

**FOR
SUBLEASE
OR
LEASE**

3000 SUNRISE BLVD,
RANCHO CORDOVA, CA

+/- 2,400 SF FLEX SUITE



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

SUNRISE CENTER

AVAILABLE SUITE	SIZE	MONTHLY RENT	SPACE NOTES:
SUITE 8	+/- 2,400 SF	\$1.15 PSF + NNN (\$0.41 PSF NNN)	Open Floor Plan. Showroom space with a roll-up door

PROPERTY DETAILS:

- **Prime Location:** Centrally located in the heart of Rancho Cordova, on Sunrise Blvd. just minutes from HWY 50, providing excellent accessibility.
- **High Visibility:** Suite fronting Sunrise Blvd, offering exceptional visibility on this high-traffic corridor to attract customers.
- **Functional Design:** Large roll-up door at rear of the suite, ideal for showrooms, manufacturing, warehousing, or light assembly.
- **Secure & Spacious:** Secure lot with ample parking for both employees and customers.
- **Convenient Amenities:** Close to other businesses, restaurants, shops, and hotels, enhancing convenience for employees and visitors alike.



AVERAGE
\$105,931
WITHIN 5 MILES
HOUSEHOLD INCOME



PROPERTY ZONING
COMMERCIAL
MIXED USE (CMU)
SACRAMENTO COUNTY



STRONG TRAFFIC COUNTS
SUNRISE BLVD: 37,226 ADT
WHITE ROCK RD: 17,878 ADT

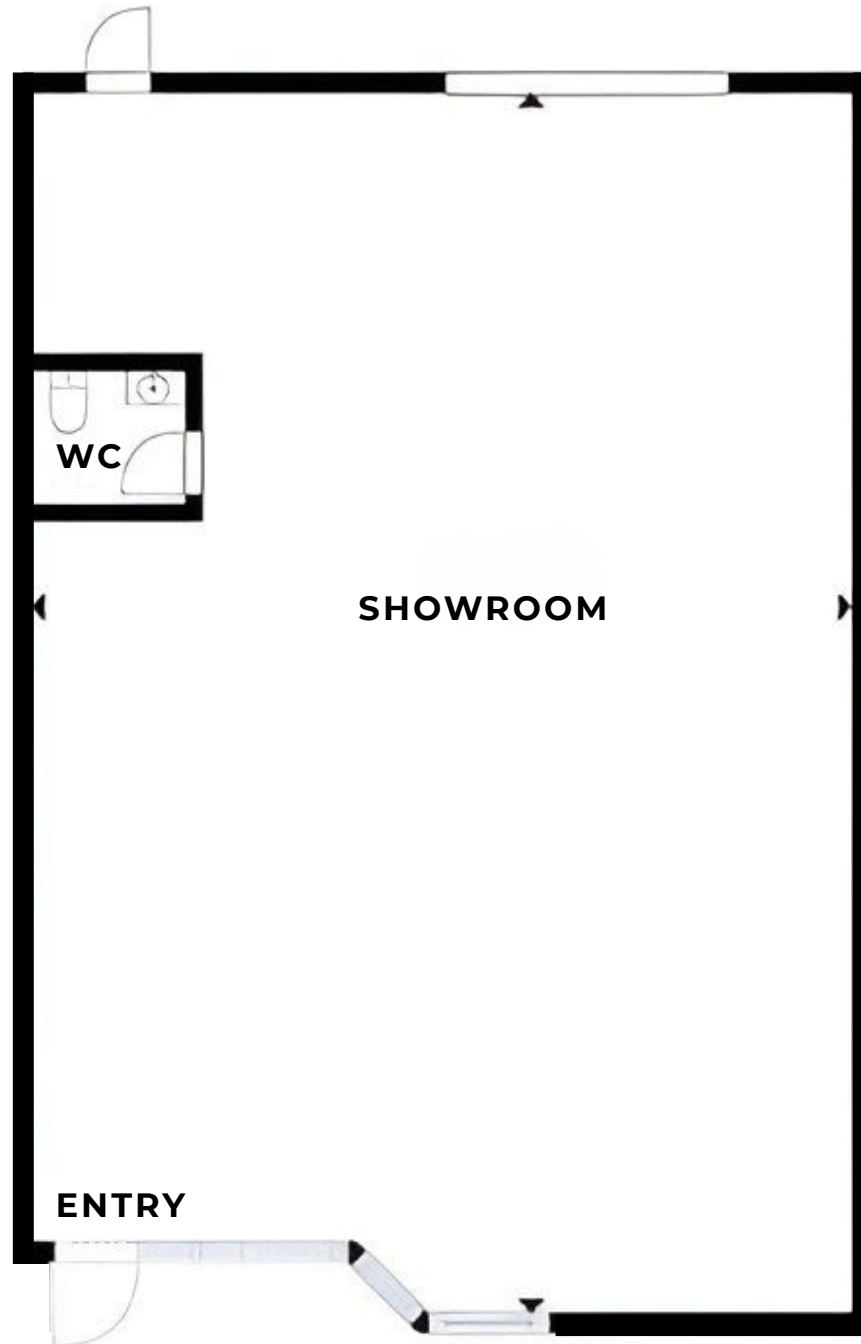
FLOOR PLAN- SUITE 8

[3D Tour
Click Here](#) 

SIZE: +/- 2,400 SF

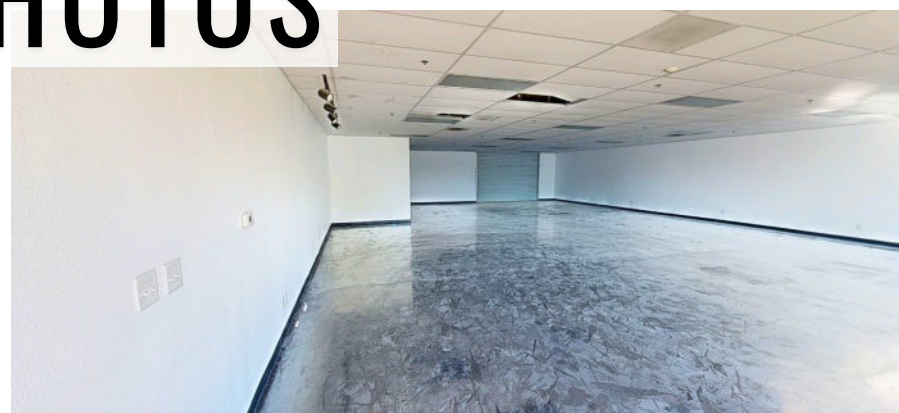
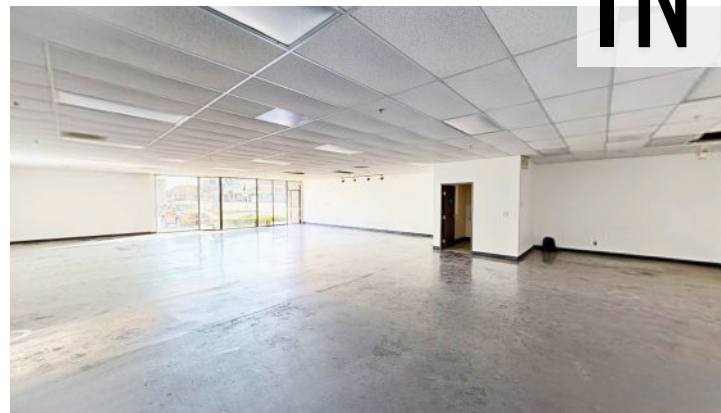
LEASE RATE:

\$1.15 PSF, NNN
(NNN'S = \$0.41 PSF)



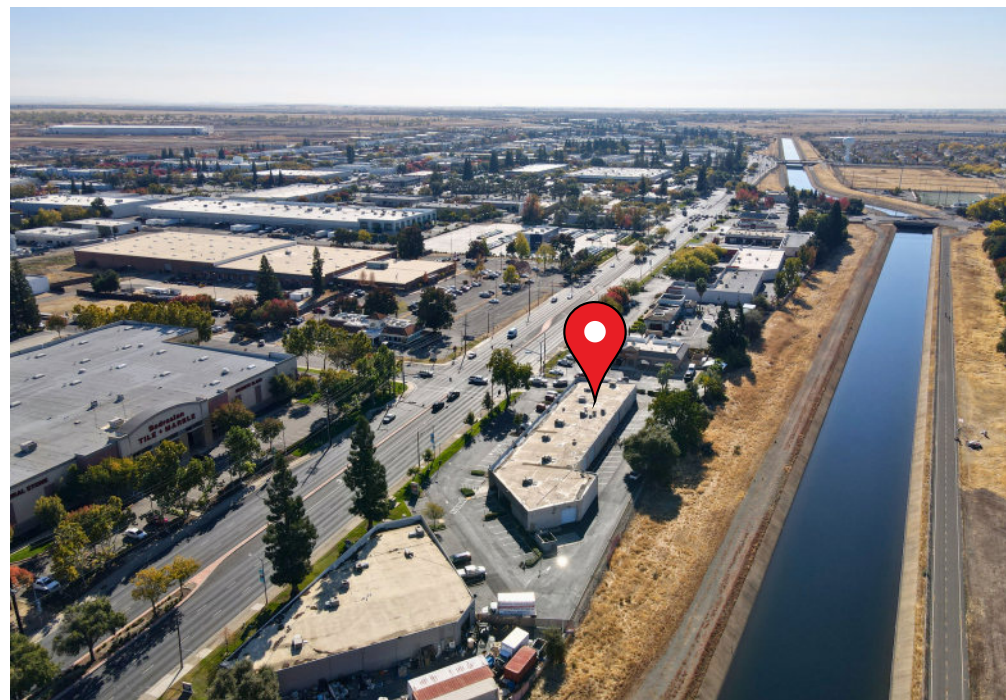
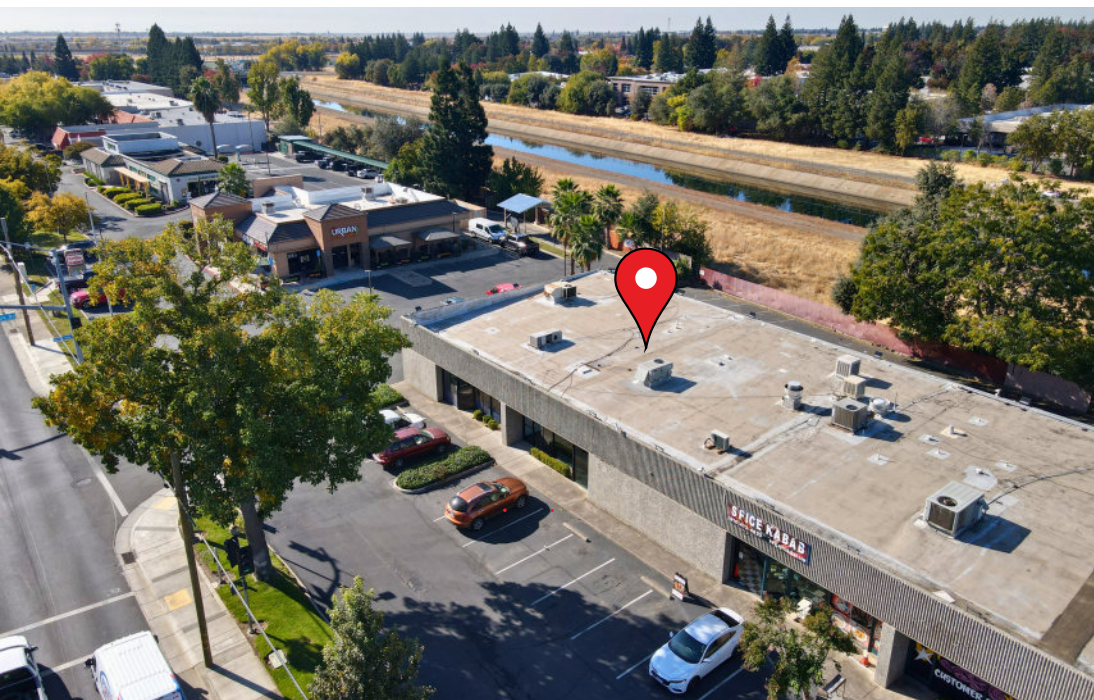


INTERIOR PHOTOS





EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL



**PROPERTY
LOCATION**



**MANY
BUSINESS
COMPANIES**



Sunrise Blvd

**WHITE ROCK
CORPORATE
CAMPUS**



Zinfandel Dr



DEMOGRAPHIC SUMMARY REPORT

3000 SUNRISE BLVD, RANCHO CORDOVA, CA 95742



POPULATION 2024 ESTIMATE

1-MILE RADIUS 2,329
5-MILE RADIUS 180,567
10-MILE RADIUS 778,600

POPULATION 2029 PROJECTION

1-MILE RADIUS 2,335
5-MILE RADIUS 181,674
10-MILE RADIUS 785,272



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS \$116,607.00
5-MILE RADIUS \$114,186.00
10-MILE RADIUS \$104,678.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS \$99,238.00
5-MILE RADIUS \$90,504.00
10-MILE RADIUS \$80,440.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	1,144	106,039	438,723
BLACK	158	11,692	53,352
HISPANIC ORIGIN	429	32,367	161,405
AM. INDIAN & ALASKAN	29	1,739	8,493
ASIAN	445	20,863	87,077
HAWAIIAN/PACIFIC ISLAND	29	1,284	5,492
OTHER	523	38,949	185,463

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS SHOWROOM



Chase Burke

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