

STONE RIVER CENTER

INDUSTRIAL / RETAIL / OFFICE

Gold River, CA

11241 Coloma Rd.

11251 Coloma Rd.

2210 Cemo Cir.

Josie Jerde

(916) 849-1514

josie@jerdecre.com

www.JERDECRE.com

Lic# 01344316

RE/MAX Commercial

STONE RIVER CENTER

SUMMIT INSURANCE

DELUXE WINDOW TINTING

MAJESTIC BUILDERS, INC.

KASE SIGN CO.

PROFESSIONAL LOCK

JERDE

WWW.JERDECRE.COM

STONE RIVER CENTER



JERDE

RE/MAX COMMERCIAL
2998 DOUGLAS BLVD., SUITE 125,
ROSEVILLE, CA 95661
WWW.JERDECRE.COM

JOSIE JERDE

lic. 01344316

(916) 849-1514

josie@jerdecre.com

THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR PROPERTIES REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



THE PROJECT

725-4,850 SF
AVAILABLE

40+
NEARBY AMENITIES

RETAIL
EXPOSURE

BUILDING
SIGNAGE

Stone River Business Center consists of industrial/retail/office suites located in desirable Gold River, CA. Professional businesses are found throughout the project. These suites are located near the high traffic corridor of Sunrise Blvd. and are a short drive to and from Hwy 50. Ample parking can be found in front of the project - providing easy access for employees and visitors. Abundant amenities around the area include a variety of dining options and professional amenities for your day-to-day business needs include: Zinfandel Grille, Bel Air, Mountain Mikes Pizza, Starbucks, Jacks Urban Eats, Chase Bank, Bank of America, UPS, and much more.



PROPERTY INFO

ADDRESS: 11241, 11251 COLOMA RD., 2210 CEMO CIR.
GOLD RIVER, CA 95670

AVAILABLE SF: +/- 725-4,850 SF

DATE AVAILABLE: AVAILABLE NOW

BASE RENT: CALL FOR PRICING

ZONING: 11241: INDUSTRIAL OFFICE PARK (MP)
11251: INDUSTRIAL OFFICE PARK (MP)
2210: HEAVY INDUSTRIAL (M-2)

PUBLIC TRANSPORTATION ACCESSIBLE

CONVENIENT ACCESS, EFFICIENT COMMUTE

LOCATED IN THE HIGHLY DESIRED GOLD RIVER MARKET





BUILDING LOCATION

**ABUNDANT
AMENITIES**

**PRIME
LOCATION**

**STRONG
LOCAL ECONOMY**

**BUSINESS
FRIENDLY**

Gold River, a planned community nestled along the American River, blends modern living with natural beauty. While its history is relatively young, it has quickly established itself as a sought-after suburb. Residents enjoy a high quality of life with access to parks, trails, and the river's recreational offerings. Known for its safety, excellent schools, and a strong sense of community, Gold River provides a peaceful retreat from the hustle and bustle, while still being conveniently located near major amenities and employment centers. For nature enthusiasts, the nearby American River Parkway offers endless opportunities for outdoor activities such as biking, hiking, and fishing. The changing seasons bring a kaleidoscope of colors, making each visit to the parkway a new experience.

THE GOLD RIVER SUBMARKET

Local businesses thrive in the area, offering everything from quaint coffee shops to boutique stores and family-owned restaurants. This vibrant local economy not only supports residents but also attracts visitors who come to experience the unique charm of Gold River. Whether you're looking for a quiet afternoon at the library, an invigorating morning run along the river, or an evening out enjoying live music, Gold River has something for everyone.

With its strategic location, residents enjoy easy access to the cultural and economic opportunities of nearby cities while relishing the tranquility of their own serene enclave. Gold River truly embodies the perfect balance between urban convenience and natural splendor, making it an ideal place to call home.

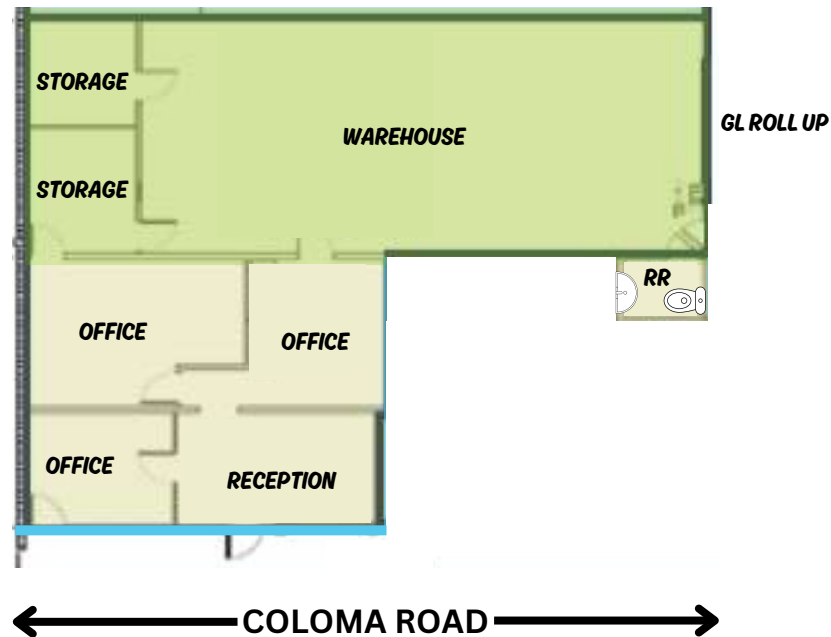


11241 COLOMA RD.



A2 WAREHOUSE +/- 1,418 SF
A2 OFFICE +/- 903 SF
TOTAL COMBINED +/- 2,321 SF
CALL FOR PRICING

The +/- 1,418 SF warehouse portion cannot be leased by itself unless the +/- 903 SF office portion is already leased up.



 GLASS LINE

Suite A2: Offers prominent Building Signage

JOSIE JERDE
LIC. 01344316
(916) 849-1514
josie@jerdecre.com

11251 COLOMA RD.



SUITE C +/- 1,170 SF (OFFICE +/- 782 SF | WAREHOUSE +/- 388 SF)

SUITE E1 +/- 780 SF

SUITE E2 +/- 725 SF

SUITE F +/- 825 SF

SUITE J +/- 1,210 SF

TOTAL COMBINED +/- 4,710 SF

CALL FOR PRICING



JOSIE JERDE
LIC. 01344316
(916) 849-1514
josie@jerdecre.com

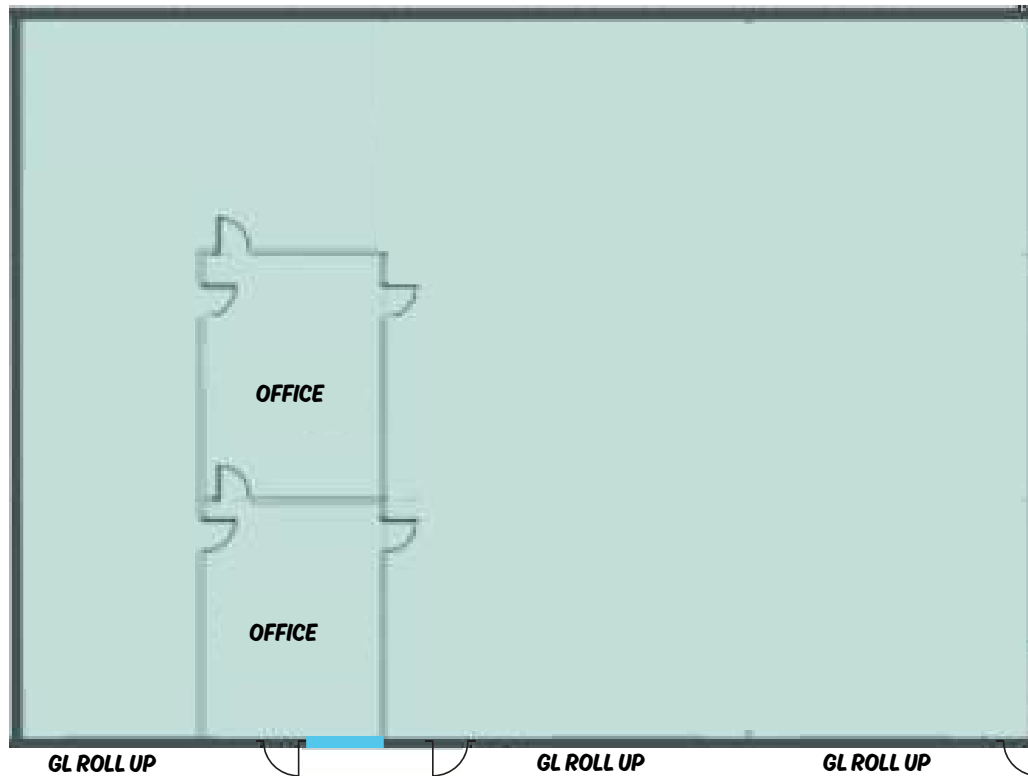
2210 CEMO CIR.



SUITE F +/- 4,850 SF

CALL FOR PRICING

***AVAILABLE IN 30 DAYS**



 GLASS LINE

JOSIE JERDE
LIC. 01344316
(916) 849-1514
josie@jerdecre.com

GOLD RIVER, CA



JERDE
WWW.JERDECRE.COM