

**FOR
SUBLEASE
OR
LEASE**

3000 SUNRISE BLVD,
RANCHO CORDOVA, CA

±2,400 - 9,440 SF AVAILABLE



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

SUNRISE CENTER

SUITE	SIZE	LEASE RATE	SPACE NOTES
2 & 3	±9,440 SF	\$0.95 PSF + NNN	FLEX SUITE – AVAILABLE 9/1/26
8	±2,400 SF	\$1.15 PSF + NNN	OPEN FLOOR PLAN. SHOWROOM SPACE WITH A ROLL-UP DOOR

PROPERTY HIGHLIGHTS:

- **On Sunrise Blvd:** Street-front flex suite in Sunrise Center, one of Rancho Cordova's busiest corridors.
- **Fast Highway 50 Access:** Minutes from the US-50 / Sunrise interchange for easy regional reach.
- **Surrounded by Major Retail:** Costco, Home Depot, Staples, Starbucks, and McDonald's all nearby.
- **Flexible Open Layout:** Roll-up door and open floor plan for showroom, warehousing, or light assembly.
- **Right-Size Your Space:** ±2,400 to ±9,440 SF available.
- **Parking and Visibility:** Secure on-site lot with frontage exposure on Sunrise Blvd.



**STRONG
TRAFFIC COUNTS**
±37,156 ADT ON
SUNRISE BLVD



**50
SPACES**



**AVERAGE
\$132,143
WITHIN 1 MILE
HOUSEHOLD INCOME**



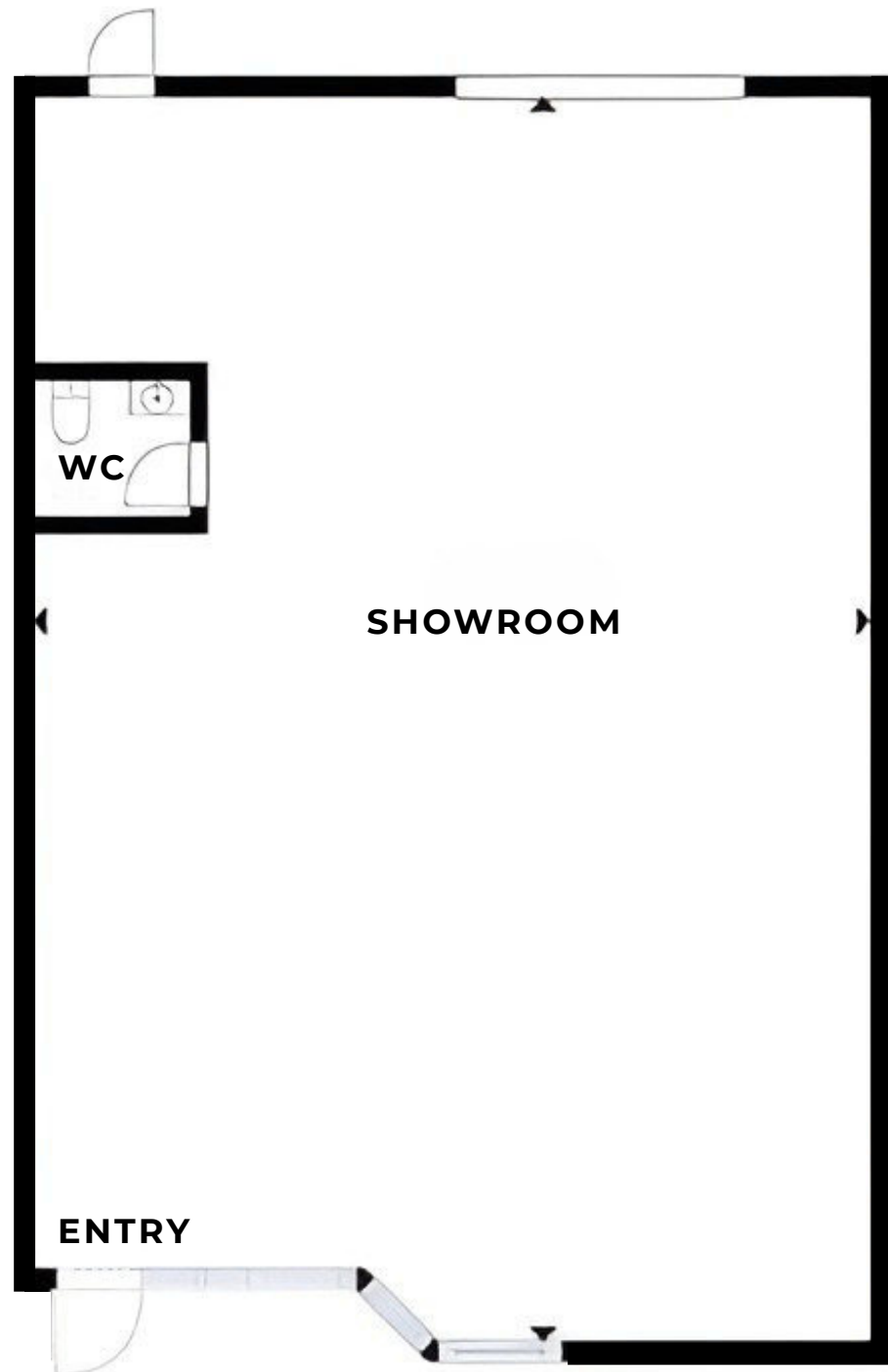
PROPERTY ZONING
**COMMERCIAL
MIXED USE (CMU)**
SACRAMENTO COUNTY

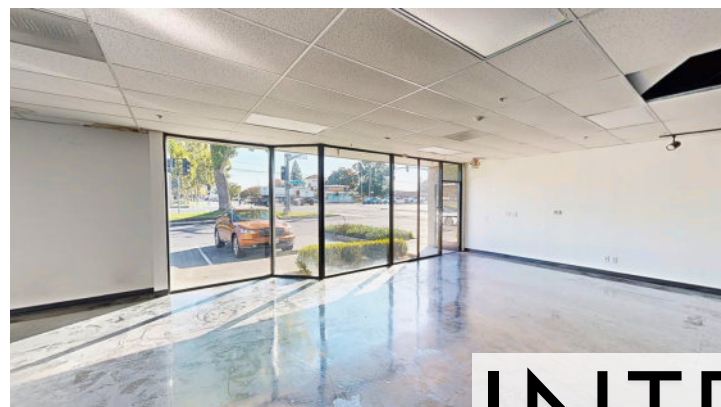
FLOOR PLAN - SUITE 8

SIZE: ±2,400 SF

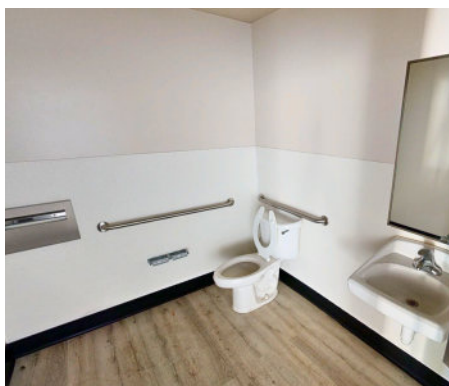
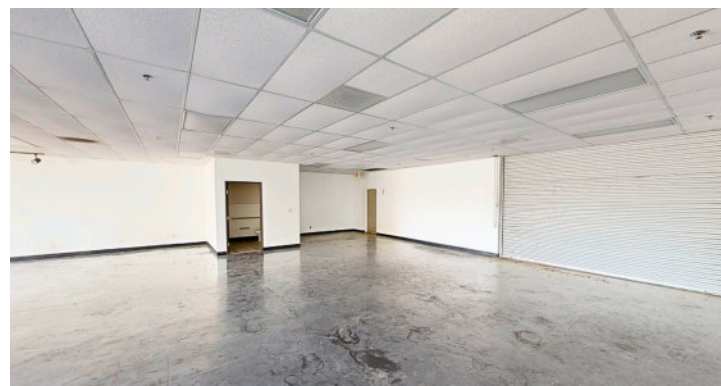
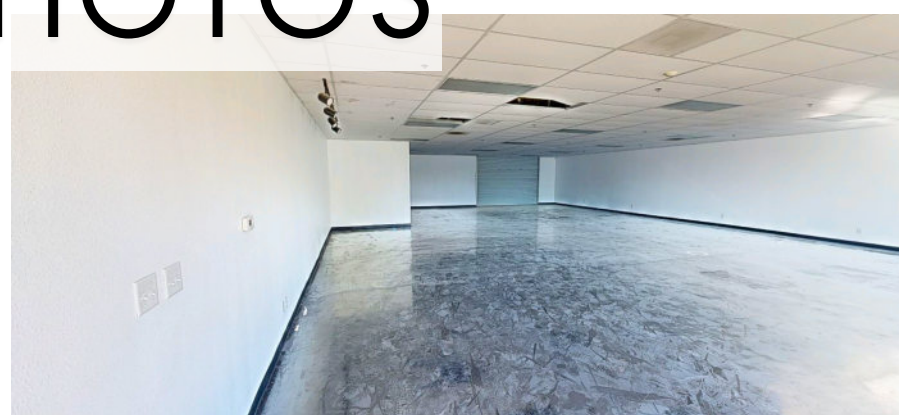
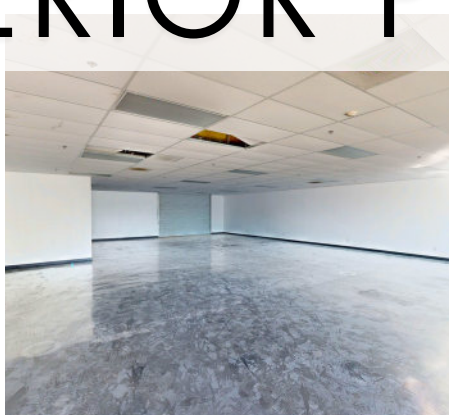
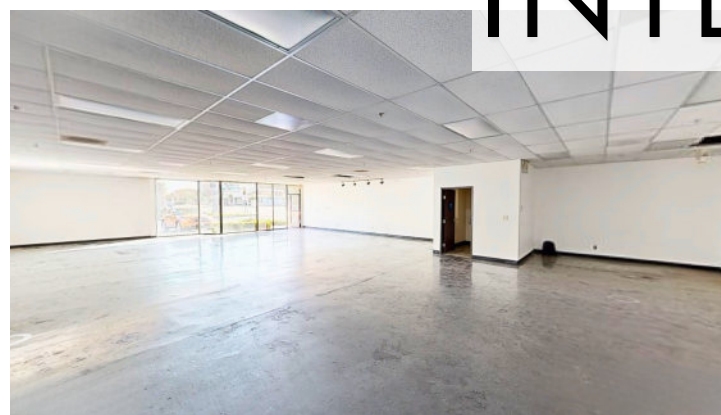
LEASE RATE:

\$1.15 PSF + NNN



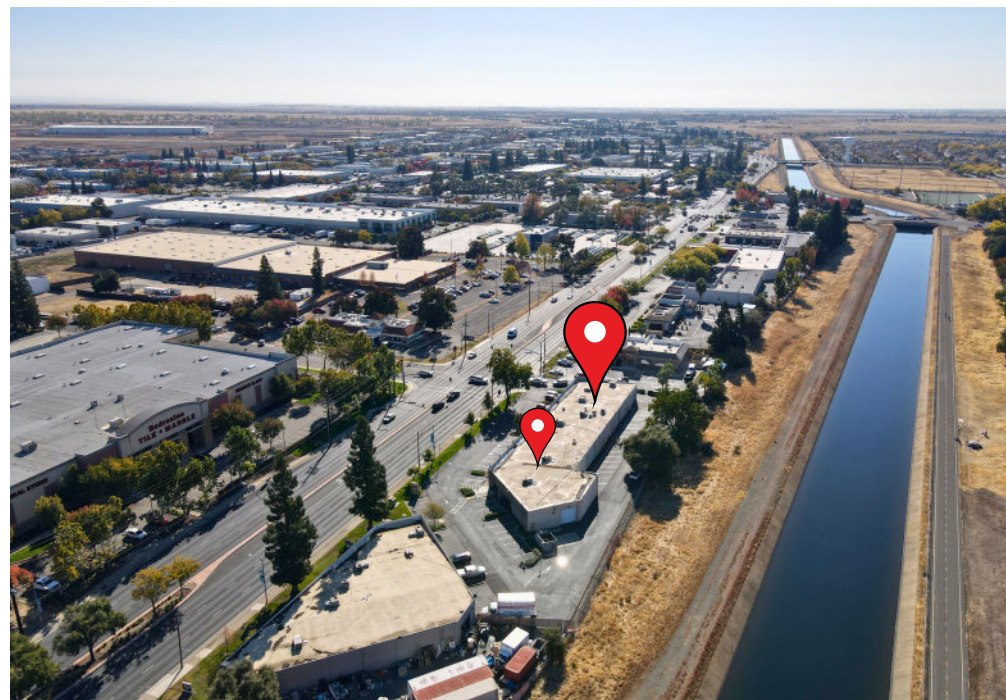
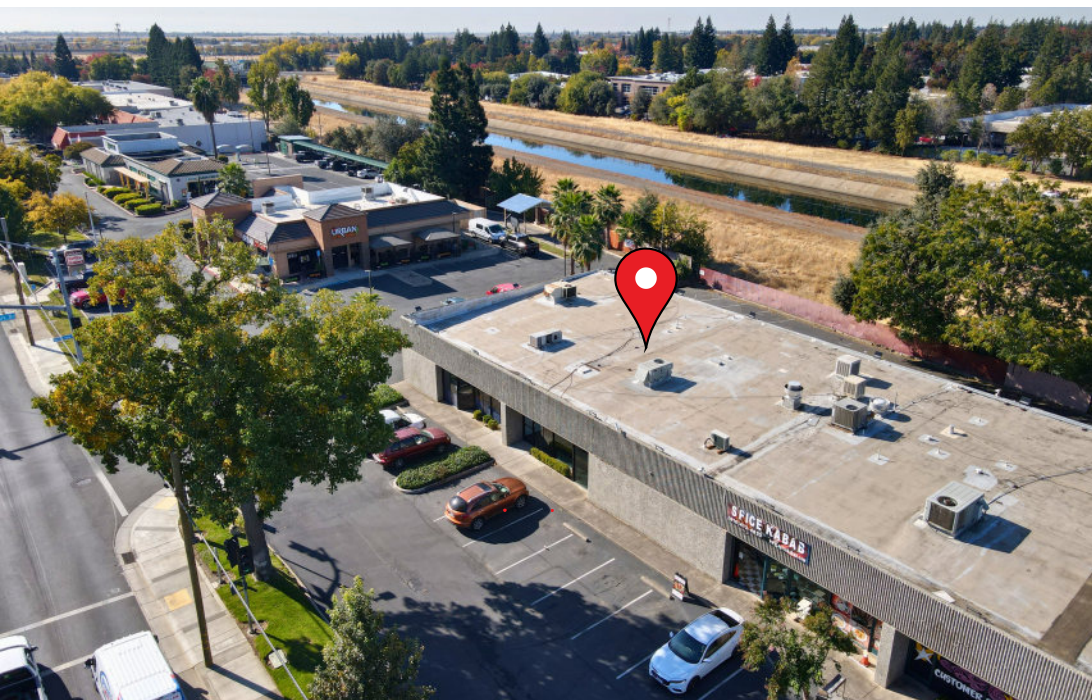


INTERIOR PHOTOS





EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

3000 SUNRISE BLVD, RANCHO CORDOVA, CA 95742



POPULATION 2025 ESTIMATE

1-MILE RADIUS	2,750
3-MILE RADIUS	62,300
5-MILE RADIUS	185,557

POPULATION 2030 PROJECTION

1-MILE RADIUS	2,836
3-MILE RADIUS	63,096
5-MILE RADIUS	188,466



HOUSEHOLD INCOME 2025 AVERAGE

1-MILE RADIUS	\$132,143.00
3-MILE RADIUS	\$114,186.00
5-MILE RADIUS	\$122,892.00

HOUSEHOLD INCOME 2025 MEDIAN

1-MILE RADIUS	\$112,043.00
3-MILE RADIUS	\$91,131.00
5-MILE RADIUS	\$99,887.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	1,265	31,532	106,365
BLACK	201	5,091	11,899
HISPANIC ORIGIN	575	13,863	33,745
AM. INDIAN & ALASKAN	51	720	1,740
ASIAN	473	8,130	22,318
HAWAIIAN & PACIFIC ISLAND	44	705	1,475
OTHER	716	16,120	41,761



Chase Burke

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CONTACT US!

**FOR MORE INFORMATION
ABOUT THESE FLEX SPACE**



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