



A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

ANCHOR SPACE AVAILABLE FOR LEASE

GOLD RIVER TOWN CENTRE

SEC Sunrise Boulevard & Gold Country Boulevard
GOLD RIVER, CA

1.5 Million Annual Visits

SOURCE: PLACER AI



±31,609 SF AVAILABLE

An aerial photograph of the Gold River Town Centre building, a two-story brick structure with a flat roof. The building has several large open bays on the ground floor. In front of the building is a parking lot with several cars parked, including a white sedan, a white SUV, and a white pickup truck. A yellow curb is visible in the foreground. The text '±31,609 SF AVAILABLE' is overlaid in large, bold, blue letters with a white outline.

PROPERTY OVERVIEW



Gold River Town Centre is located at the southeast corner of Sunrise Boulevard and Gold Country Boulevard in the upscale community of Gold River, California.

The ±139,470 square foot neighborhood center is anchored by Bel Air and Pet Supplies Plus. Other notable tenants include Wells Fargo, Jack's Urban Eats, Beach Hut Deli, Blaze Fast Fire'd Pizza and The Mimosa House.

The community of Gold River is an exclusive master-planned community that lies between the cities of Rancho Cordova on the South, Folsom on the East, the American River on the North and U. S. Highway 50 on the South. Gold River is made up of twenty-five single family home "villages" totaling nearly ±3,000 homes and spanning approximately 950 acres. Gold River Town Centre is the main retail center for approximately 7,700 residents in the community and also draws from the peripheral trade areas including Fair Oaks, Citrus Heights and Rancho Cordova.

Situated near the American River and US Highway 50, the center benefits from its exposure to outstanding traffic counts at ±81,370 ADT and excellent demographics such as above average household incomes, strong daytime population and population density.



LOCATION

SEC Sunrise Boulevard &
Gold Country Boulevard

Gold River, CA

SQUARE FEET

±139,470

ANCHOR TENANT



PROPERTY TENANTS



BEL AIR



JACK'S
SHIRT & LESS



THE JOINT
...the chiropractic place

WELLS FARGO

PET SUPPLIES PLUS
Minus the hassle.



INTERSECTION AERIAL



±31,609 SF AVAILABLE

WELLS FARGO

Gold Country Blvd

THE JOINT
the chiropractic clinic



Gold Field Drive

Bella's Spa
NAIL SPA

BEL AIR

Gold Express Drive

JACK'S



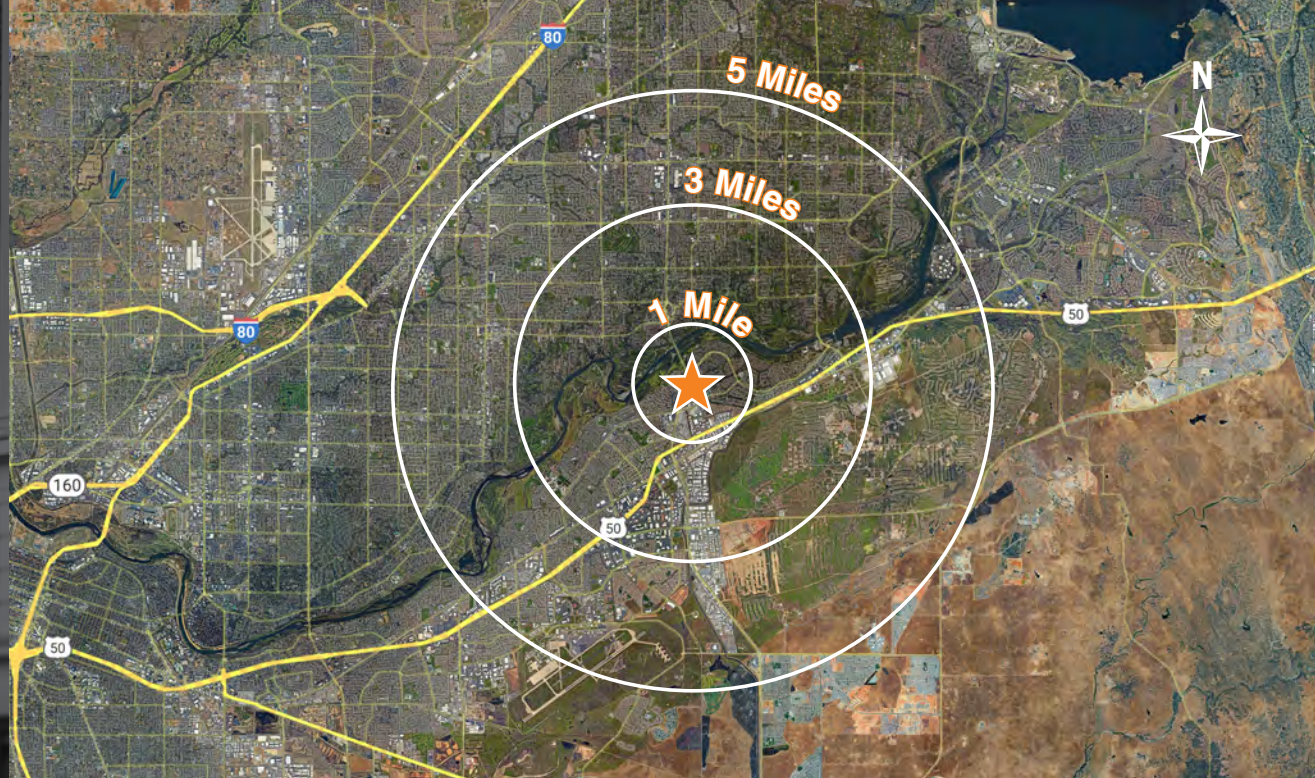
AVIGATOR SPA



Sunrise Blvd

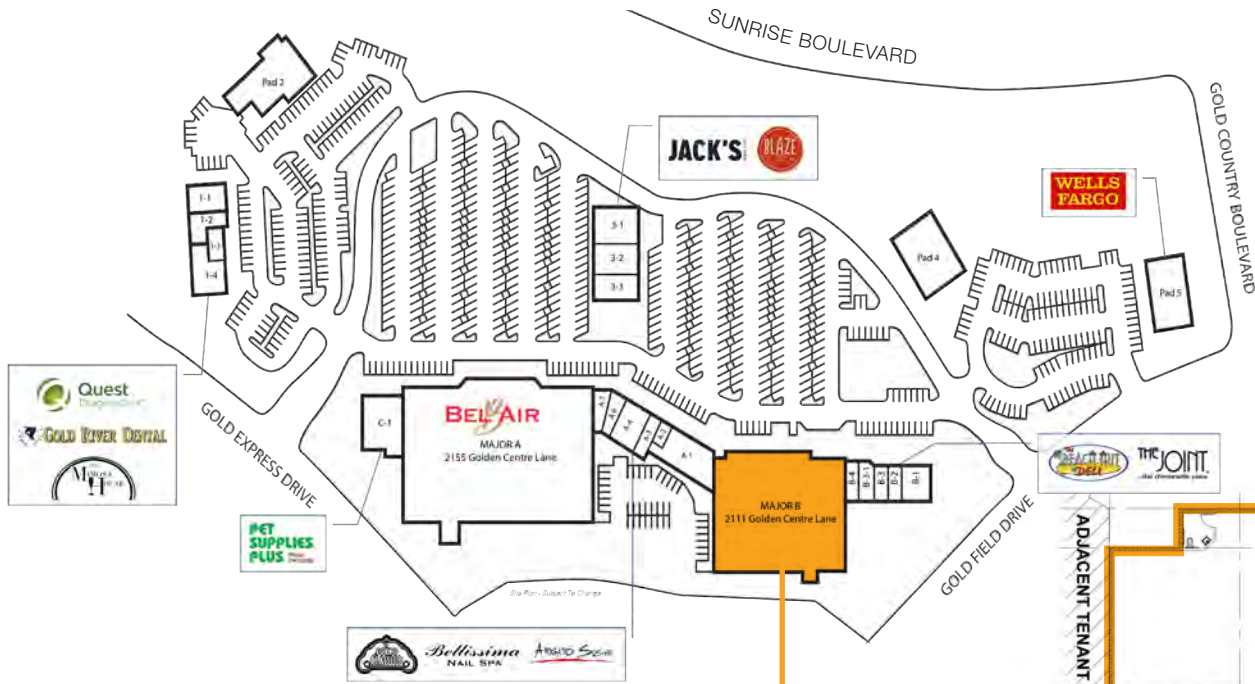
±81,370 ADT

TRADE AREA & DEMOGRAPHICS

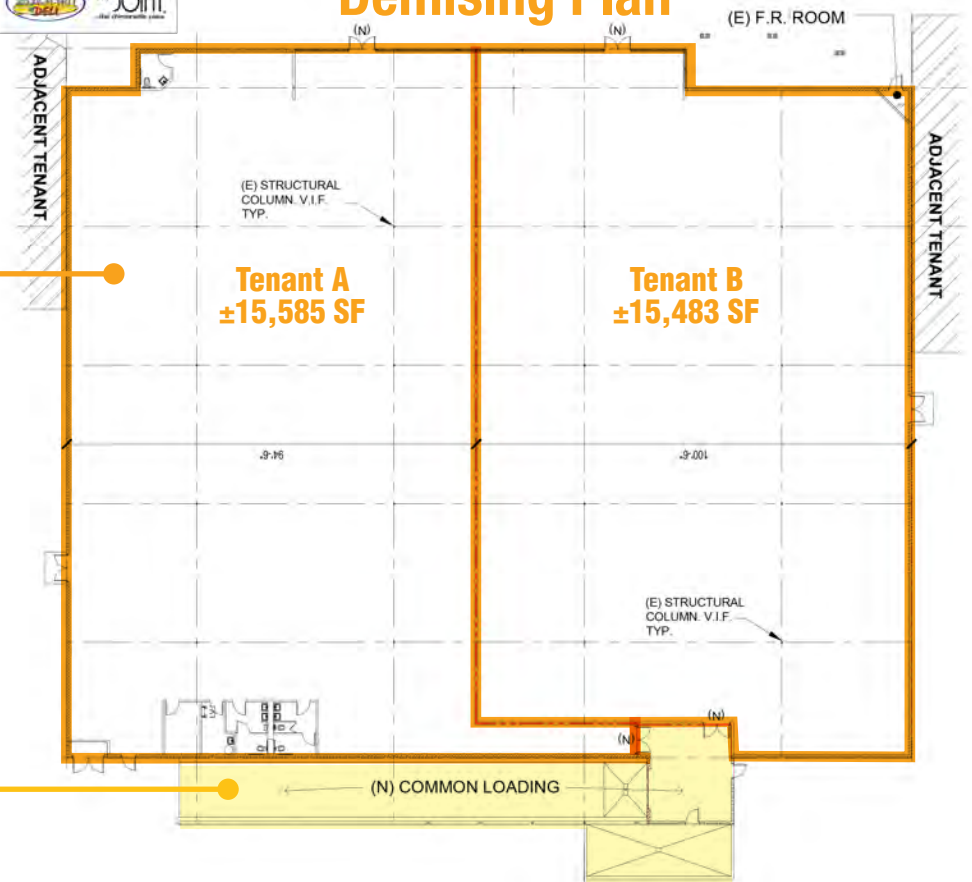


	1-Mile	3-Mile	5-Mile
 2024 Total Population	9,386	77,867	257,892
 2024 Daytime Population	13,151	81,675	278,712
 2024 Total Employees	7,651	42,305	124,106
 2024 Total Households	4,457	32,325	104,187
 2024 Average Household Income	\$175,171	\$144,087	\$126,996
		Sunrise Blvd North of Gold Country Blvd	Coloma Rd South of Gold Country Blvd
 Traffic Counts		±81,370	±20,152

SITE PLAN & LEASING



±31,609 SF Potential Demising Plan



Shared Loading Zone



±31,609 SF AVAILABLE

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