

3% BROKER
COMMISSION

RIVERGATE SHOPPING CENTER 2,801 SF FREESTANDING RESTAURANT WITH DRIVE-THRU FOR SALE OR LEASE

NOW
REMODELED



2320 SUNRISE BOULEVARD RANCHO CORDOVA, CA

FEATURES:

- Freestanding restaurant with drive-thru
- Extensive restaurant FF&E
- "Turn-Key" restaurant with an extensive amount of FF&E and improvements
- Immediate access to Hwy 50
- Outstanding access from Sunrise, Zinfandel and Coloma

COMMENTS:

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.

LEASE RATE:

\$8,263.00 (\$2.95 PSF, NNN)
NNN costs are approximately \$0.40 PSF plus sewer cost.

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		

PURCHASE PRICE:

\$1,638,585.00 (\$585.00 PSF)

FOR MORE INFORMATION CONTACT:

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Andy Jonsson

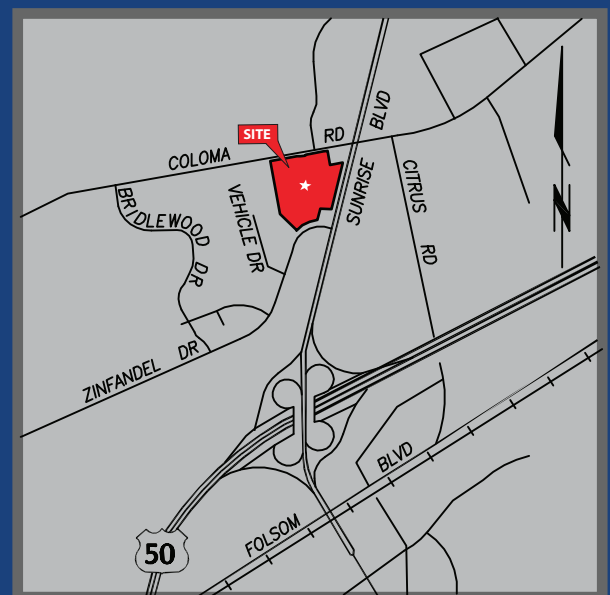
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ETHAN CONRAD
PROPERTIES INC.

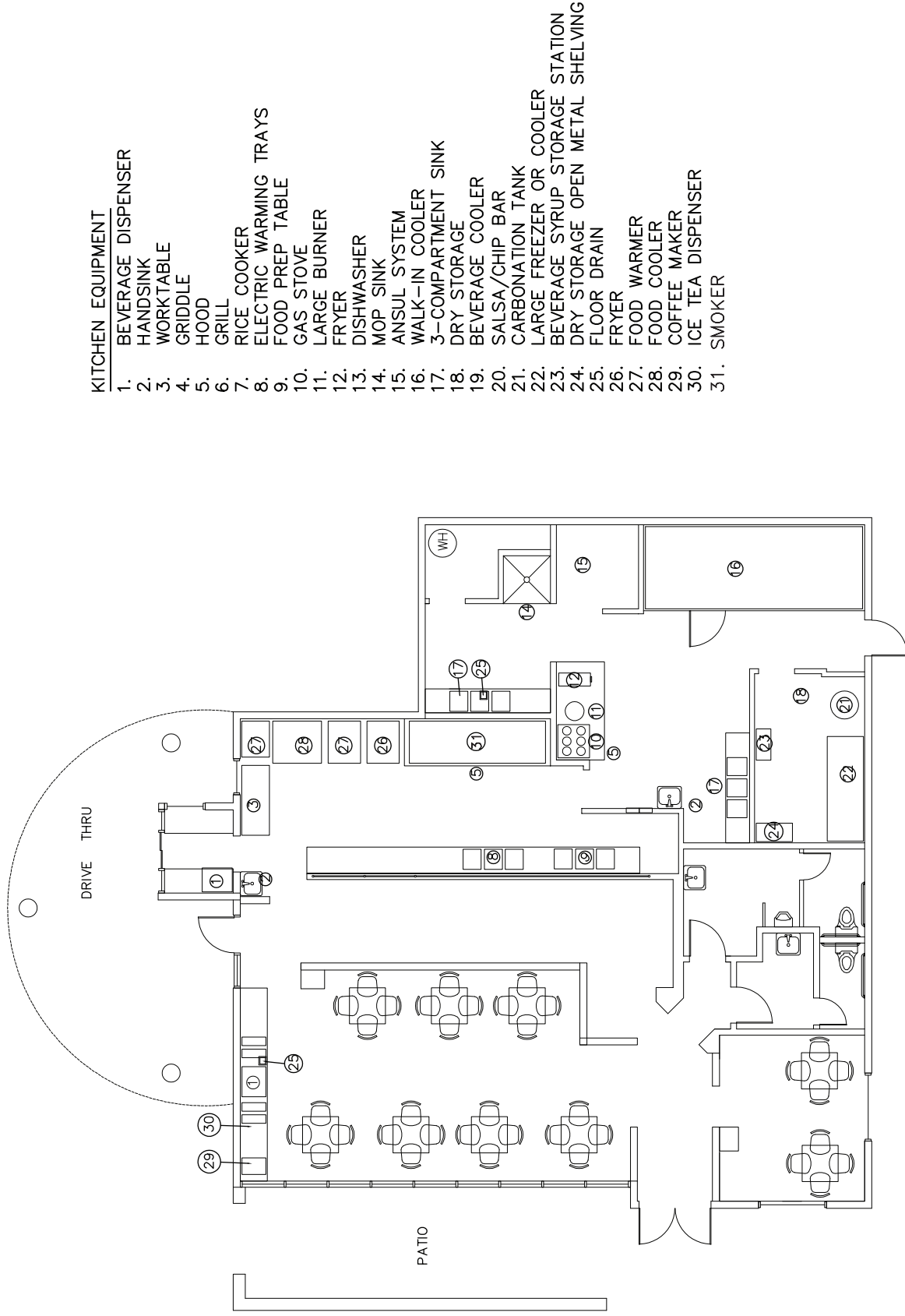
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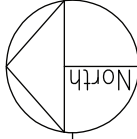


RIVERGATE SHOPPING CENTER - 2320 SUNRISE BLVD, RANCHO CORDOVA CA



ETHAN CONRAD PROPERTIES INC.
2320 SUNRISE BOULEVARD
SACRAMENTO, CA

8/22/2019



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RIVERGATE SHOPPING CENTER - 2310 - 2352 SUNRISE BLVD, RANCHO CORDOVA, CA

