

**KOREANA PLAZA**  
**10947 - 11051 OLSON DR**  
**RANCHO CORDOVA, CA**

**FOR LEASE**  
**1,050 SF - 3,200 SF RETAIL SUITES**

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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OFFERING SUMMARY:

**Available SF:** 1,050 SF - 3,200 SF  
**Lease Rates:** \$1.35 - \$3.00 PSF, NNN  
**Lot Size:** 27.0 Acres  
**Year Built:** 1984  
**GLA:** 219,216 SF  
**Zoning:** GC  
**Market:** Sacramento  
**Sub-market:** Rancho Cordova/Hwy 50

PROPERTY OVERVIEW:

Koreana Plaza is a ±220,000 SF neighborhood and destination Shopping Center in the heart of the dominant trade area of Rancho Cordova. The shopping center is anchored by Floor & Decor and KP International Market, which draws more than \$1.2 MM customers annually to its grocery market and food court by offering a wide range of food and products for Asian, European, Hispanic, and American customers.

In addition, the center is strategically surrounded by more than 12 million square feet of Office and Industrial space that provides a strong daytime population.

PROPERTY HIGHLIGHTS:

- Large destination shopping center
- Abundant parking
- Monument and pylon signage available
- Strong demographics
- Close proximity to Hwy 50 at Zinfandel Dr
- Retail hub of the Rancho Cordova trade area
- NNN charges are approximately \$0.39 PSF



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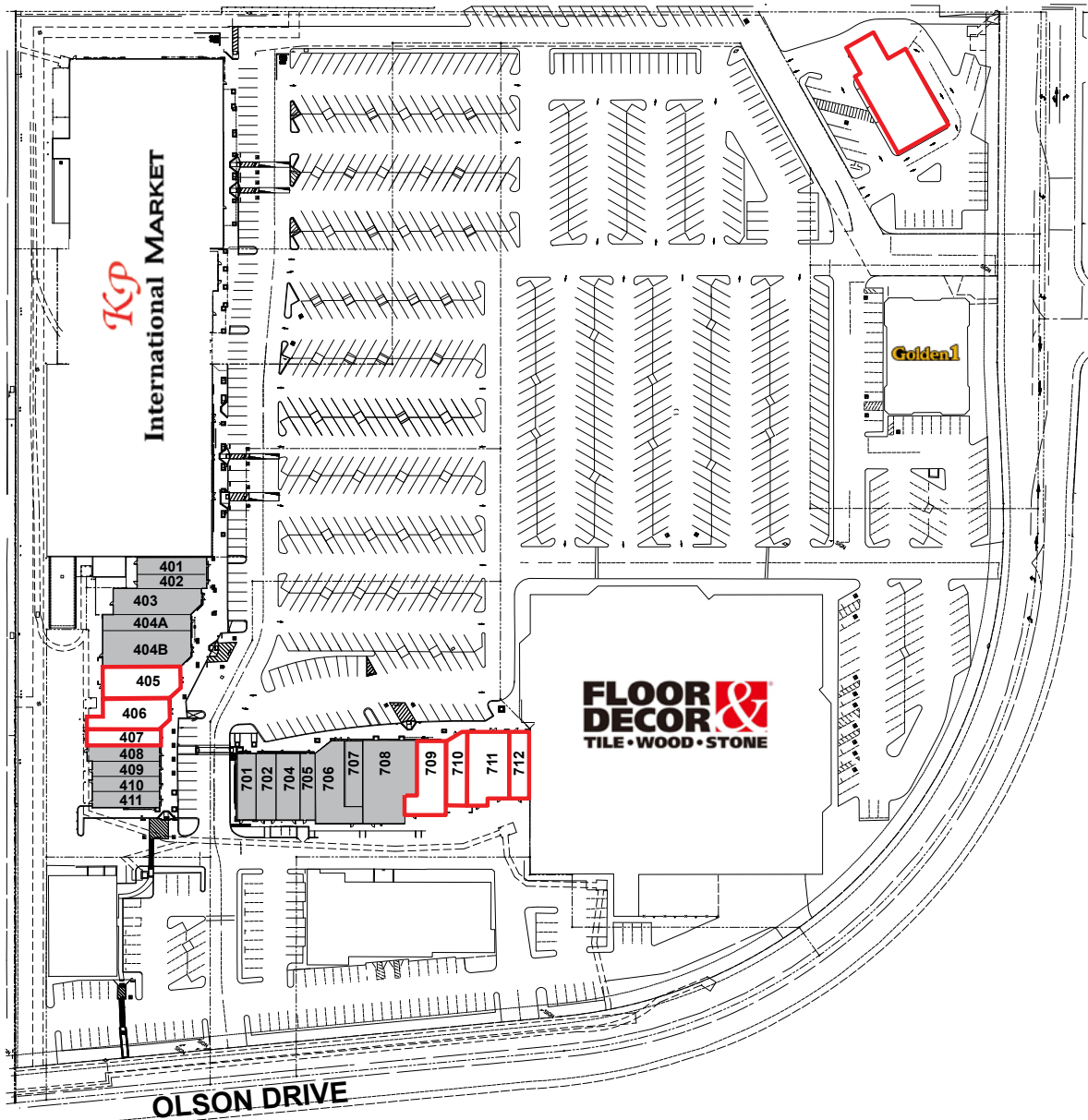
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://www.ethanconradprop.com)

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**FOLSOM BLVD**  
**CORDOVA TOWN CENTER**  
**LIGHTRAIL STATION**

**AVAILABLE**  
**PAD w/ DRIVE THRU**  
**3,172 SF**



Suite	Tenants
401	KP International Market Office
402	KP Karaoke
403	KP Karaoke
404A	KP Bar & Lounge
404B	KP Billards
405	Afghan Market & Restaurant
408	Asian Mart
409	Krsta Hair Salon
410	Eye Threading
411	Von's Chicken
701	Mochinut
702	K-Glo
704	Pizza Twist
705	Water Store
706	K-Pop Nation
707	Lash Vibe
708	85°C Bakery Cafe

Suite	SF	Lease Rate
10947 Olson Dr, Suite 405*	2,750	\$2.35 PSF
10947 Olson Dr, Suite 406	1,537	\$2.00 PSF
10947 Olson Dr, Suite 407	1,050	\$2.10 PSF
11009 Olson Dr, Suite 709	2,252	\$1.75 PSF
11009 Olson Dr, Suite 710	1,373	\$2.00 PSF
11009 Olson Dr, Suite 711	2,740	\$1.50 PSF
11009 Olson Dr, Suite 712	1,300	\$1.75 PSF
11111 Olson Dr, Pad	3,172	\$2.75 PSF

**NNN costs are approximately \$0.43 PSF.**

\*2nd generation restaurant.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,263	78,570	192,999
Median Age	34.5	36.3	39.6
Median Age (Male)	32.4	34.6	37.8
Median Age (Female)	36.3	38.0	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,578	29,578	76,041
# of Persons Per HH	2.6	2.7	2.5
Average HH Income	\$59,751	\$70,458	\$79,264
Average House Value	\$263,261	\$323,494	\$360,591

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