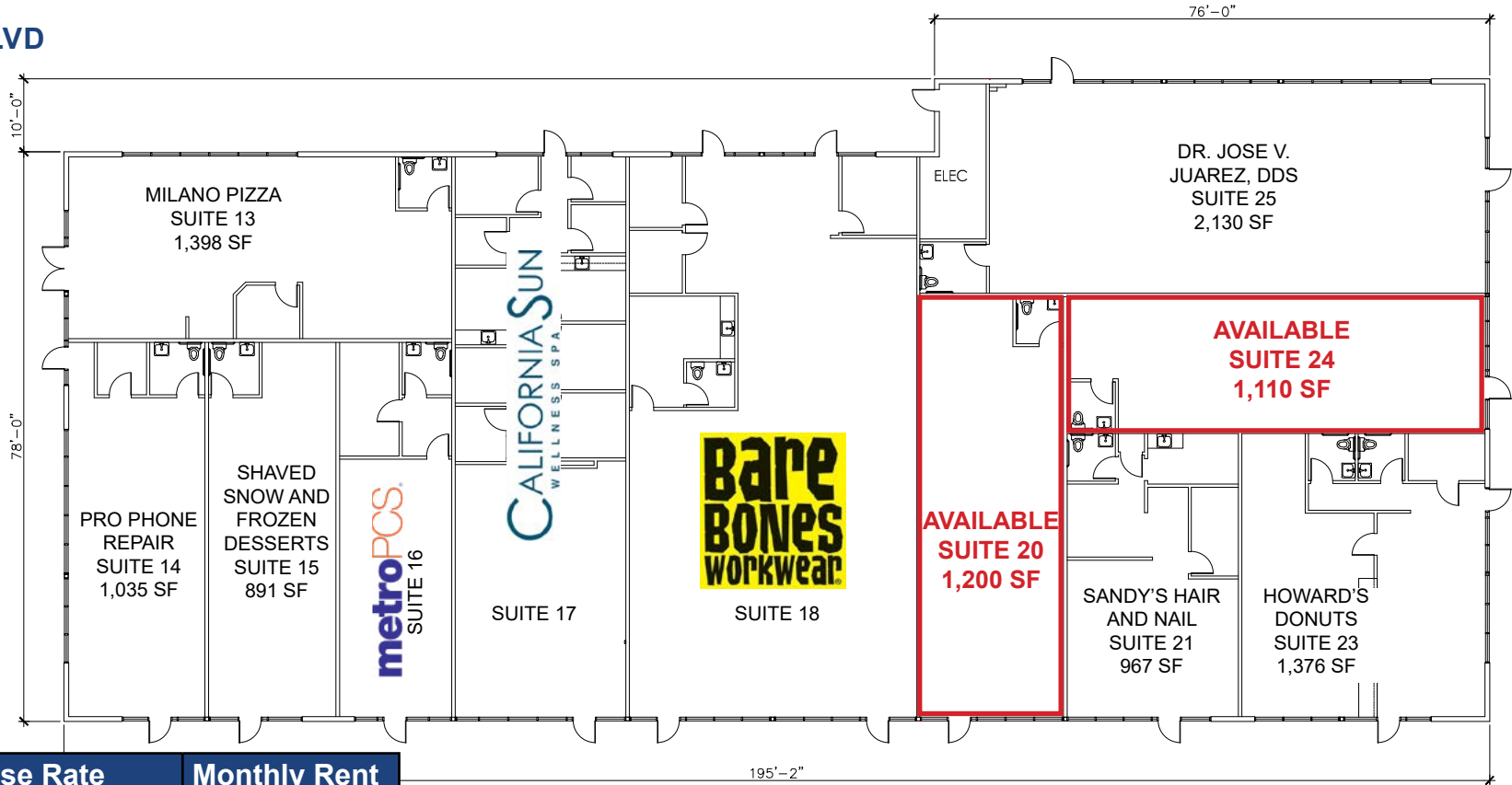
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2340 SUNRISE BLVD  
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
20	1,200	\$1.80 PSF, NNN	\$2,160.00
24	1,110	\$1.80 PSF, NNN	\$1,998.00
NNN costs are approximately \$0.43 PSF.			

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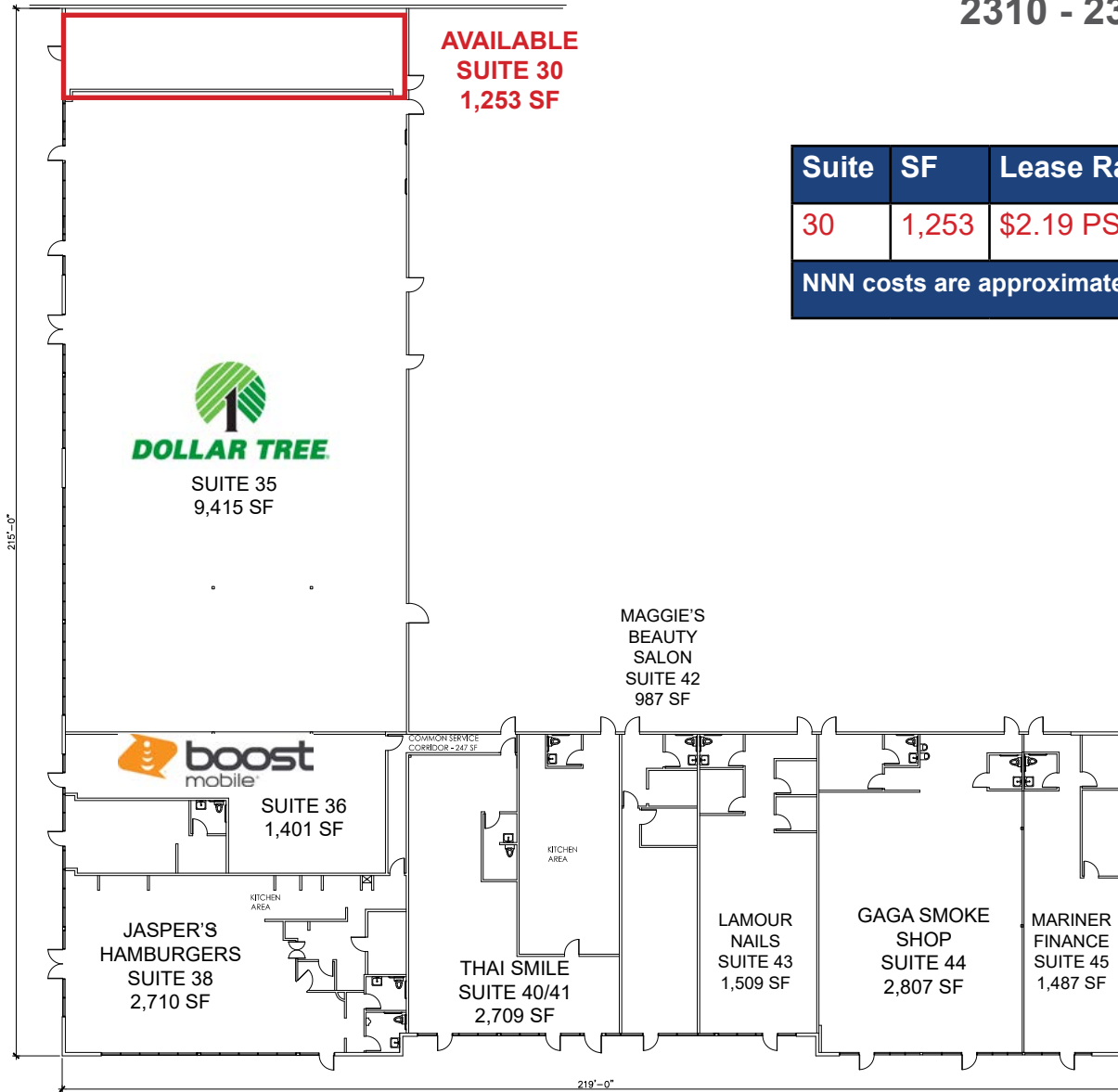
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**2342 SUNRISE BLVD**  
**FLOOR PLAN**



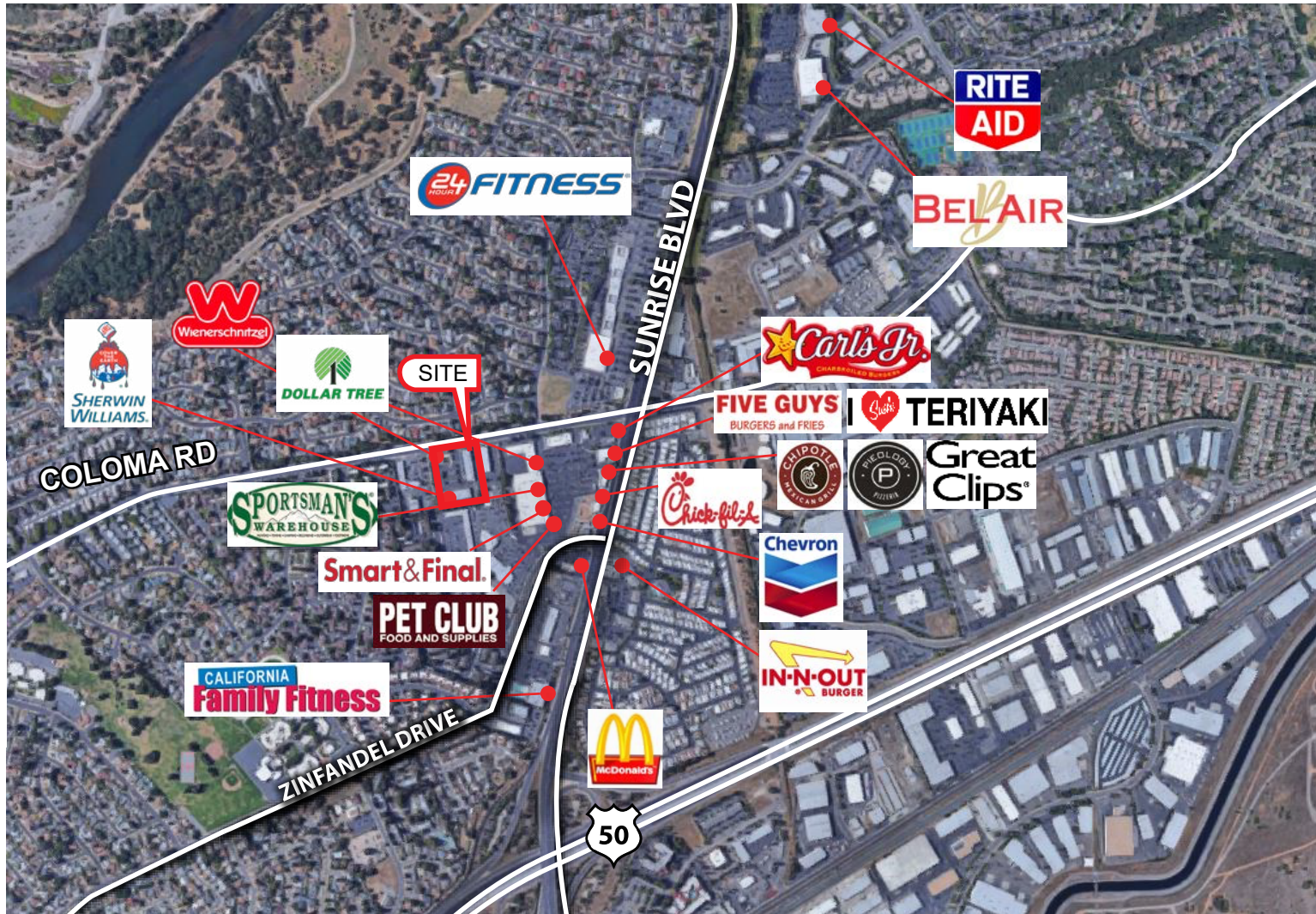
Suite	SF	Lease Rate	Monthly Rent
30	1,253	\$2.19 PSF, NNN	\$2,744.00

NNN costs are approximately \$0.43 PSF.

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