

**FOR
SUBLEASE
OR
LEASE**

3000 SUNRISE BLVD,
RANCHO CORDOVA, CA

±2,400 - 9,440 SF AVAILABLE



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ROME
REAL ESTATE GROUP

3000 SUNRISE BLVD RANCHO CORDOVA, CA 95742

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 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.



±37,156 ADT
TRAFFIC ON SUNRISE BLVD



50 SPACES
ON-SITE PARKING



\$132,143
AVG HH INCOME · 1 MILE



CMU ZONING
COMMERCIAL MIXED USE

FLOOR PLAN | SUITES 2 & 3

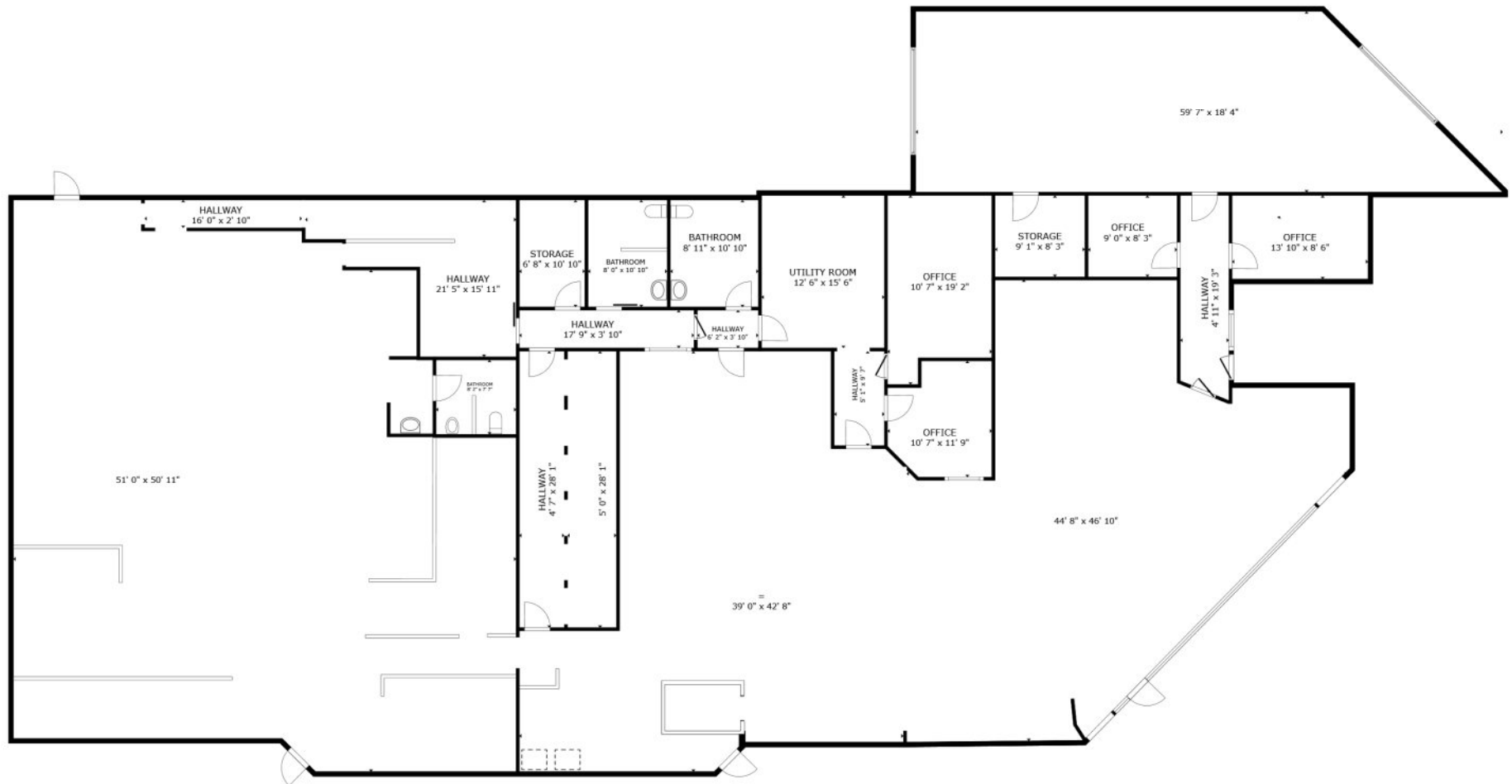
3000 SUNRISE BLVD · RANCHO CORDOVA, CA 95742

AVAILABLE SPACE

±9,440 SF

LEASE RATE

\$0.95 PSF + NNN



FLOOR PLAN | SUITE 8

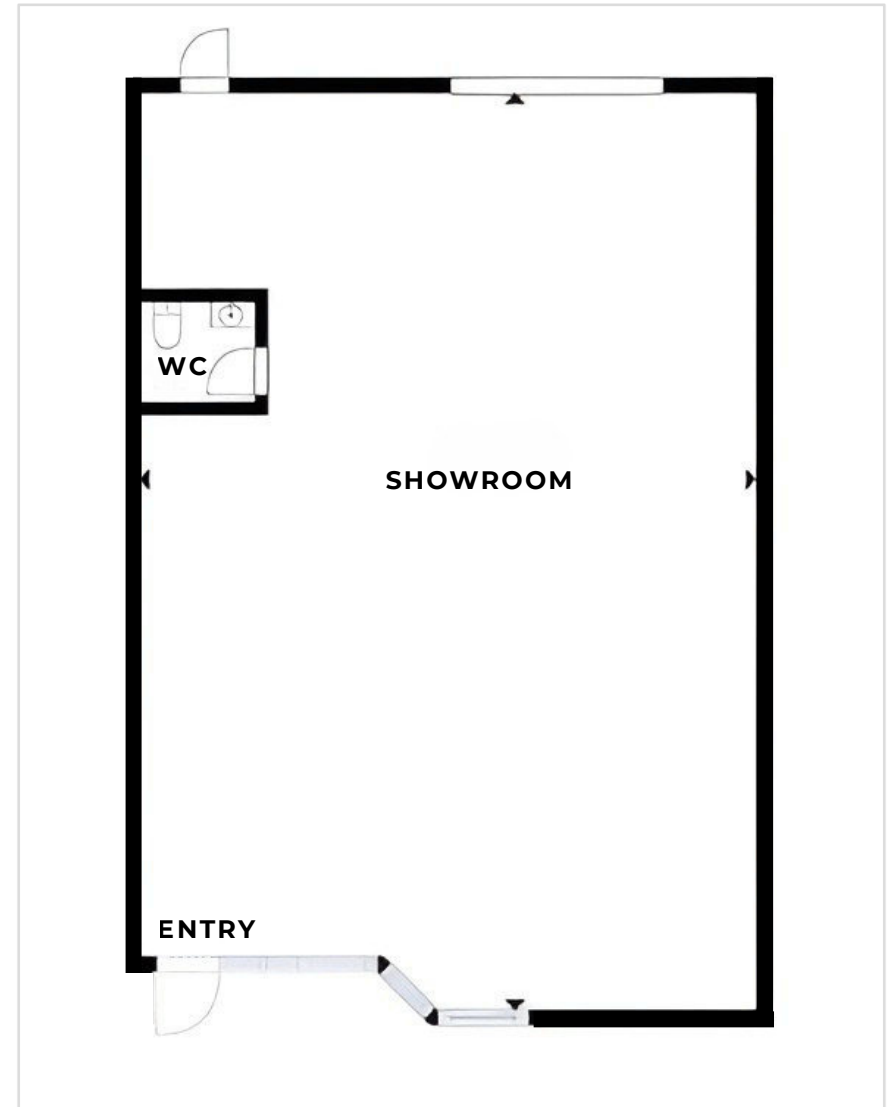
3000 SUNRISE BLVD · RANCHO CORDOVA, CA 95742

AVAILABLE SPACE

±2,400 SF

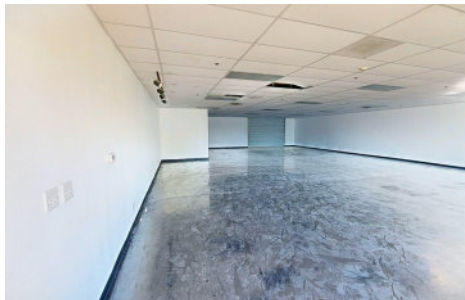
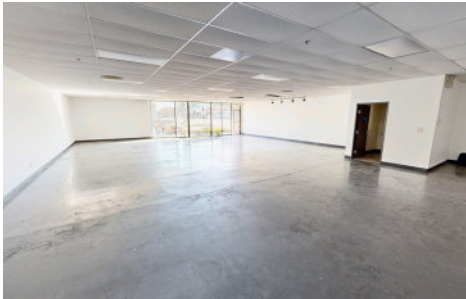
LEASE RATE

\$1.15 PSF + NNN



INTERIOR PHOTOS

3000 SUNRISE BLVD, SUITE 8 · RANCHO CORDOVA, CA 95742



±2,400 SF · AVAILABLE FOR LEASE

ROME REAL ESTATE GROUP



EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL



PROPERTY
LOCATION

COSTCO
WHOLESALE

MANY
BUSINESS
COMPANIES

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

Sunrise Blvd

WHITE ROCK
CORPORATE
CAMPUS

ROSS
DRESS FOR LESS
TARGET
Marshall's
PET SMART
STARBUCKS
PANDA EXPRESS
CHINESE KITCHEN

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

Dignity Health
KAISER PERMANENTE

DEMOGRAPHIC SUMMARY REPORT

3000 SUNRISE BLVD • RANCHO CORDOVA, CA 95742



 POPULATION 2025 ESTIMATE	
1 MILE	2,750
3 MILES	62,300
5 MILES	185,557

 POPULATION 2030 PROJECTION	
1 MILE	2,836
3 MILES	63,096
5 MILES	188,466

 HOUSEHOLD INCOME 2025 AVERAGE	
1 MILE	\$132,143
3 MILES	\$114,186
5 MILES	\$122,892

 HOUSEHOLD INCOME 2025 MEDIAN	
1 MILE	\$112,043
3 MILES	\$91,131
5 MILES	\$99,887

 2024 POPULATION 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 ISLANDER	44	705	1,475
OTHER	716	16,120	41,761



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CONTACT US!

FOR MORE INFORMATION
ABOUT THESE FLEX SPACE



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