

SUNROCK CENTER
3054 - 3068 SUNRISE BLVD
RANCHO CORDOVA, CA
FOR LEASE
2,407 SF OFFICE/WAREHOUSE SUITE

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

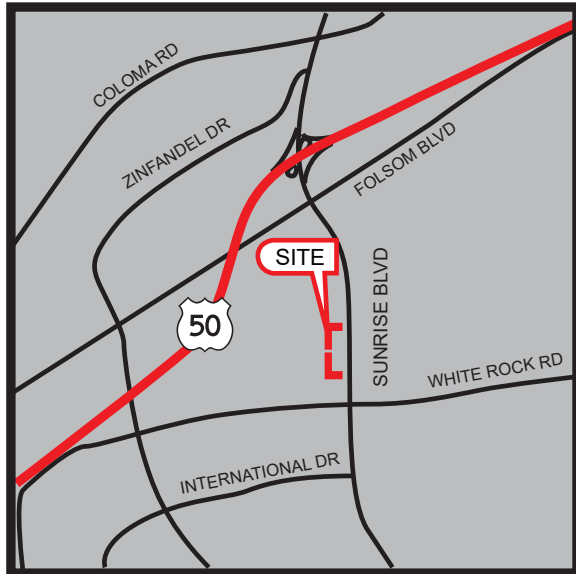
Todd Newburn
DRE: #01226238
tnewburn@ethanconradprop.com

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

FEATURES:

- 2,407 SF Office/Warehouse suite available
- High visibility from Sunrise Blvd
- Monument and building signage available
- Zoned Commercial Mixed Use (CMU)
- Strong traffic counts
- Easy access to Hwy 50 corridor

**PROPERTY DETAILS:**

Centrally located in one of Rancho Cordova's busiest thoroughfares with excellent retail exposure on Sunrise Blvd.

Neighboring tenants include Home Depot, Costco, Staples, Starbucks and McDonald's.

LEASE RATES:

3054 Sunrise Blvd
Suite H: 2,407 SF \$1.00 - \$1.25 PSF, NNN

NNN costs are approximately \$0.31 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	2,470	62,898	183,514
2025 Average HH Income:	\$147,298	\$120,989	\$137,829
Traffic Count @ Sunrise Blvd:	29,974		

ETHAN CONRAD PROPERTIES, INC.

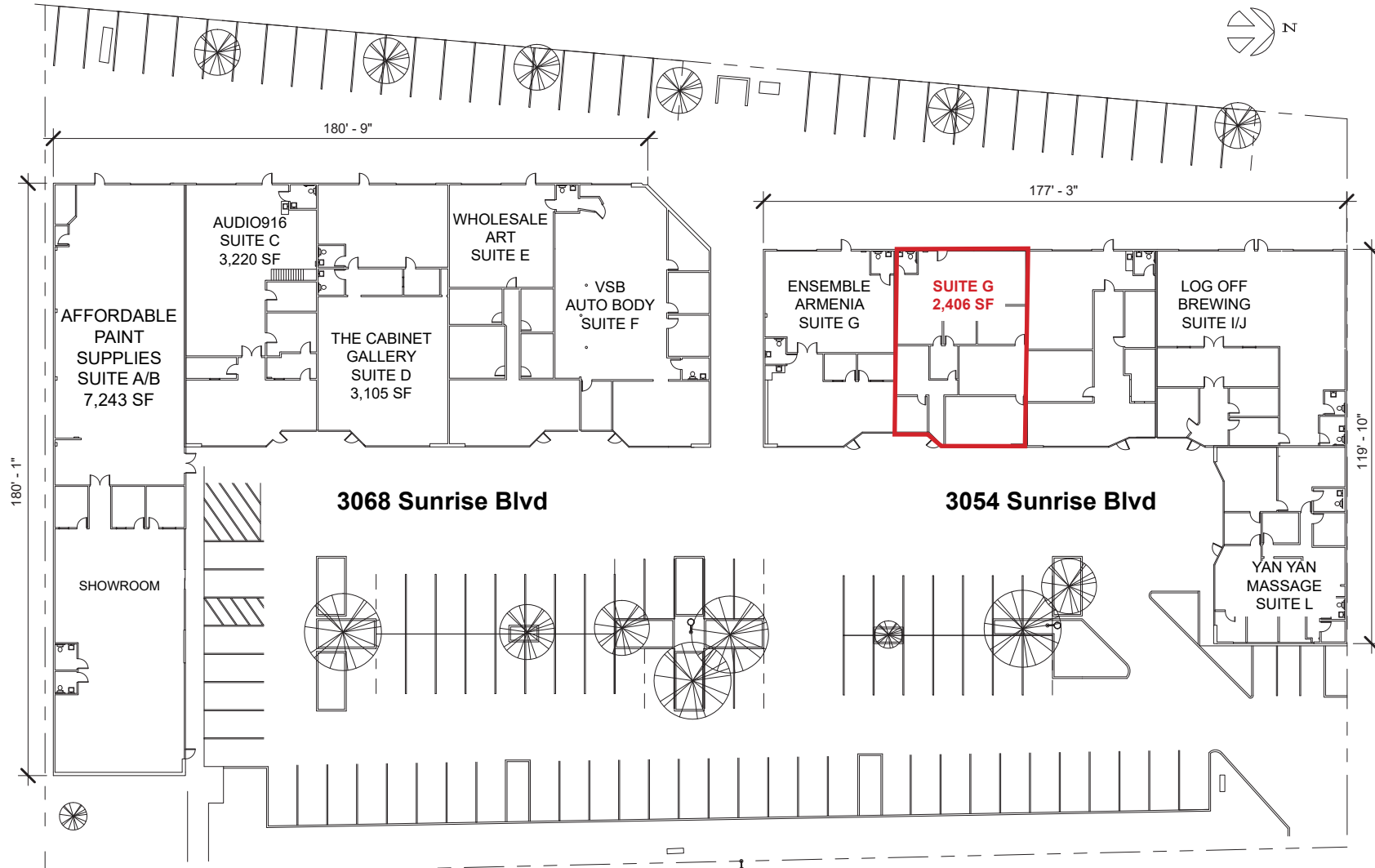
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FOR LEASE

SUNROCK CENTER
3054 - 3068 SUNRISE BLVD
RANCHO CORDOVA, CA

SITE PLAN



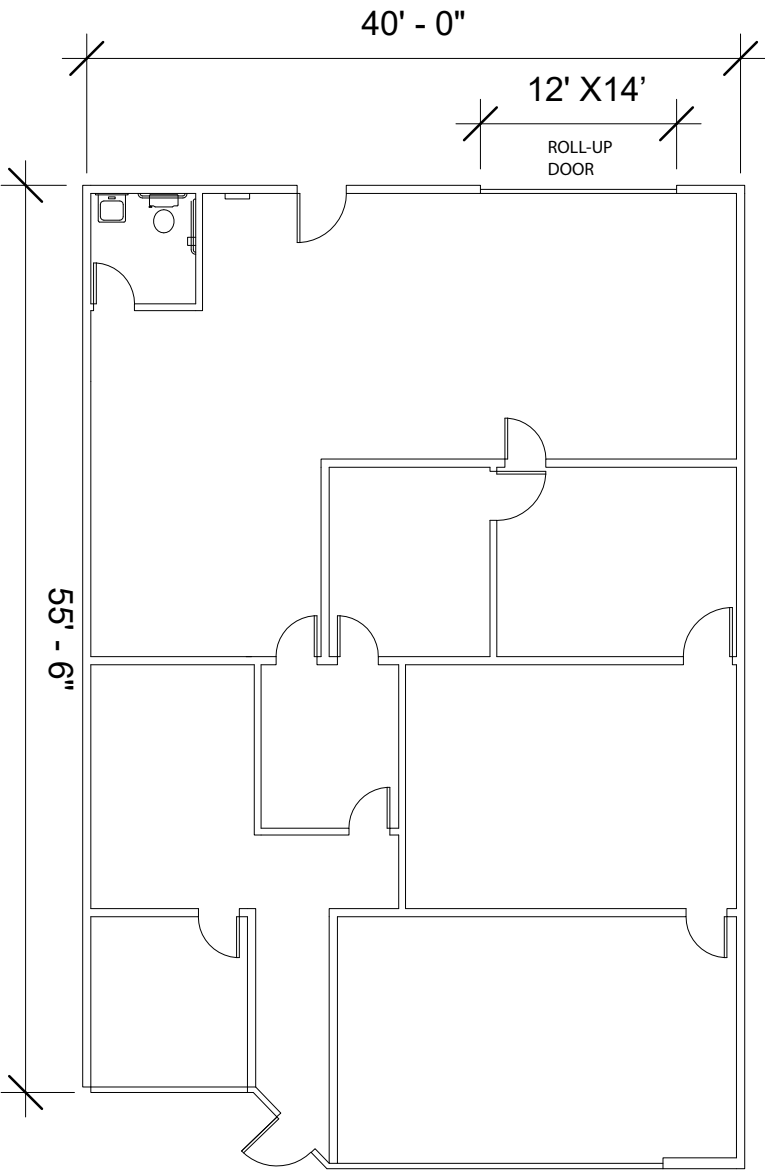
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.

FLOOR PLAN



AVAILABLE
SUITE H
2,407 SF

Suite H	SF	Lease Rate	Monthly Rent
Office	1,557	\$1.25 PSF	\$1,946.00, NNN
Warehouse	850	\$1.00 PSF	\$ 850.00, NNN
Total	2,407	\$1.16 PSF	\$2,796.00, NNN
NNN costs are approximately \$0.31 PSF.			

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

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.

FOR LEASE

SUNROCK CENTER
3054 - 3068 SUNRISE BLVD
RANCHO CORDOVA, CA



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

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.

FOR LEASE

SUNROCK CENTER
3054 - 3068 SUNRISE BLVD
RANCHO CORDOVA, CA



The zoning is CMU (Commercial Mixed Use)
Permitted Uses include:

• Clubs, Lodges, and Private Meeting Halls • Community Centers/Civic Uses • Indoor Amusement/Entertainment Facility • Indoor Fitness and Sports Facility • Religious Institutions • Schools; Private, Special/ Studios, and Public • Theaters and Auditoriums	• Banks and Financial Services • Artisan Shops • Art, Antique, Collectible • Brew Pub • Business Support Services • Consignment Store • Furniture, Furnishings, and Appliance Stores • Grocery Stores • Home Improvement Supplies • Animal Sales and Grooming	• Medical Services, General • Medical Services, Hospitals • Neighborhood Market • Offices, Business and Professional • Offices, Accessory • Personal Services • Restaurants • Retail, Accessory and General • Retail, Warehouse Club	• Broadcasting and Recording Studios • Tasting Room, Off-Site • Veterinary Facility • Brewery, Winery, Distillery • Manufacturing, Small Scale • Card Rooms • Check Cashing Businesses • Smoke Shops • Tattoo Parlors • Thrift Stores
---	---	--	---

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.