

RIVERGATE SHOPPING CENTER

2310 - 2344 SUNRISE BLVD

RANCHO CORDOVA CA

FOR LEASE

1,110 SF - 2,813 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETED

FOR MORE INFORMATION CONTACT:

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Andy Jonsson

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916.779.1000

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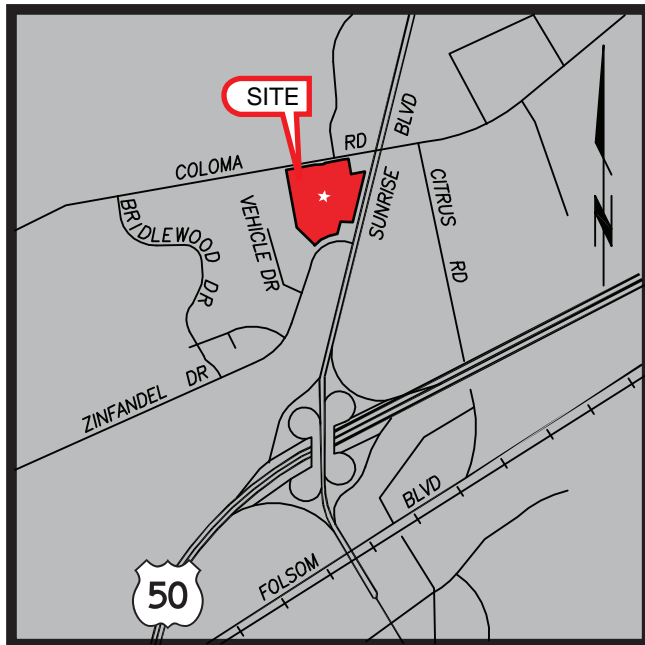
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

www.ethanconradprop.com

SPACES AVAILABLE:

2310-2:	2,195 SF	\$2.95 PSF, NNN
2320-1:	2,813 SF	\$2.95 PSF, NNN
2340-17:	1,892 SF	\$1.85 PSF, NNN
2340-24:	1,110 SF	\$1.80 PSF, NNN

NNN costs are approximately \$0.40 PSF.

**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.

FEATURES:

- Co-anchored by Sportsman's Warehouse, Smart & Final and Pet Club
- Tenants include Chipotle, Chick fil A, Pieology, Great Clips, Five Guys Burgers & Fries and Scooter's Coffee
- Attractive lease rates
- Outstanding access from Sunrise, Zinfandel and Coloma

DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2018 Population (est):	11,563	76,770	236,940
2018 Avg. Income:	\$84,297	\$96,881	\$87,146

Daily Traffic Count: Sunrise Blvd & Coloma Rd 109,037

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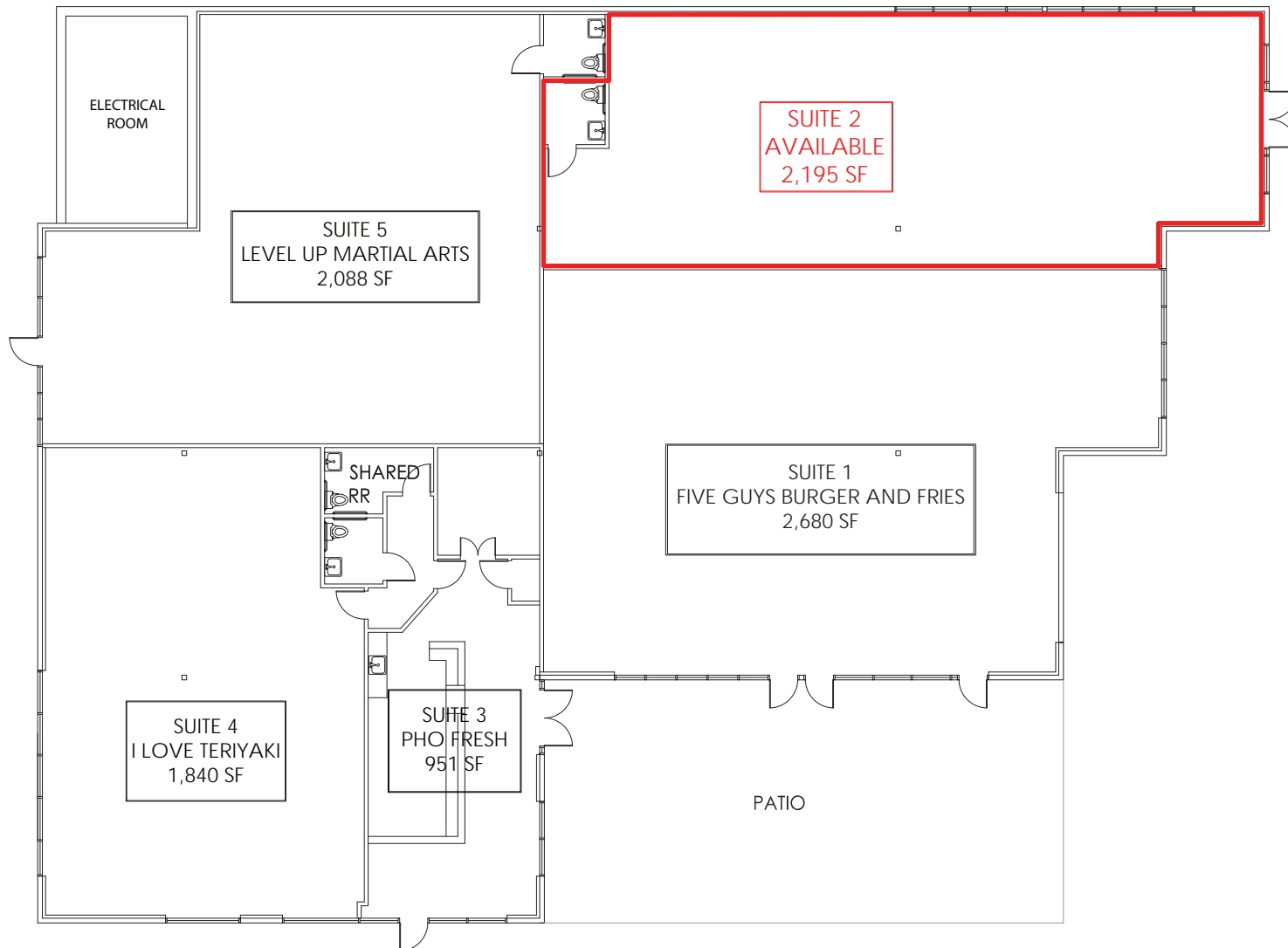
Red = Available Tan = Leased

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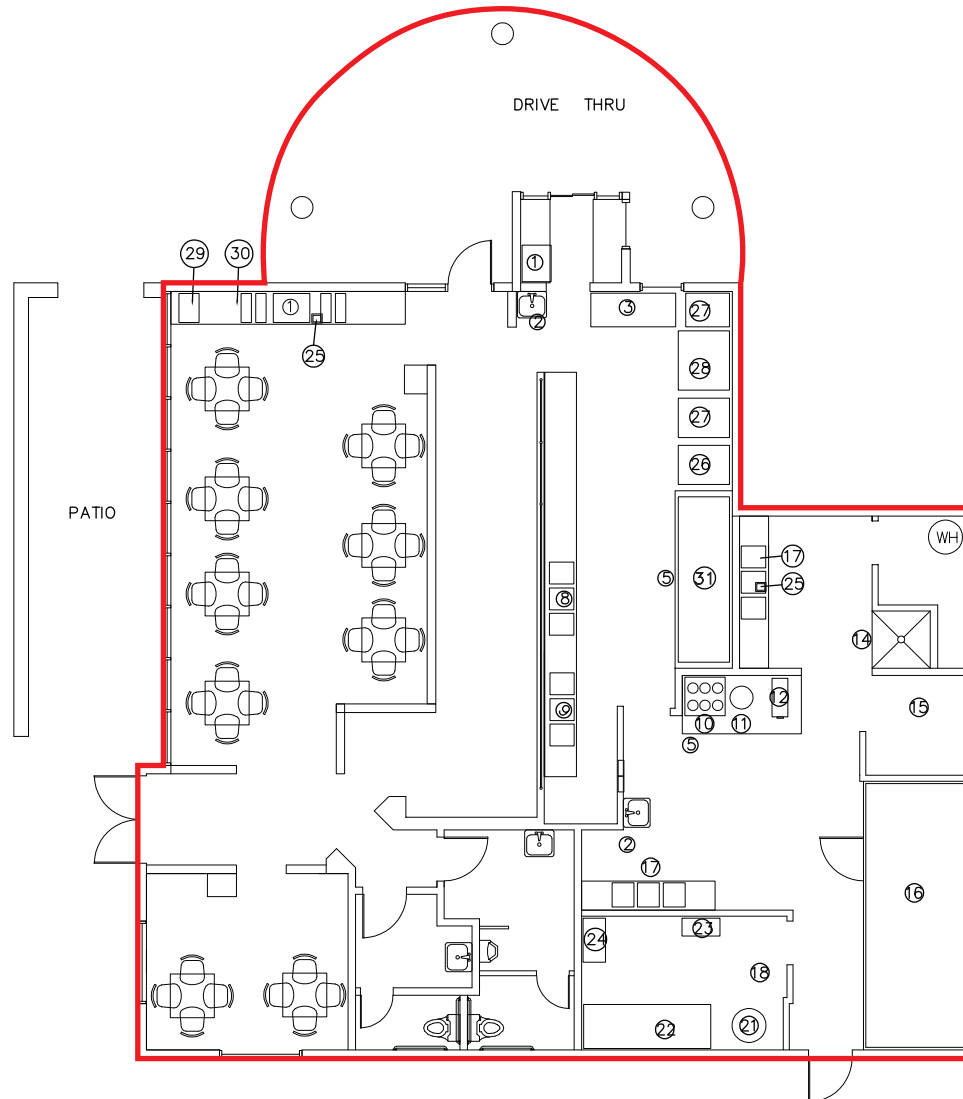
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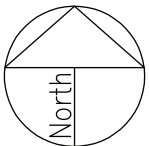
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KITCHEN EQUIPMENT

1. BEVERAGE DISPENSER
2. HANDSINK
3. WORKTABLE
4. GRIDDLE
5. HOOD
6. GRILL
7. RICE COOKER
8. ELECTRIC WARMING TRAYS
9. FOOD PREP TABLE
10. GAS STOVE
11. LARGE BURNER
12. FRYER
13. DISHWASHER
14. MOP SINK
15. ANSUL SYSTEM
16. WALK-IN COOLER
17. 3-COMPARTMENT SINK
18. DRY STORAGE
19. BEVERAGE COOLER
20. SALSA/CHIP BAR
21. CARBONATION TANK
22. LARGE FREEZER OR COOLER
23. BEVERAGE SYRUP STORAGE STATION
24. DRY STORAGE OPEN METAL SHELVING
25. FLOOR DRAIN
26. FRYER
27. FOOD WARMER
28. FOOD COOLER
29. COFFEE MAKER
30. ICE TEA DISPENSER
31. SMOKER


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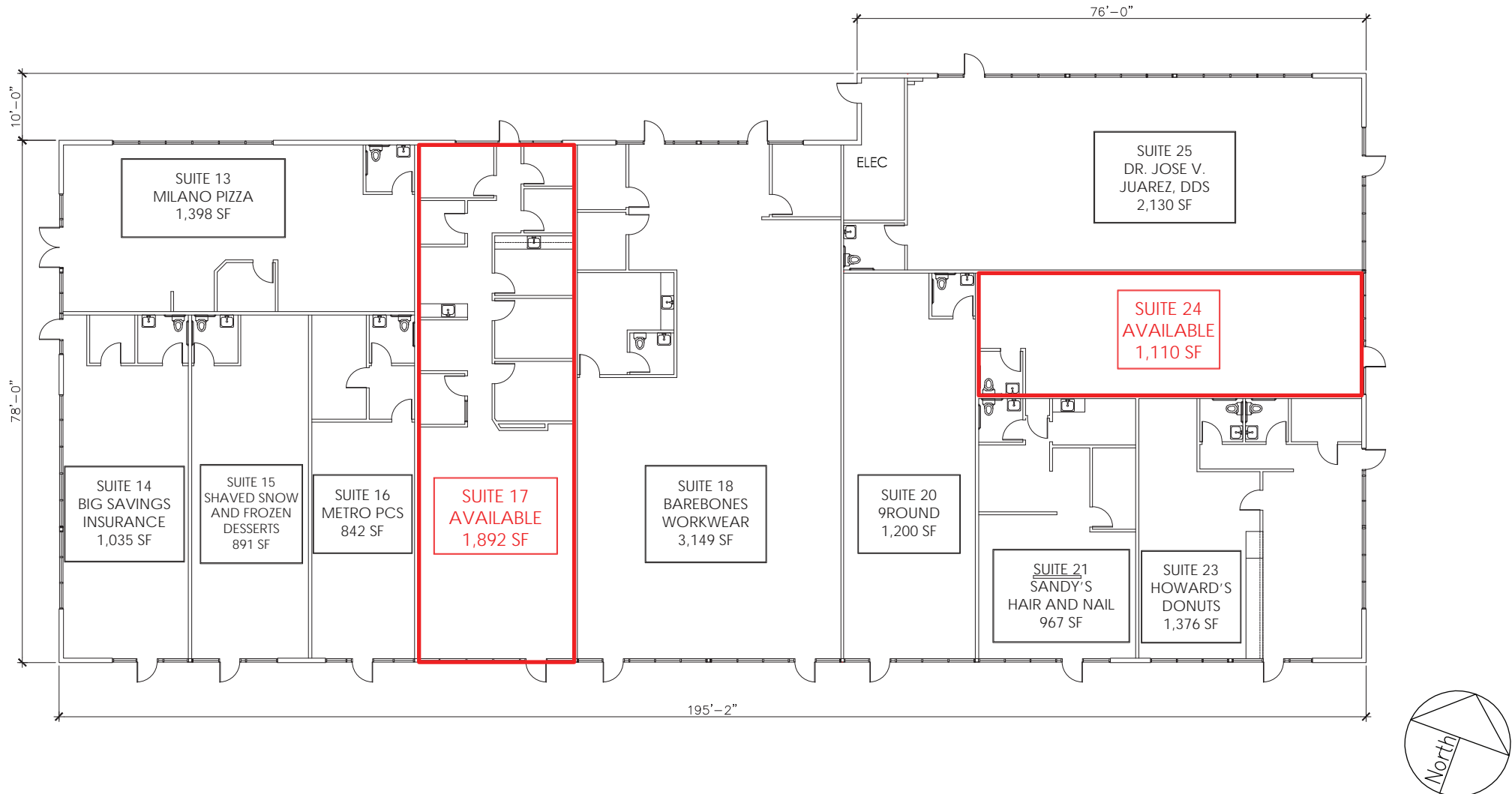
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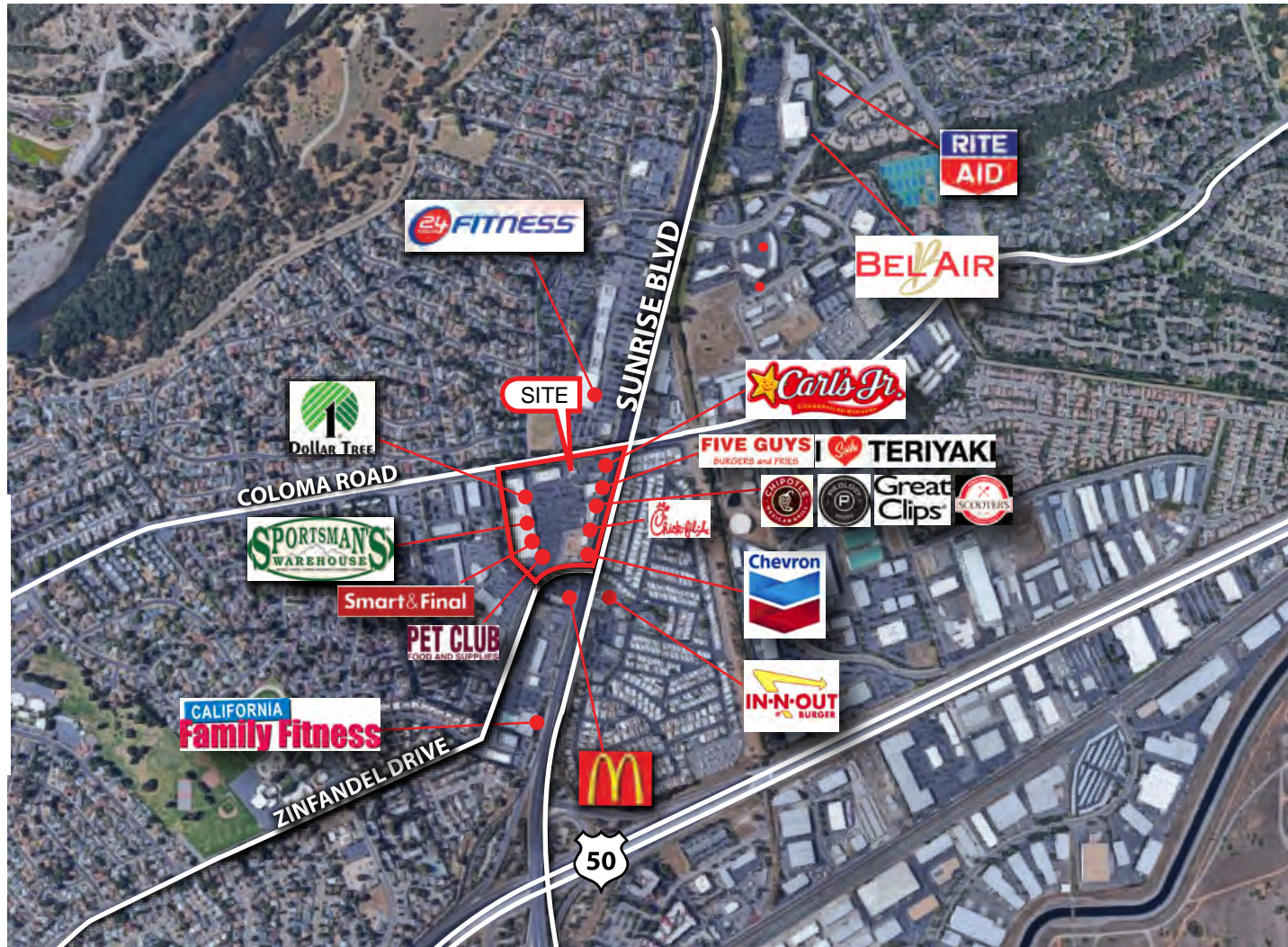
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