

FOR LEASE

11201 GOLD EXPRESS

GOLD RIVER, CA

@pappasinvestments
www.pappasinvestments.com



— 2ND FLOOR OFFICE UNITS
— 400 SF & 1,566 SF
— SUITES AVAILABLE

KELLY RULE | BRE# 01173419

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01

PROJECT HIGHLIGHTS

LOCATION OVERVIEW

- Higher Income demographic
- Excellent visibility from Sunrise Blvd
- Easy access to Highway 50
- Co-tenancy with Bank of America
- Walkability and close proximity to various amenities including restaurants and shopping centers



JACKS URBAN EATS



DEMOGRAPHICS

1.5 MILE

3 MILE

5 MILE

RESIDENTIAL POPULATION 20,972 77,101 252,014

AVG. HOUSEHOLD INCOME \$203,620 \$137,737 \$121,203

DAYTIME POPULATION 12,255 37,959 99,248

TRAFFIC COUNTS

SUNRISE BLVD 18,473 CPD

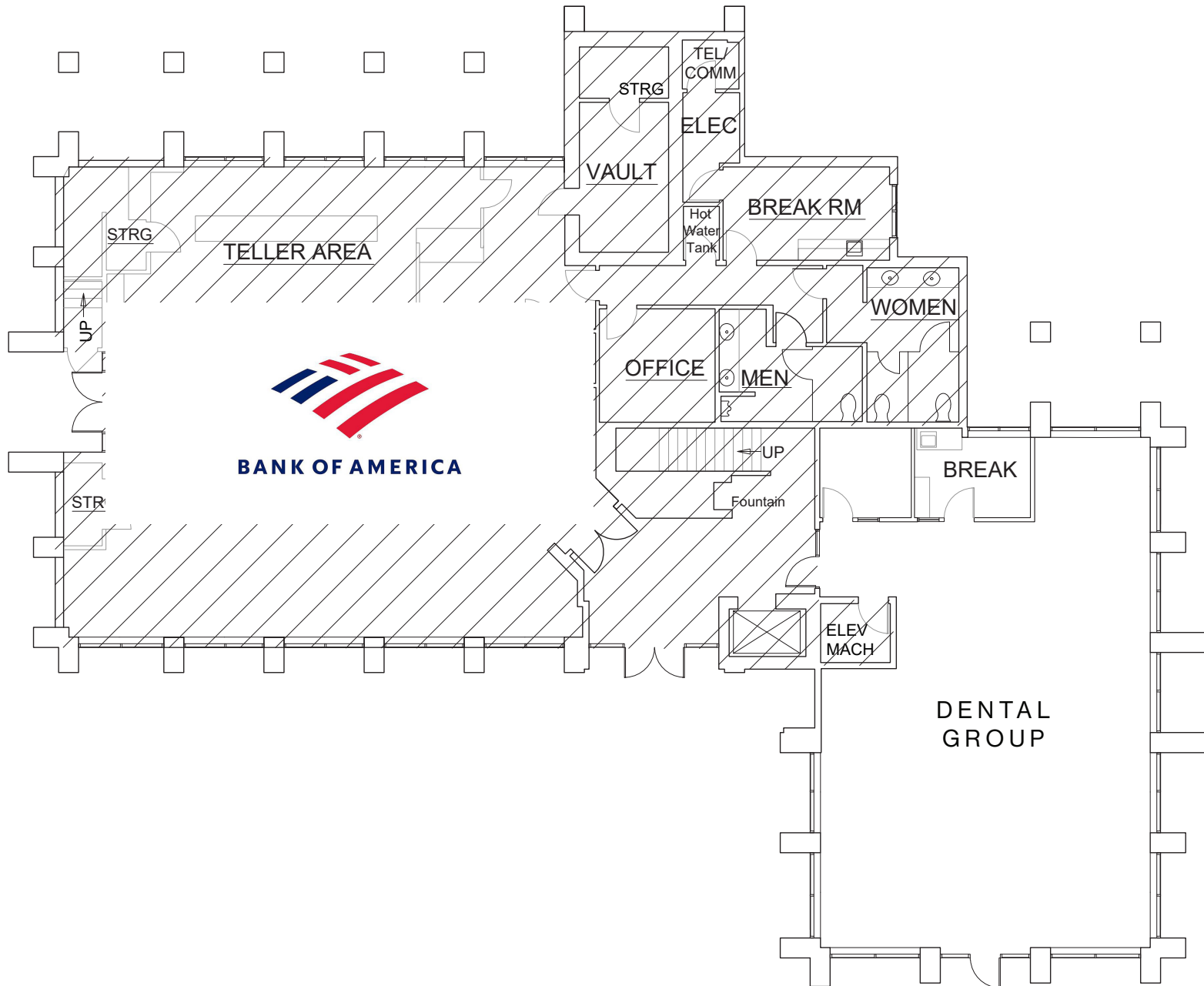
GOLD EXPRESS DRIVE 2,319 CPD

FWY 50 146,016 CPD



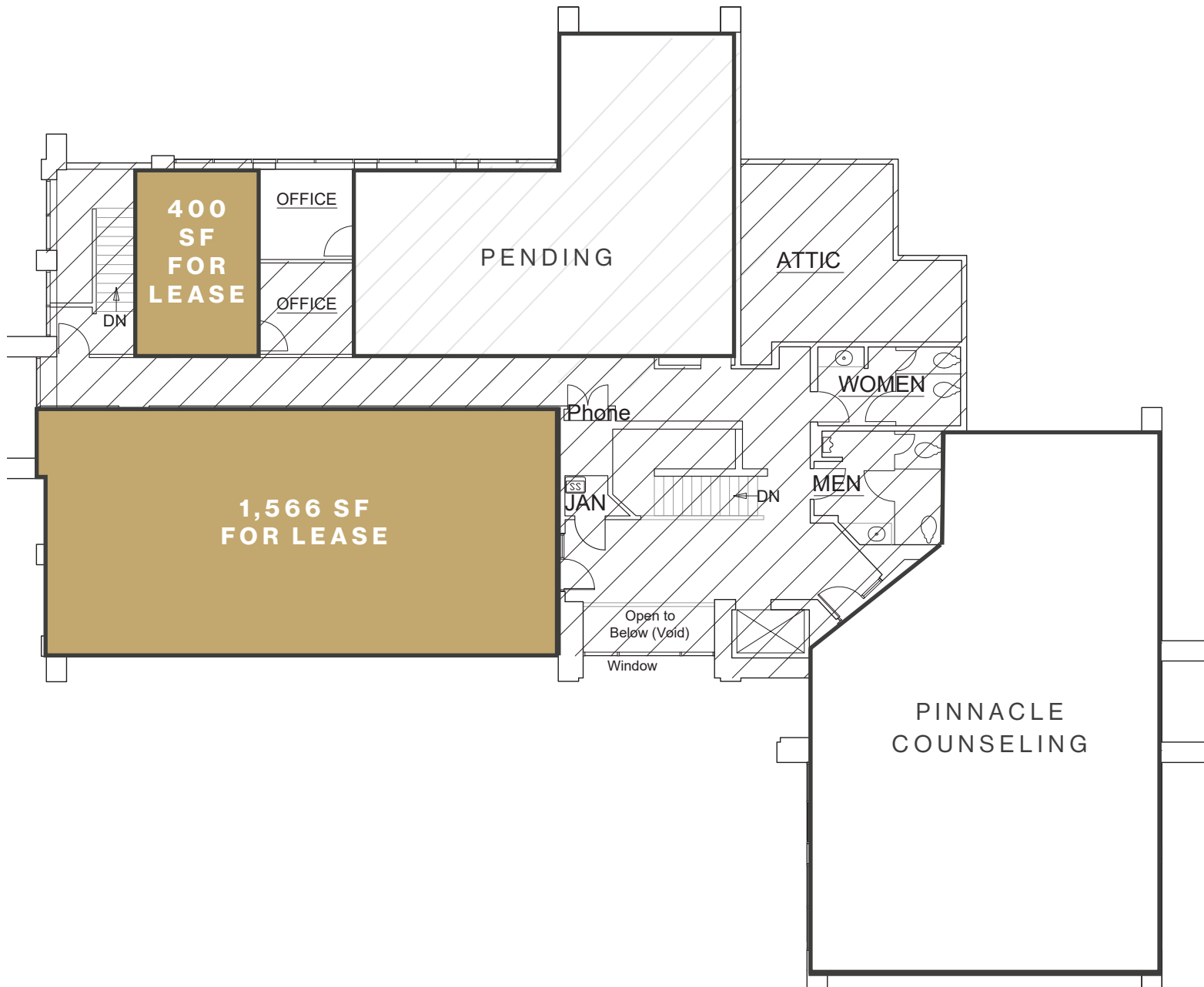
FLOOR PLAN – GROUND FLOOR

1,780 SF
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FLOOR PLAN – SECOND FLOOR

4,404 SF
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05 AREA OVERVIEW





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