

FOR SUBLEASE: 3333 SUNRISE BLVD, RANCHO CORDOVA, CA



±1,400 - 3,222 SF FLEX SUITE

**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

3333 SUNRISE BLVD

SUITE	SIZE	LEASE RATE	SPACE NOTES
A	±1,400 SF WAREHOUSE	\$1.00 PSF + NNN (NNN COSTS: \$0.18 PSF)	WAREHOUSE SPACE PLUS SINGLE OFFICE • ROLL UP DOOR AVAILABLE AS STANDALONE LEASE AVAILABLE THROUGH JANUARY 31, 2027
A	±3,222 SF – INCLUDING 1,822 SF OFFICE & 1,400 SF WAREHOUSE	\$1.00 PSF + NNN (NNN COSTS: \$0.18 PSF)	TURN-KEY 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:** Flexible leasing options from ±1,400 SF warehouse space up to ±3,222 SF office + warehouse configuration (including approximately 1,822 SF office and 1,400 SF warehouse), offering strong proportions for showroom-plus-back-of-house or office-and-warehouse workflows 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

FLEXIBLE LEASING OPTIONS

WAREHOUSE + SINGLE PRIVATE OFFICE INCLUDED

±1,400 SF

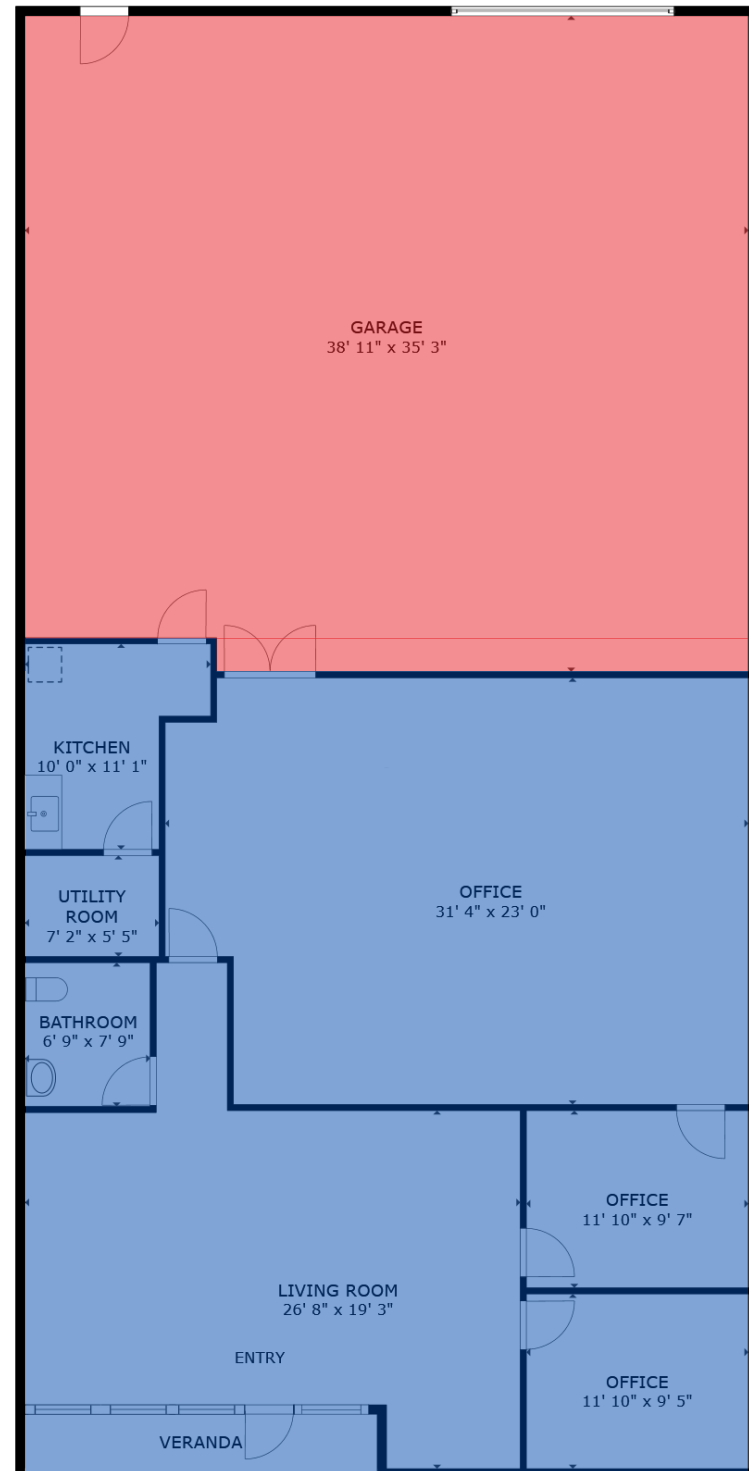
Standalone Lease Available

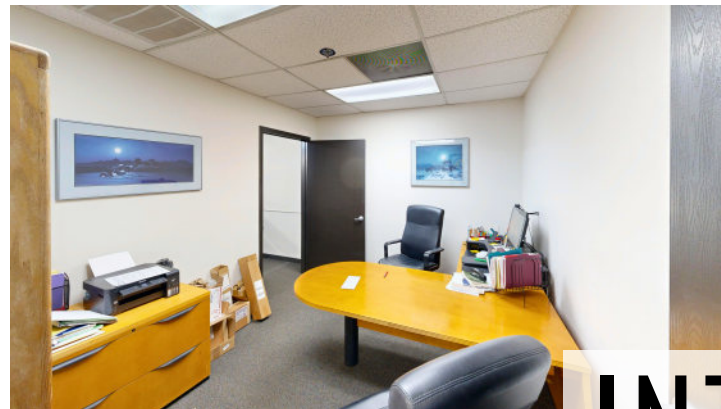
FULL SUITE

±3,222 SF – Including
1,822 SF Office & 1,400 SF Warehouse

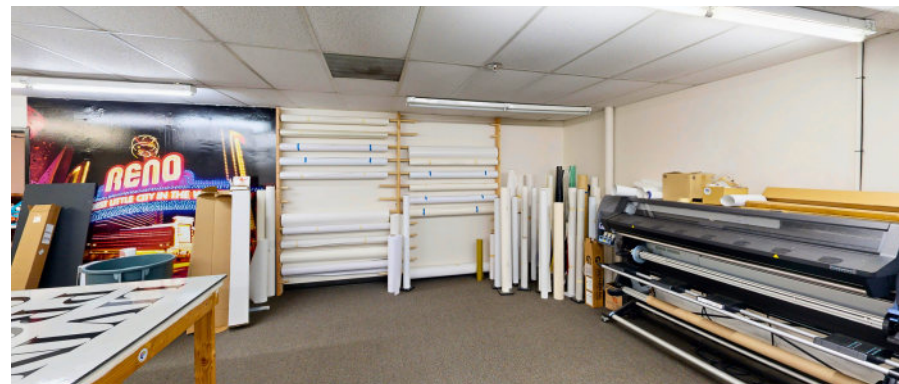
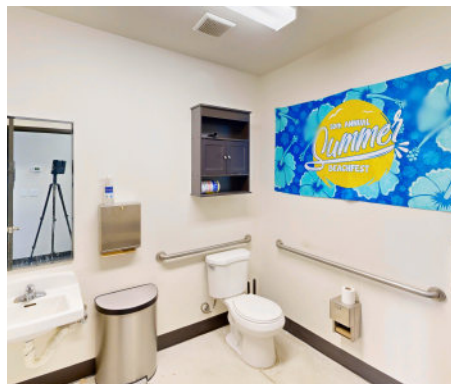
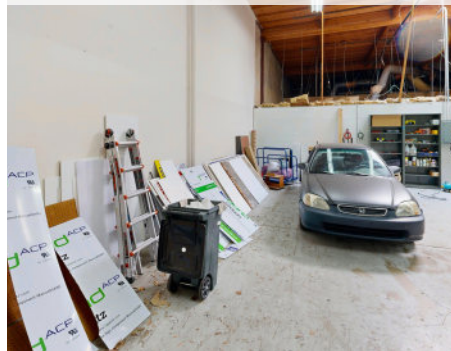
LEASE RATE: \$1.00 PSF, NNN
(NNN COSTS: \$0.18 PSF)

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INTERIOR PHOTOS





EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL

RITE AID JACKS BEL AIR
SPORTSMAN'S WAREHOUSE URBAN EATS FIVE GUYS BURGERS and FRIES
Chick-fil-A CALIFORNIA Family Fitness CHIPOTLE MEXICAN GRILL

MANY BUSINESS COMPANIES

COSTCO WHOLESALE

PROPERTY LOCATION



Sunrise Blvd

ROSS DRESS FOR LESS TARGET Starbucks PANDA EXPRESS CHINESE KITCHEN Marshalls PET SMART

WHITE ROCK CORPORATE CAMPUS

Walmart Save money. Live better. SAFEWAY

Zinfandel Dr

LOWE'S rubio's COASTAL GRILL CVS pharmacy SUBWAY Panera BREAD

Cordova High School
Home of the Lancers



VIVA SUPERMARKET Carl's Jr. planet fitness See's CANDIES. McDonald's dd's DISCOUNTS KFC

Dignity Health. KAISER PERMANENTE

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 Carlsten

VICE PRESIDENT

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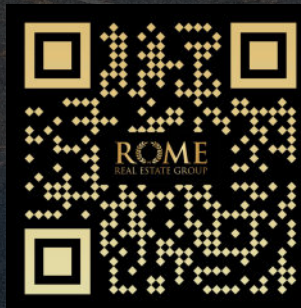
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REACH OUT

TO LEARN MORE ABOUT
THIS OPPORTUNITY!