

FOR SUBLEASE: 3333 SUNRISE BLVD, RANCHO CORDOVA, CA



+/- 3,222 SQ. FT. FLEX SUITE

**3D Tour
Click Here** 

DAVE CARLSEN
916.212.2127
DAVE@ROMECRE.COM
DRE: 01977101

ROME
REAL ESTATE GROUP

3333 SUNRISE BLVD

SUITE	SIZE	LEASE RATE	SPACE NOTES
A	±3,222 SF – Including 1,329 SF Office & 1,830 SF Warehouse	\$1.14 PSF + NNN (NNN Costs: \$0.18 PSF)	Turn-Key ±3,222 SF Office + Warehouse Mix, Drive-In Loading Available through January 31, 2027

PROPERTY HIGHLIGHTS:

- **Sunrise Boulevard Frontage & Signage:** Direct exposure on Sunrise Blvd with building signage available. A freshly remodeled exterior projects a professional image and keeps your brand in constant view.
- **Highway 50, Two Fast On-Ramps:** Be on Hwy 50 in minutes via Sunrise Blvd or Mather Rd, with Zinfandel Dr also close—ideal for customers, vendors, and quick logistics.
- **Suite A Size & Configuration:** ±3,128 RSF on the 3333 Sunrise plan—excellent proportions for a showroom-plus-back-of-house or office-and-warehouse workflow within a modernized business park setting.
- **Ready-to-Run Flex (Office / Showroom / Warehouse):** Turn-key suites designed for office, warehouse, and showroom uses. The property has been completely remodeled for a clean, contemporary presentation.
- **Industrial Specs That Matter:** Operate efficiently with 16' clear height, 10'×12' drive-in roll-up doors, and 200-amp, 3-phase power—the essentials for light industrial, fulfillment, or tech/service operations.
- **Parking & Yard Efficiency:** Easy customer and team access with a 2.0/1,000 SF parking ratio. Paved, secure yard available (select suites) for staging, service vehicles, or light outdoor storage.
- **Sublease Advantage:** Seize the opportunity to move into a fully functional, move-in ready office with faster occupancy and built-in cost savings. Available through January 31, 2027, this sublease offers flexibility and value for businesses seeking a streamlined path to productivity.



STRONG TRAFFIC COUNTS

SUNRISE BLVD AT MONIER CIR:
28,557 ADT



AVERAGE
\$144,044
WITHIN 1 MILE
HOUSEHOLD INCOME



PROPERTY ZONING
M-1 (INDUSTRIAL)
CITY OF SACRAMENTO



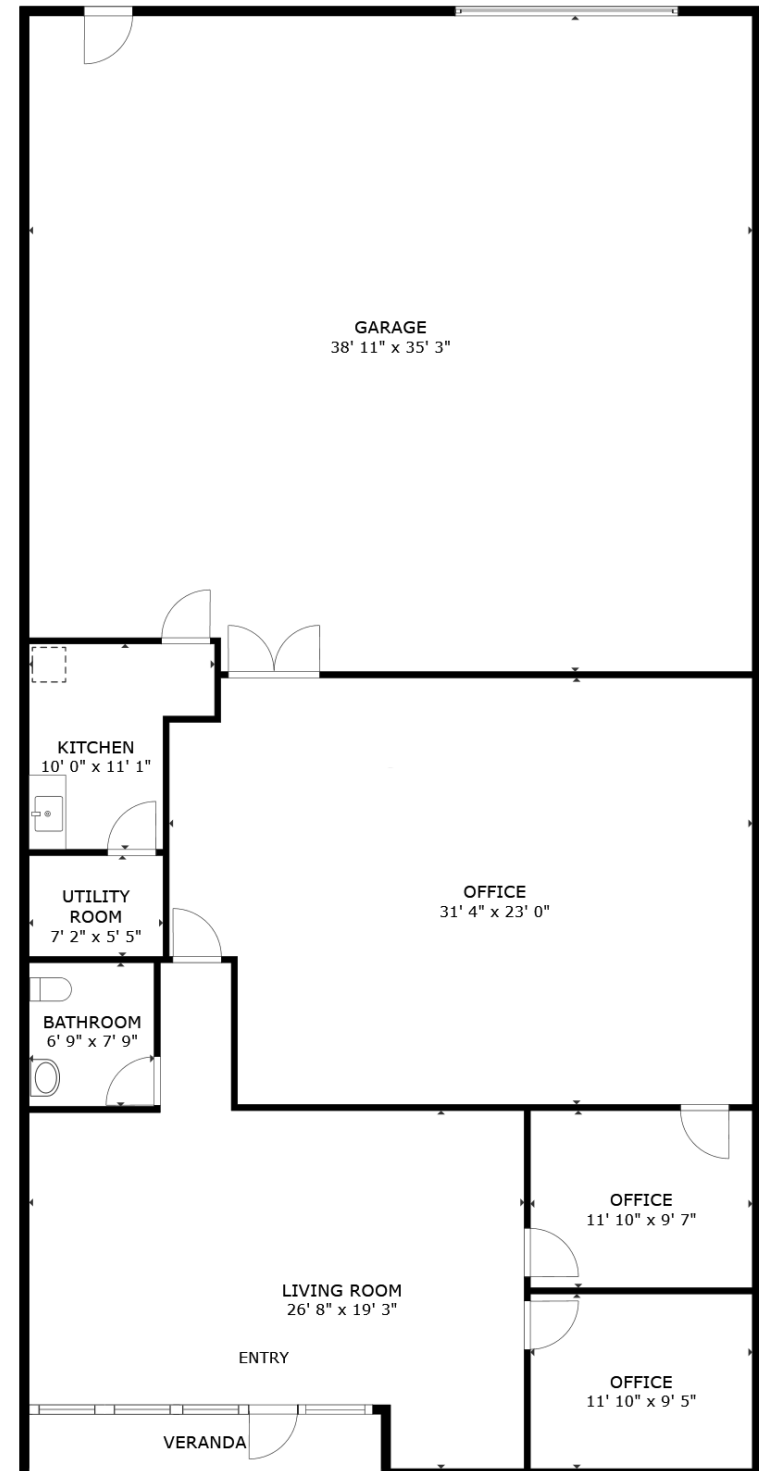
+/- **58 PARKING SPACES**

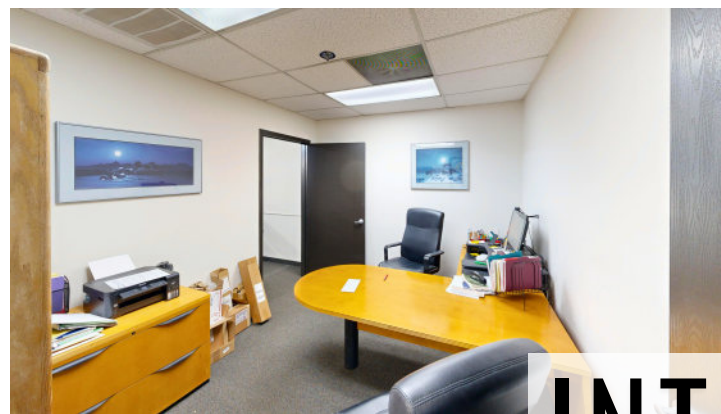
FLOOR PLAN- SUITE A

SIZE: +/- 3,222 SQ. FT.

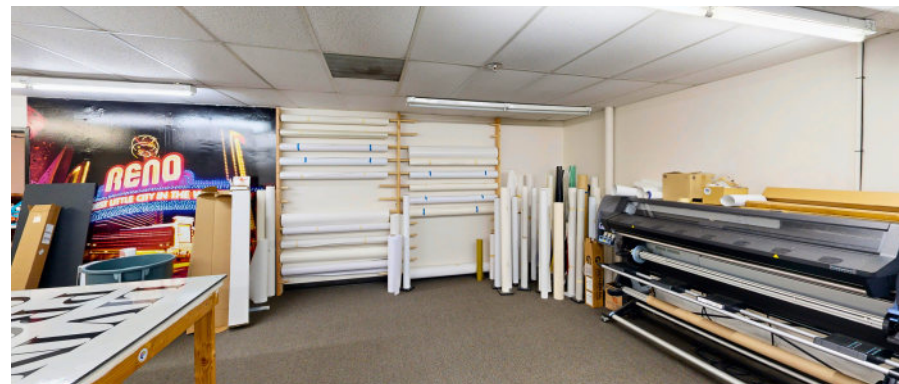
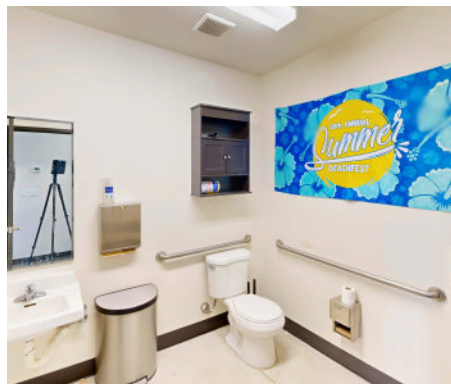
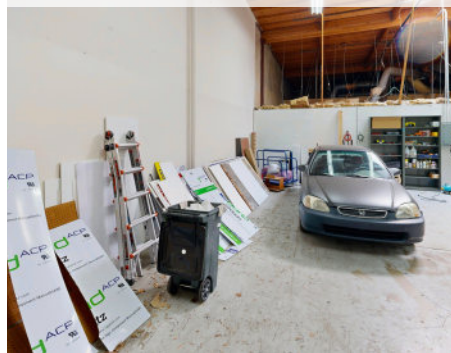
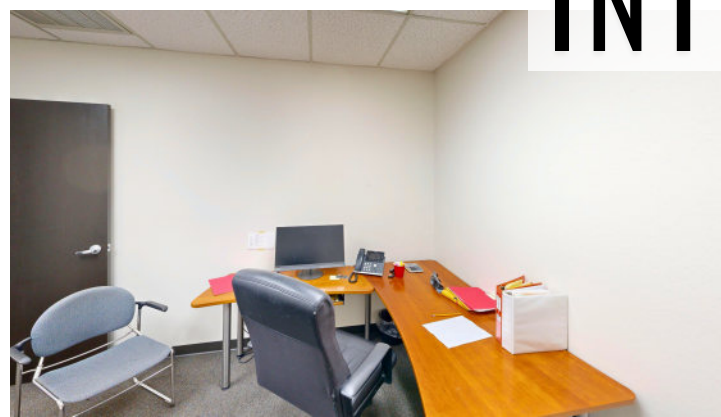
LEASE RATE: \$1.14 PSF, NNN
(NNN COSTS: \$0.18 PSF)

3D Tour
Click Here





INTERIOR PICTURES





EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL



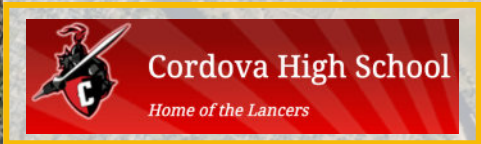
MANY
BUSINESS
COMPANIES



PROPERTY
LOCATION



WHITE ROCK
CORPORATE
CAMPUS



DEMOGRAPHIC SUMMARY REPORT

3333 SUNRISE BLVD, RANCHO CORDOVA, CA 95742



POPULATION

2024 ESTIMATE

1-MILE RADIUS	4,758
5-MILE RADIUS	65,598
10-MILE RADIUS	150,133

POPULATION

2029 PROJECTION

1-MILE RADIUS	4,814
5-MILE RADIUS	66,140
10-MILE RADIUS	151,120



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$144,044.00
5-MILE RADIUS	\$99,151.00
10-MILE RADIUS	\$115,486.00

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$118,677.00
5-MILE RADIUS	\$82,497.00
10-MILE RADIUS	\$91,403.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	2,181	32,136	84,159
BLACK	297	5,656	10,556
HISPANIC ORIGIN	618	14,863	28,178
AM. INDIAN & ALASKAN	39	807	1,502
ASIAN	1,379	9,482	19,233
HAWAIIAN/PACIFIC ISLANDER	45	659	1,174
OTHER	818	16,858	33,510



Dave Carlsen

VICE PRESIDENT

916-212-2127

dave@romecre.com

DRE: 01977101



916.212.2127



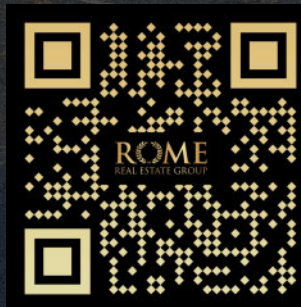
dave@romecre.com



@romecregroup



2901 K Street, Suite 306, Sacramento, CA 95816
101 Parkshore Drive, Suite 100, Folsom, CA 95630



916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker 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.