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



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

 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

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD

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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:

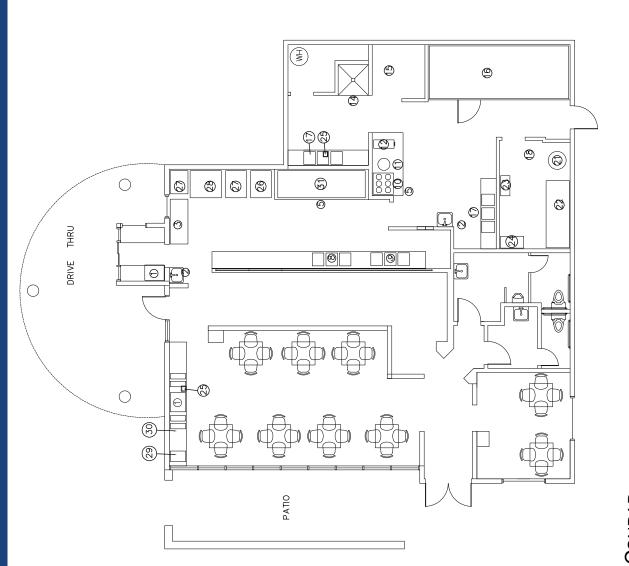
\$8,263.00 (\$2.95 PSF, NNN) NNN costs are approximately \$0.40 PSF plus sewer cost.

PURCHASE PRICE:

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

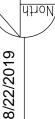


RIVERGATE SHOPPING CENTER - 2320 SUNRISE BLVD, RANCHO CORDOVA CA



CARBONATION TANK
LARGE FREEZER OR COOLER
BEVERAGE SYRUP STORAGE STATION
DRY STORAGE OPEN METAL SHELVING
FLOOR DRAIN RICE COOKER ELECTRIC WARMING TRAYS ANSUL SYSTEM WALK-IN COOLER 3-COMPARTMENT SINK BEVERAGE DISPENSER HANDSINK FOOD COOLER COFFEE MAKER ICE TEA DISPENSER BEVERAGE COOLER FOOD PREP TABLE GAS STOVE SALSA/CHIP BAR LARGE BURNER KITCHEN EQUIPMENT FOOD WARMER DRY STORAGE DISHWASHER WORKTABLE GRIDDLE MOP SINK FRYER FRYER HOOD

> ETHAN CONRAD PROPERTIES INC. 2320 SUNRISE BOULEVARD SACRAMENTO, CA



SMOKER



