

FOR SALE OR LEASE | 11,840 SF BUILDING 5,920 SF WITH $\pm 2,500$ SF YARD SPACE AVAILABLE

**11361 SUNRISE GOLD CIRCLE,
RANCHO CORDOVA, CA 95742**

LOCATED WITHIN A 1/2 MILE TO HWY 50 OFF SUNRISE BLVD,
WHERE SUNRISE GOLD CIRCLE AND MERCANTILE DRIVE MEET

Available
Suites C/D: $\pm 5,920$ RSF
with $\pm 2,500$ SF Yard



Steve Perez

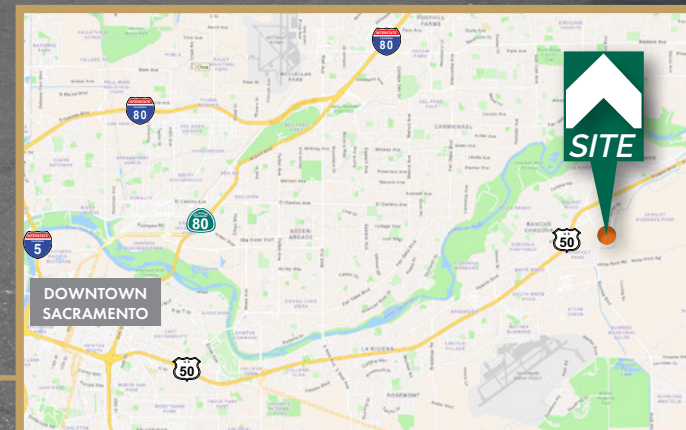
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EXECUTIVE SUMMARY

ADDRESS:	11361 Sunrise Gold Cir Rancho Cordova, CA 95742
TOTAL BUILDING SF:	±11,840 SF
AVAILABLE SF:	±5,920 SF - Suite C/D Includes: ±2,500 SF Yard ±1,200 SF of Office Two (2) 12'x12' Grade Level Door
SUITES:	SUITE A: ±3,040 SF SUITE B: ±2,880 SF SUITE C/D: ±5,920 SF
PARCEL SIZE:	0.62 Acres
CONSTRUCTION:	Masonry; Built in 1982
ELECTRICAL:	400a/208v 3p Power (Buyer/Tenant to Verify)
CLEAR HEIGHT:	16'-18'
GRADE LEVEL DOORS:	Four (4) Total - 12'x12'
ZONING:	M-1 (Light Industrial)
HIGHLIGHTS:	<ul style="list-style-type: none">• Skylights• Excellent Access to Hwy 50, Located within 1/2 Mile• Close to Restaurants, Retail, and other Amenities

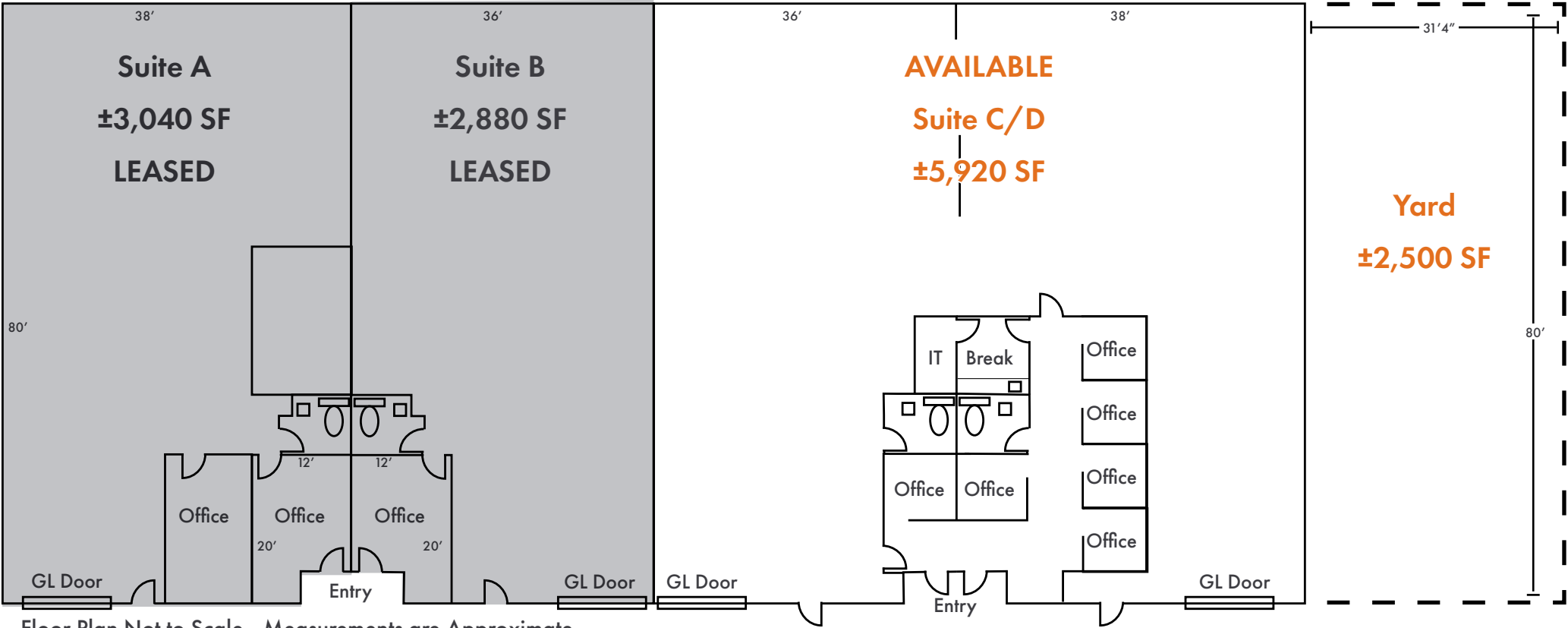
LEASE RATE: \$0.95/SF Per Month

SALES PRICE: \$2,420,000.00



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FLOOR PLAN

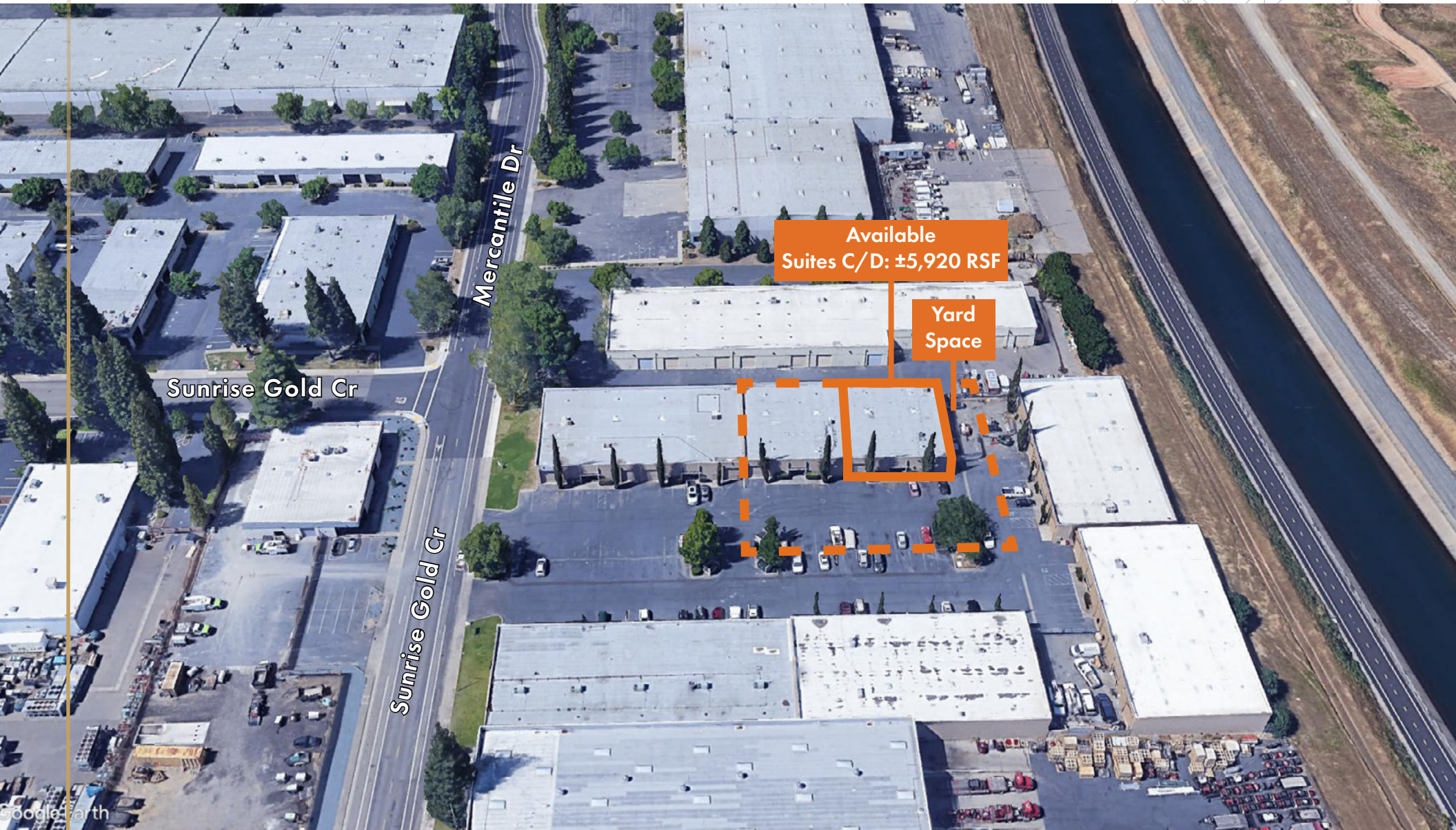


Floor Plan Not to Scale - Measurements are Approximate

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PROPERTY AERIAL



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PROPERTY AERIAL



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	740	57,399	185,020
Households	336	22,592	71,444
Average Household Income	\$83,241	\$126,170	\$134,890
Median Age	46.9	39.5	40.8
Total Businesses	759	3,452	8,215
Daytime Demographics 16+	11,665	56,206	132,847
White Collar Workers	62.0%	63.5%	66.5%
Blue Collar Workers	38.0%	36.5%	33.5%