

2271 Sunrise Blvd

2271 Sunrise Blvd, Rancho Cordova, CA 95670

RE/MAX GOLD



JoAnn Shapiro

RE/MAX Commercial

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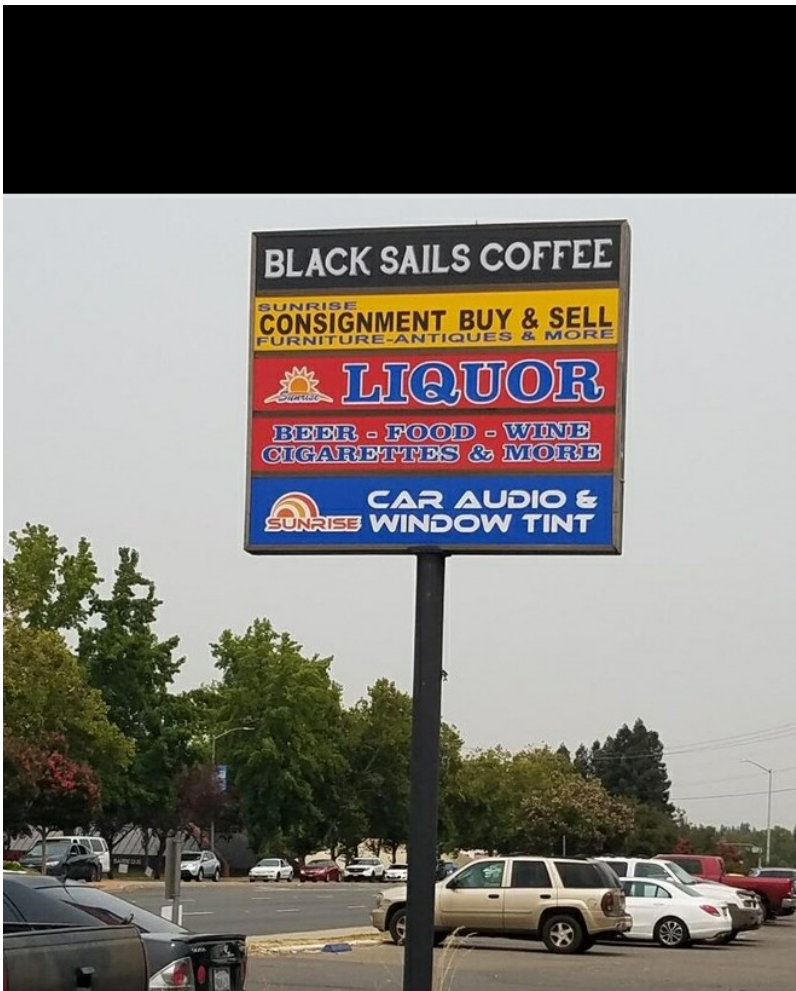
(916) 609-2836

2271 Sunrise Blvd

\$13.20 /SF/YR

HIGH IDENTITY RETAIL-FLEX LOCATION WITH GREAT SIGNAGE ON MONUMENT. PROPERTY LOCATED JUST NORTH OF COLOMA RD. ON SUNRISE BLVD. WITH OVER 82,000 CARS PER DAY. LOCATION PROVIDES IMMEDIATE ACCESS TO HWY 50. LOCATED IN THE GOLD RIVER NEIGHBORHOOD OF RANCHO COROVA, SURROUNDED BY RESIDENTIAL, RETAIL AND OFFICE PROPERTIES. ADJACENT AND NEIGHBORING TENANTS INCLUDE BIG O TIRES, SUNRISE CAR AUDIO ,ALARM & WINDOW TINTING, SUNRISE FOOD AND LIQUOR, SMART & FINAL, DOLLAR TREE, SPORTSMAN'S WAREHOUSE, GROCERY OUTLET AND CALIFORNIA FAMILY FITNESS (IN SHAPE). PROMOTIONAL RATE FOR QUALIFIED TENANT FIRST YEAR, \$2300 PER MONTH PLUS LOW NNN CHARGE....

- MONUMENT SIGNAGE
- GC ZONING
- IMMEDIATE ACCESS TO HWY 50



Rental Rate:	\$13.20 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	14,980 SF
Year Built:	1981
Walk Score ®:	75 (Very Walkable)
Rental Rate Mo:	\$1.10 /SF/MO

1st Floor Ste A

Space Available	2,100 SF
Rental Rate	\$13.20 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

SPACE HAS LARGE OPEN AREA, ONE PRIVATE OFFICE AND ONE RESTROOM. PARKING IN FRONT OF SPACE AND FACING SUNRISE BLVD.ZONED GC - GENERAL COMMERCIAL- MANY USES POSSIBLE, RETAIL - SERVICE- AUTO RELATED INDUSTRY USE. SPACE DOES NOT HAVE A ROLL UP DOOR. FLOOR PLAN TO FOLLOW.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
SUNRISE CAR AUDIO AND ALARM	-	
Sunrise Food & Liquor	4,943	



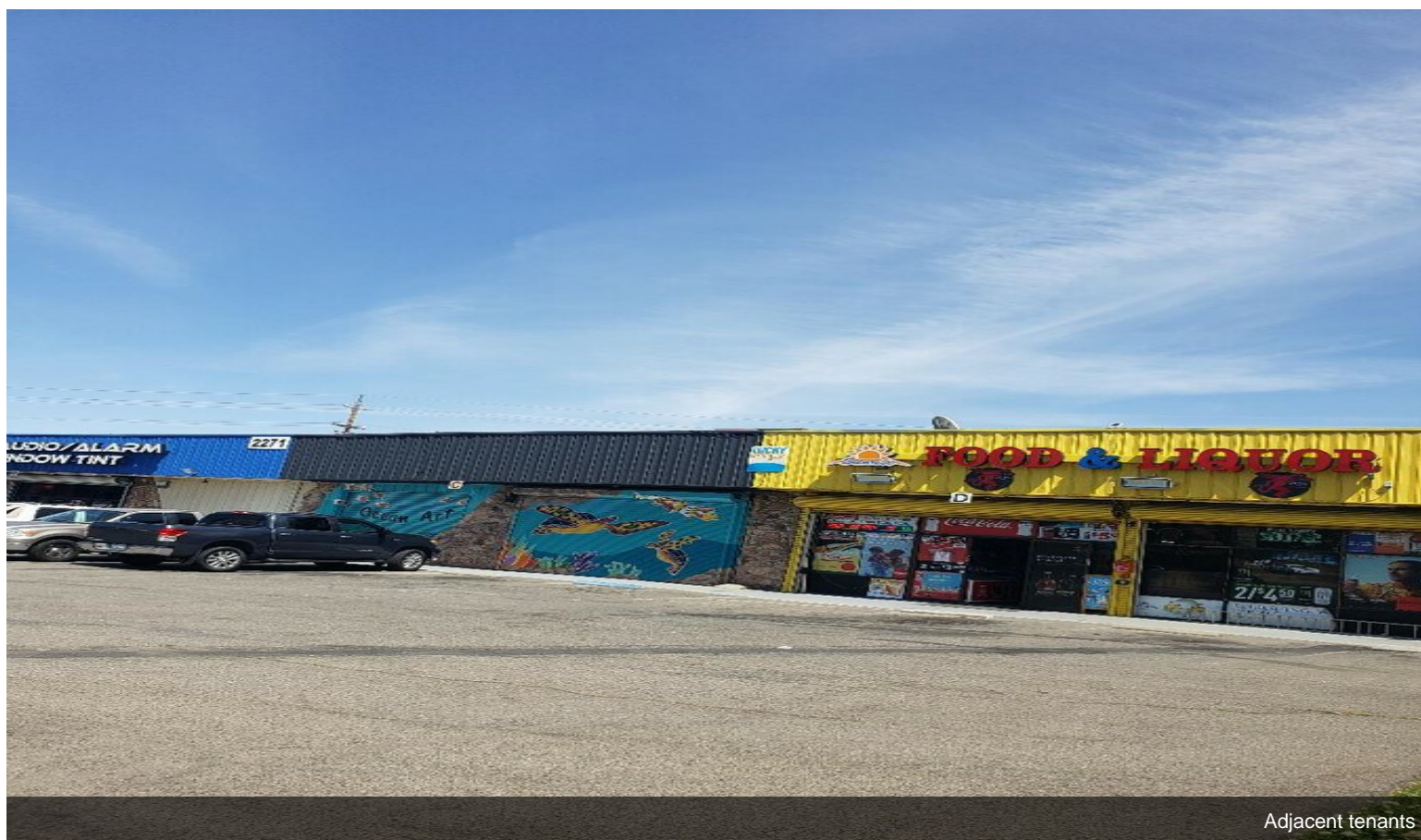
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Property Photos



Front facing



Adjacent tenants

Property Photos

Bk.
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