

COLOMA VILLAGE

11070 - 11082 COLOMA RD

RANCHO CORDOVA, CA

1,370 SF - 3,759 SF RETAIL SUITES

AVAILABLE FOR LEASE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

916.779.1000

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

FEATURES:

- Co-anchored by Sherwin Williams & Wienerschnitzel
- Adjacent to Smart & Final, Sportsman's Warehouse, and Dollar Tree anchored shopping center
- Attractive lease rates
- Monument signage available
- 2nd generation bakery available

PROPERTY DETAILS:

Well-located neighborhood center on a main thoroughfare in Rancho Cordova. Nearby retail includes Sportsman's Warehouse, Smart & Final, Pet Club, Chipotle, Chick-Fil-A and Scooter's Coffee. Located ¼ mile from Sunrise Blvd with substantial traffic counts of over 106,000 cars daily.

LEASE RATES:

\$1.19 - \$1.39 PSF, NNN

NNN costs are \$0.33 PSF

DEMOGRAPHICS:

	1 miles	3 miles	5 miles
2018 Population (est):	12,564	83,118	246,985
2018 Avg. HH Income:	\$75,711	\$93,795	\$85,740
Average Daily Traffic:	Coloma Rd 33,023		

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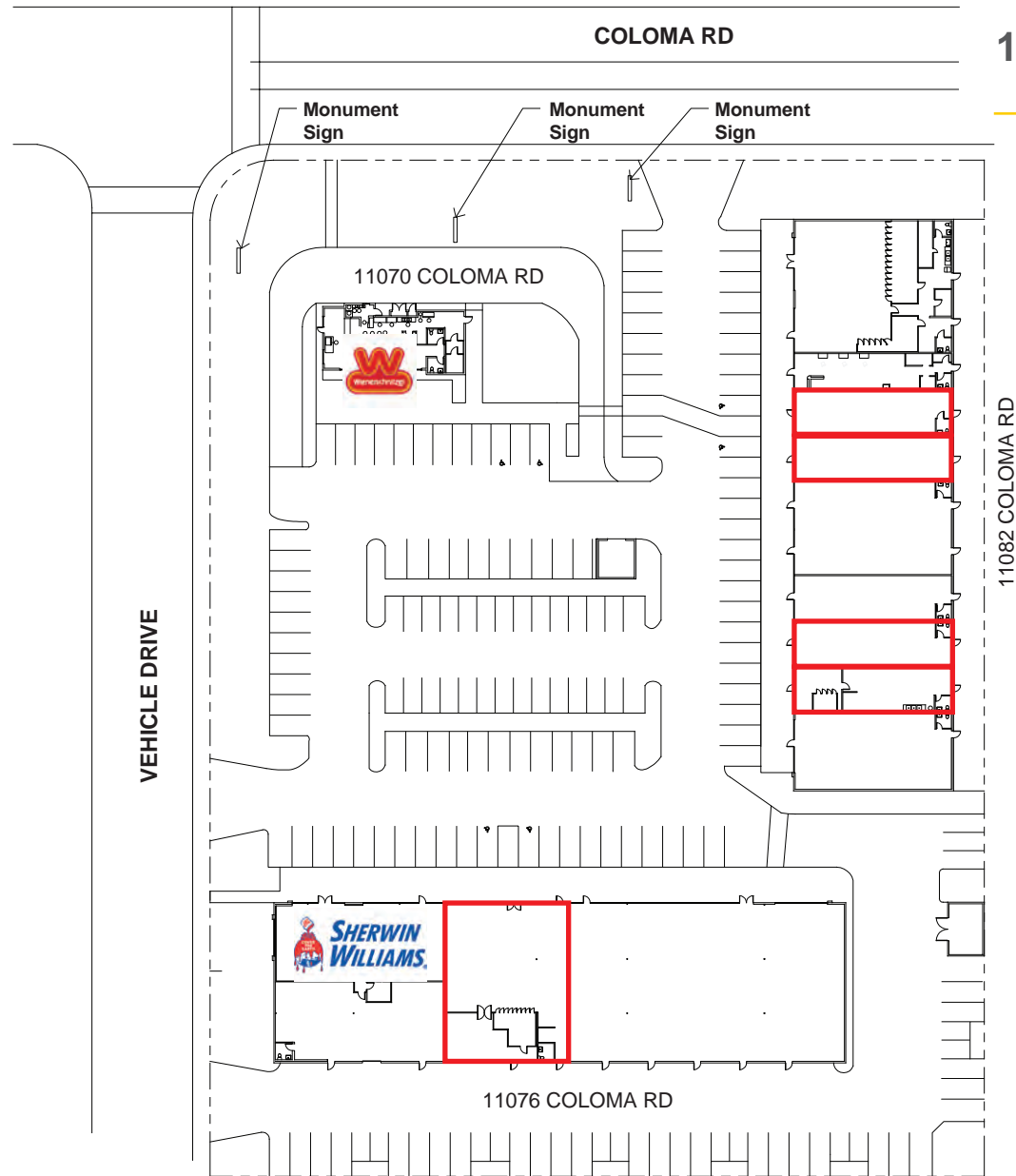
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FOR LEASE

SITE PLAN



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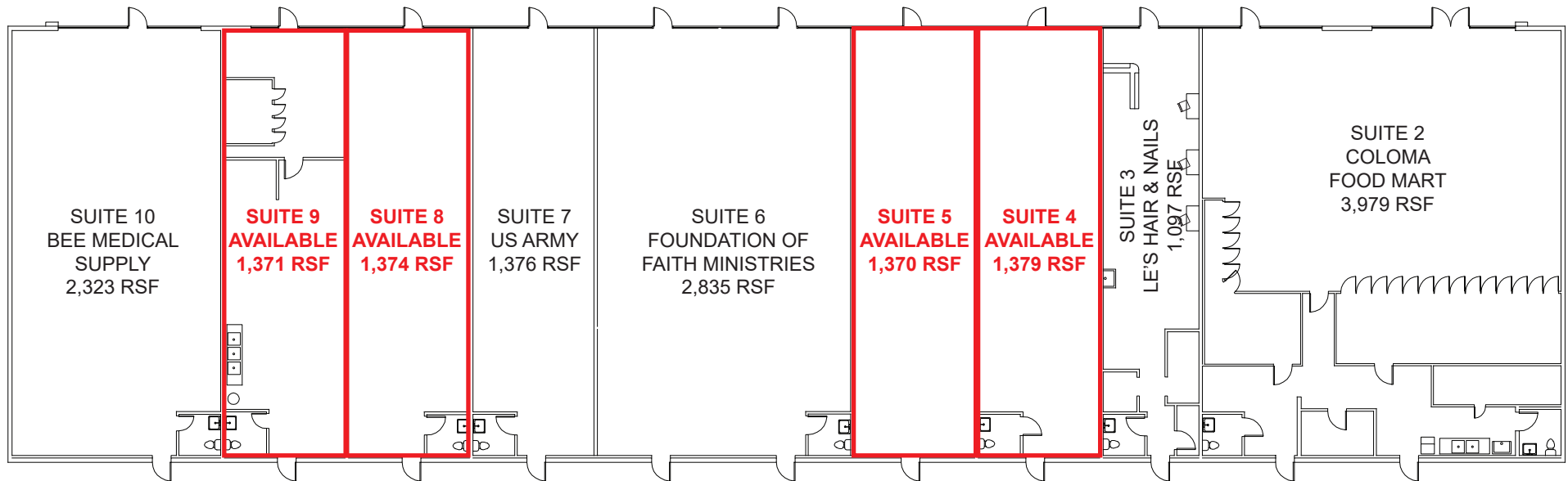
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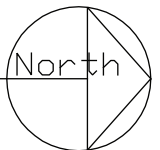
COLOMA VILLAGE
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Suite	SF	Lease Rate	Rent
4	1,379	\$1.19 PSF, NNN	\$1,641.00
5	1,370	\$1.19 PSF, NNN	\$1,630.00
8	1,374	\$1.19 PSF, NNN	\$1,635.00
9	1,371	\$1.19 PSF, NNN	\$1,631.00

NNN costs are \$0.33 PSF.

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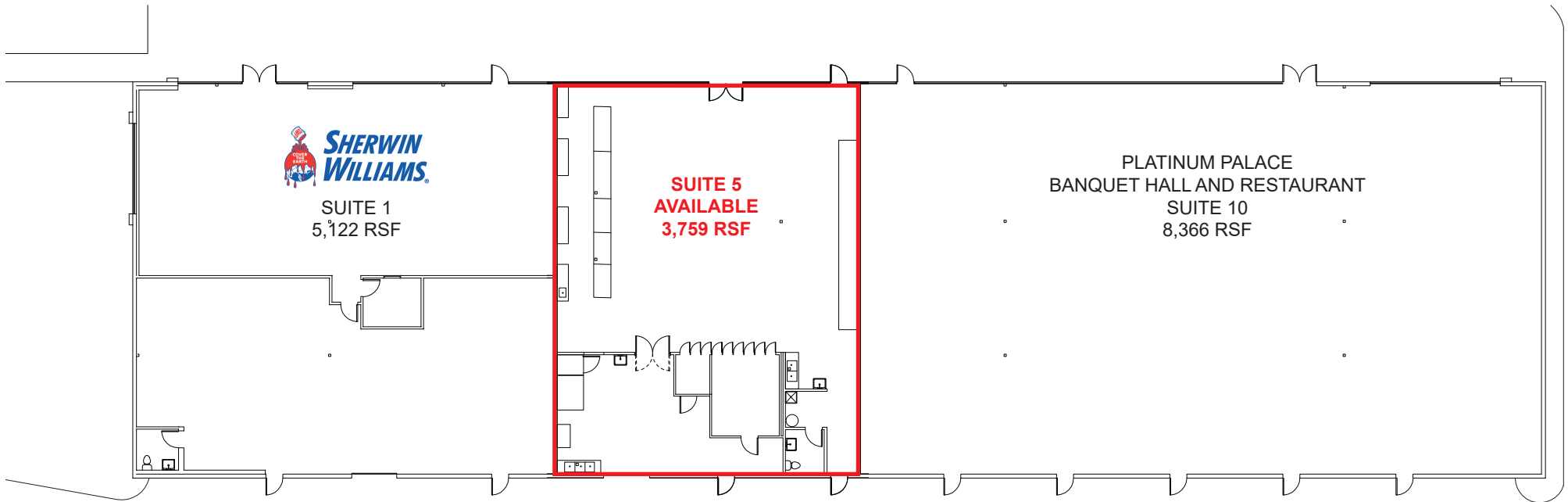
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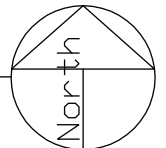
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Suite	SF	Lease Rate	Rent
5	3,759	\$1.39 PSF, NNN	\$5,225.00

NNN costs are \$0.33 PSF

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COLOMA VILLAGE
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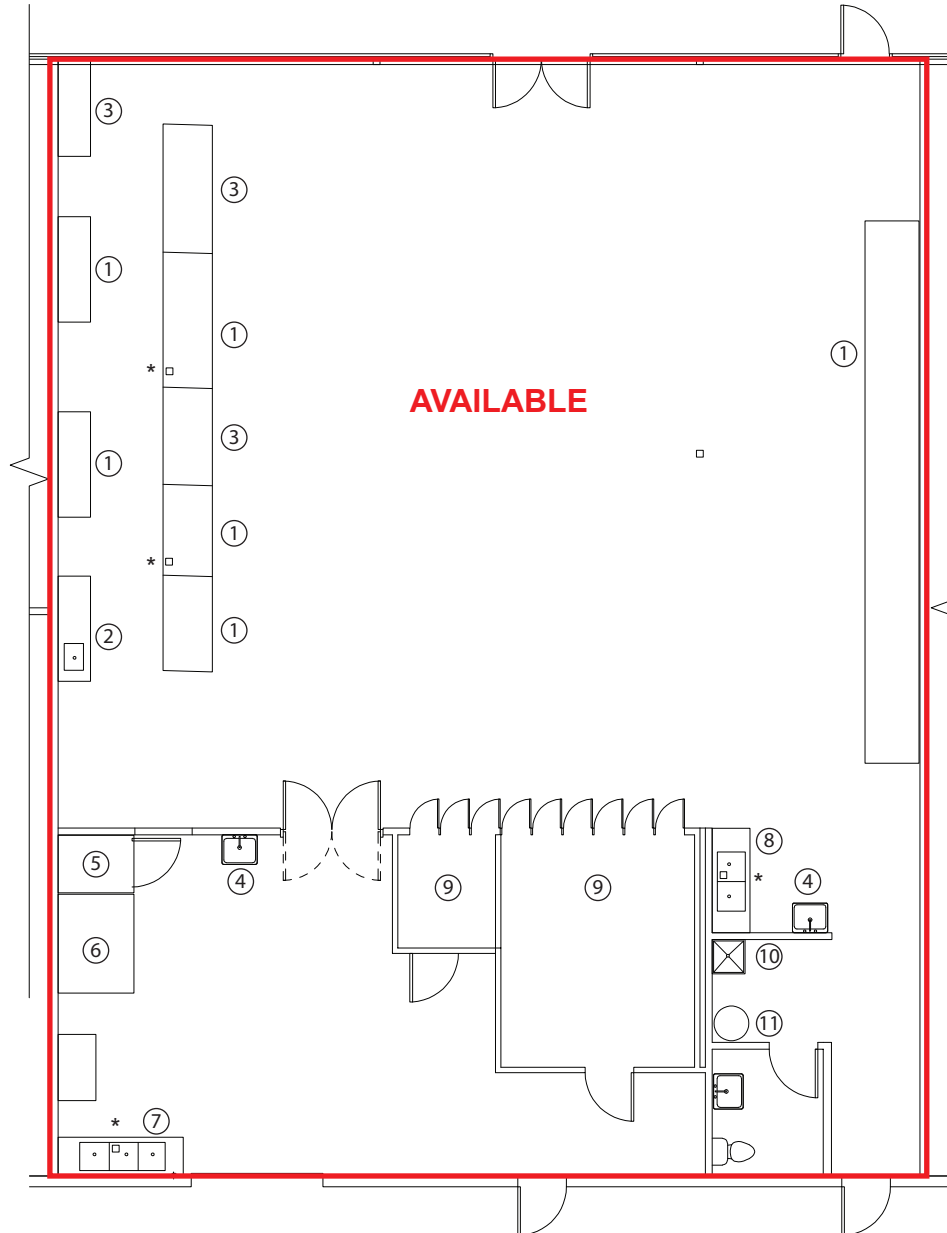
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FOR LEASE

COLOMA VILLAGE - SUITE 5
3,759 SF
11076 COLOMA RD



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- EQUIPMENT LIST:**
- 1. REFRIGERATION CASE
 - 2. COUNTER WITH SINK
 - 3. COUNTER TOP
 - 4. HAND SINK
 - 5. PICARD PROOFER
 - 6. PICARD MT-8-24 OVEN
 - 7. 3-BASIN SINK
 - 8. 2-BASIN SINK
 - 9. WALK-IN REFRIGERATOR
 - 10. MOP SINK
 - 11. WATER HEATER
 - * FLOOR DRAIN

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