

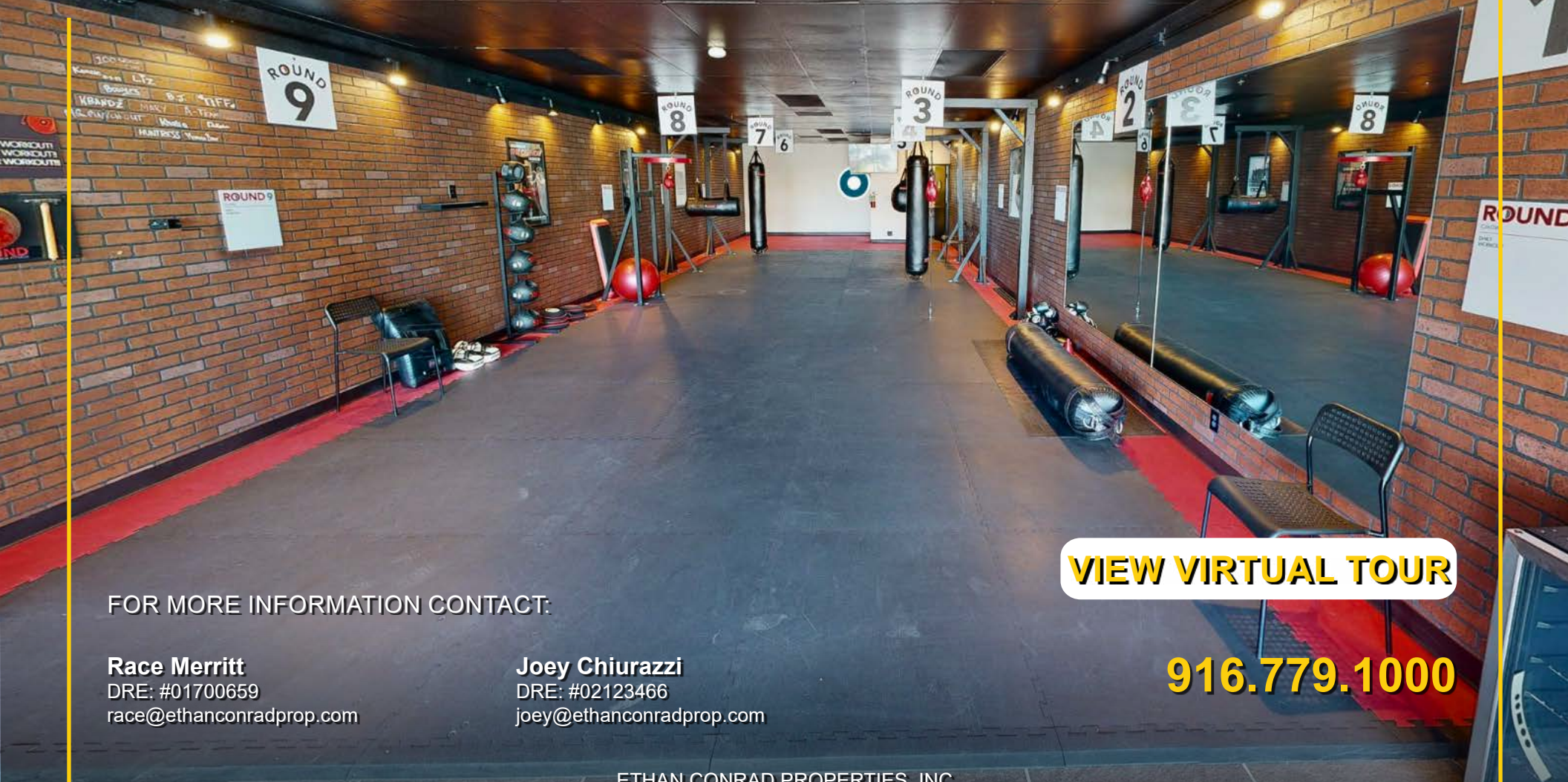
RIVERGATE SHOPPING CENTER

2340 SUNRISE BLVD
RANCHO CORDOVA, CA

FOR LEASE

1,200 SF TURN-KEY
MARTIAL ARTS STUDIO

ETHAN CONRAD
PROPERTIES INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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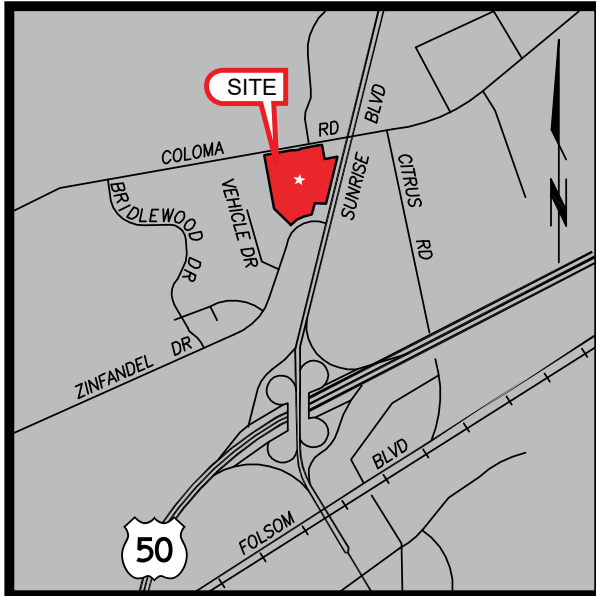
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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Turn-key martial arts studio
- Co-anchored by Sportsman's Warehouse, Smart & Final and Pet Club
- Tenants include Chipotle, Chick Fil A, Great Clips, Five Guys and World Traveler Coffee Roasters
- Outstanding access from Sunrise Blvd, Zinfandel Dr and Coloma Rd
- Volta and EVgo EV charging stations on-site

**PROPERTY DETAILS:**

Rivergate Shopping Center is anchored by Smart & Final, Sportsman's Warehouse and Pet Club. It is on one of the highest traffic intersections in the Greater Sacramento area as well as offering excellent freeway access.

Center is strategically located in the center of a trade area which offers a strong daytime population supported by 14.8 million SF of industrial and office space less than 10 minutes south of the center with a daytime population of 55,000.

LEASE RATE:

\$2,160.00 (\$1.80 PSF, NNN)

NNN costs are approximately \$0.40 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	11,111	77,759	245,663
2025 Average HH Income:	\$121,917	\$138,962	\$128,770
Traffic Count @ Sunrise Blvd & Coloma Rd:	140,697		

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SITE PLAN



World Traveler Coffee Roasters now open!



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.

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2340 SUNRISE BLVD
SUITE 20 FLOOR PLAN



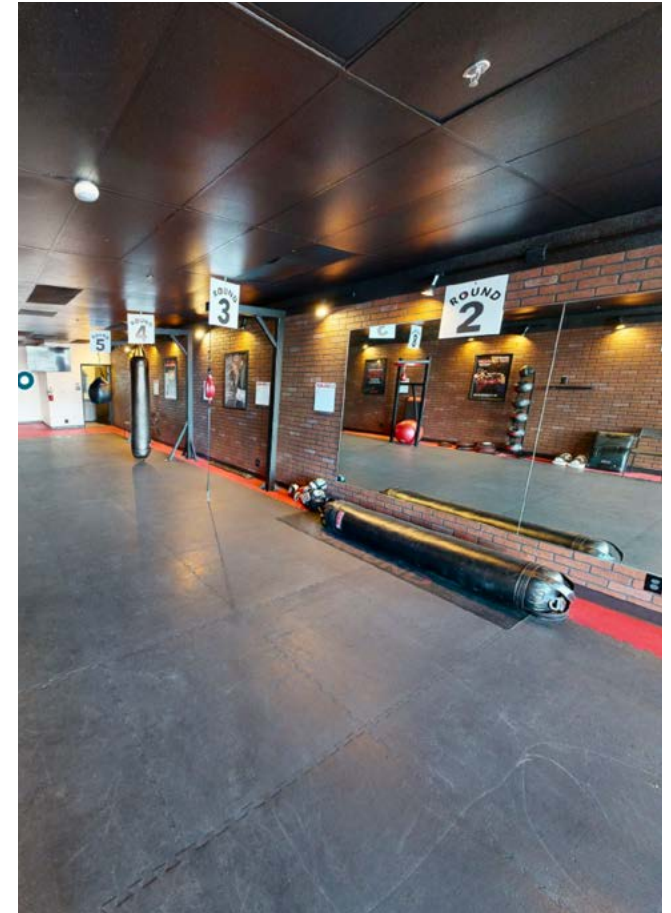
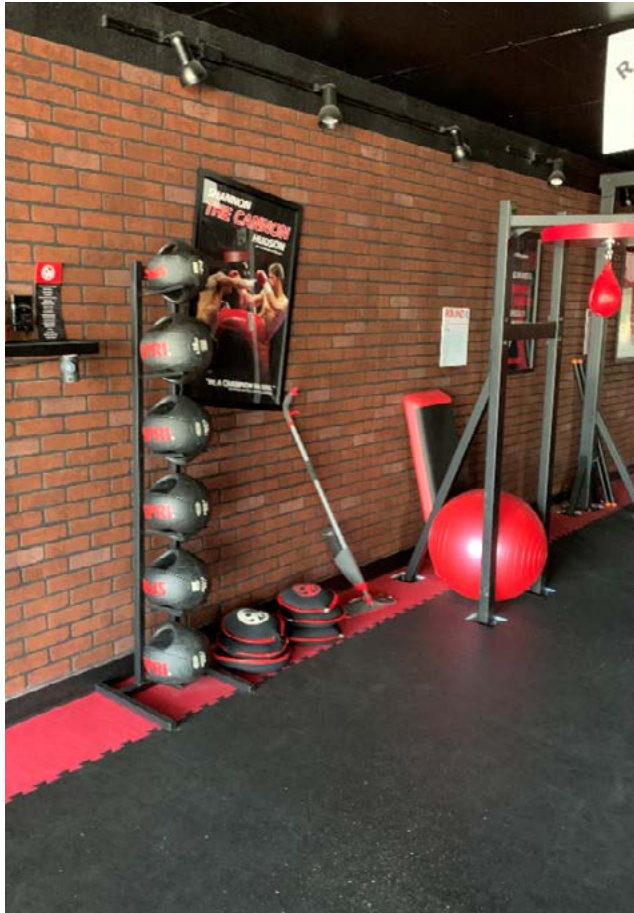
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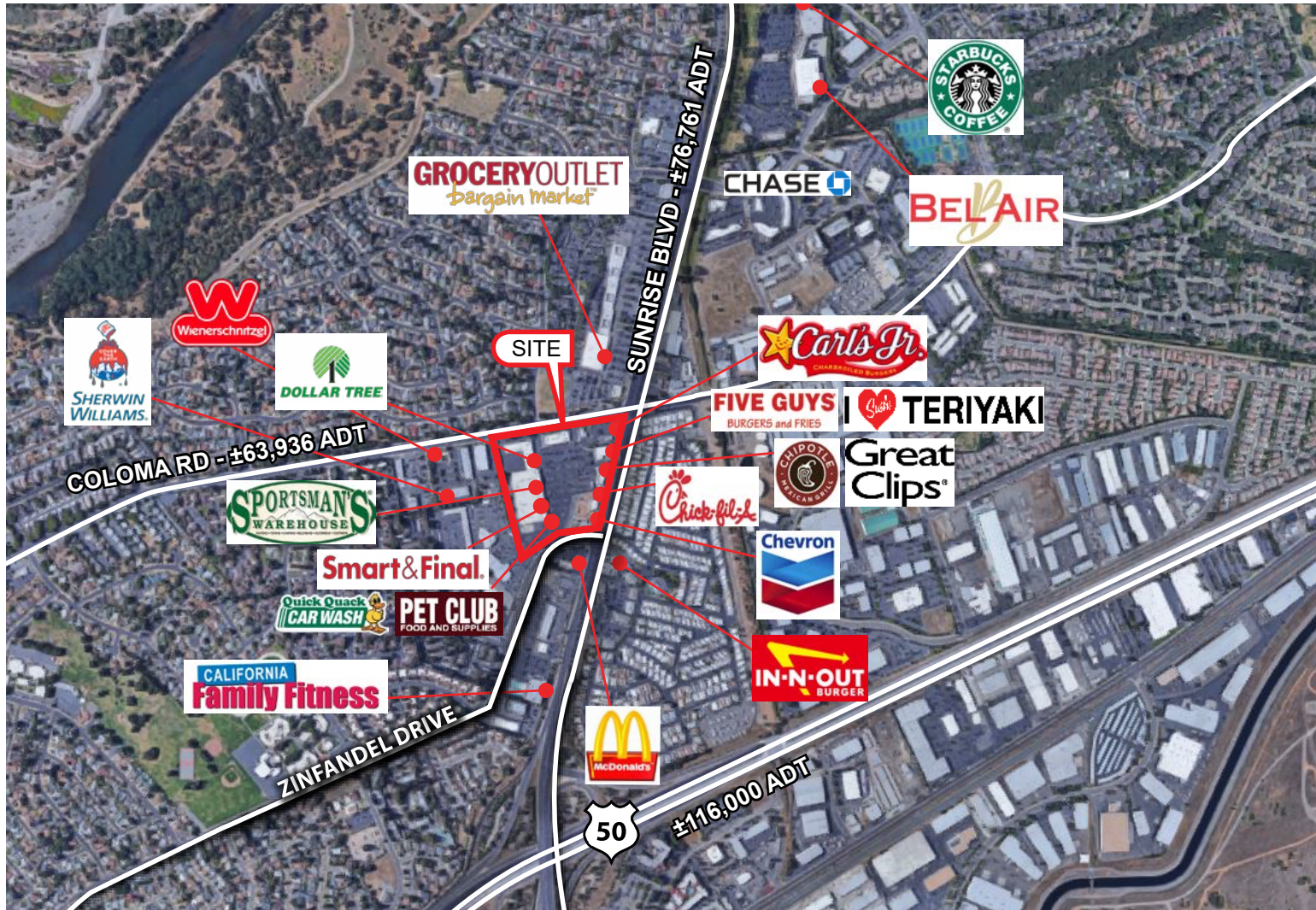
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