

11480

SUNRISE GOLD CIRCLE

RANCHO CORDOVA | CA

For Sale or Lease ±2,771 Square Feet

Upgraded flex industrial
condo with office and roll-up
door in Rancho Cordova, CA

- New HVAC, insulation, LED lighting, and epoxy-coated warehouse flooring.
- 16-foot clear height and 12' x 12' grade-level roll-up door.
- 200 amps of power with 240v outlets for light industrial equipment.

Do Not Disturb Tenant

DANNY ARROYO

Director of Sales & Leasing

916.717.7975

danny@capitalrivers.com

DRE #02157228



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EXECUTIVE SUMMARY

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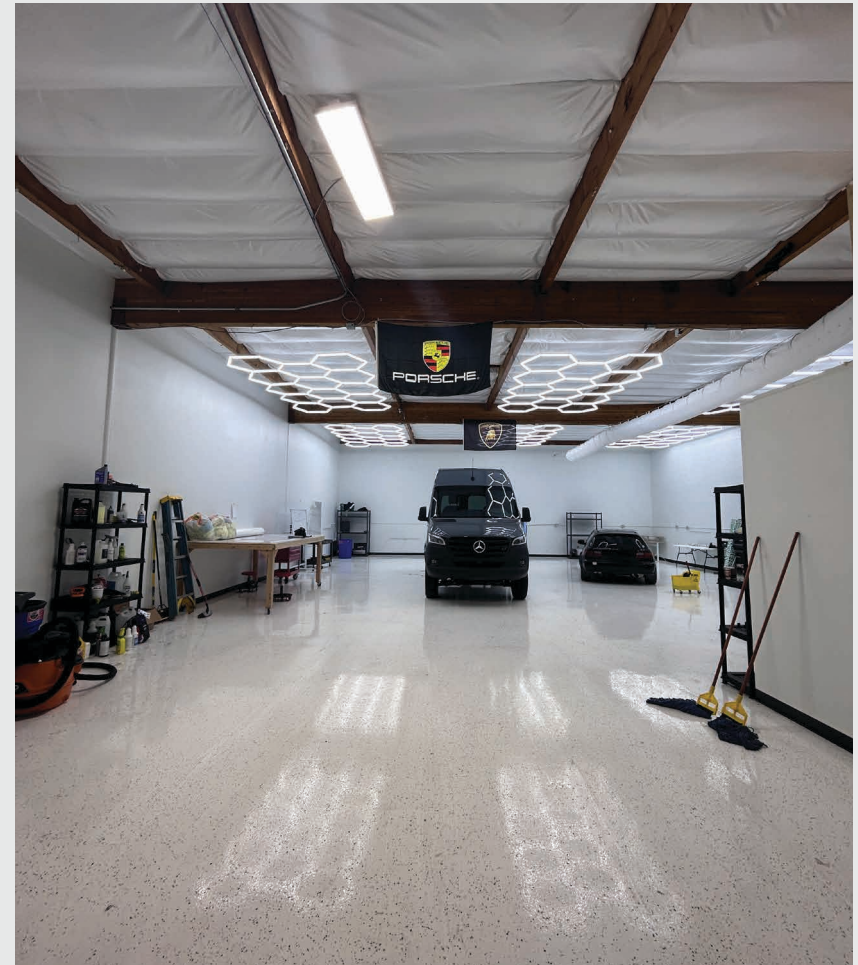
PROPERTY OVERVIEW

11480 Sunrise Gold Circle in Rancho Cordova, CA is a move-in ready, upgraded flex industrial condominium totaling $\pm 2,771$ square feet. The unit includes a ± 300 square foot renovated office space, 16-foot clear heights, and a 12' x 12' grade-level roll-up door supporting efficient loading. Recent improvements include a new HVAC system, full ceiling insulation, epoxy-coated warehouse flooring, new drywall and interior paint, updated office and bathroom flooring, six modern hexagonal LED warehouse lights, and 240v power outlets. The space is well suited for light industrial, fabrication, storage, or service uses within a professionally managed business park.

The property is located within an established industrial area near Sunrise Boulevard, providing convenient access to Highway 50 and regional connectors. The surrounding area features a mix of industrial and service businesses, supporting operational synergy and employee convenience. On-site parking serves the unit, and the business park configuration allows for straightforward circulation and deliveries, contributing to efficient day-to-day operations.

OFFERING SUMMARY

Zoning: M1
Sale Price: \$629,000 (\$227/sf)
Lease Rate: Contact broker



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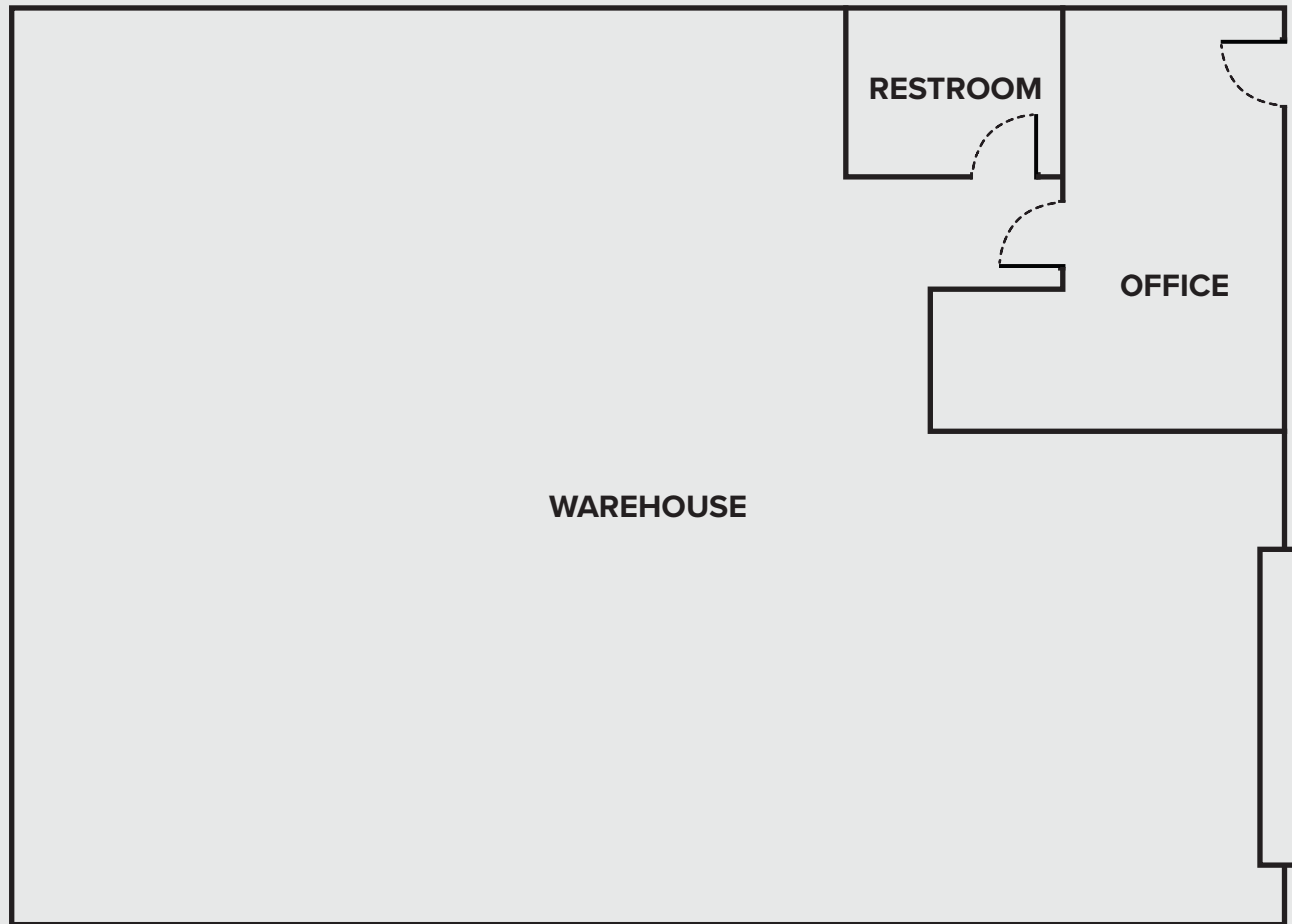
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FLOOR PLAN

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LOCAL AREA

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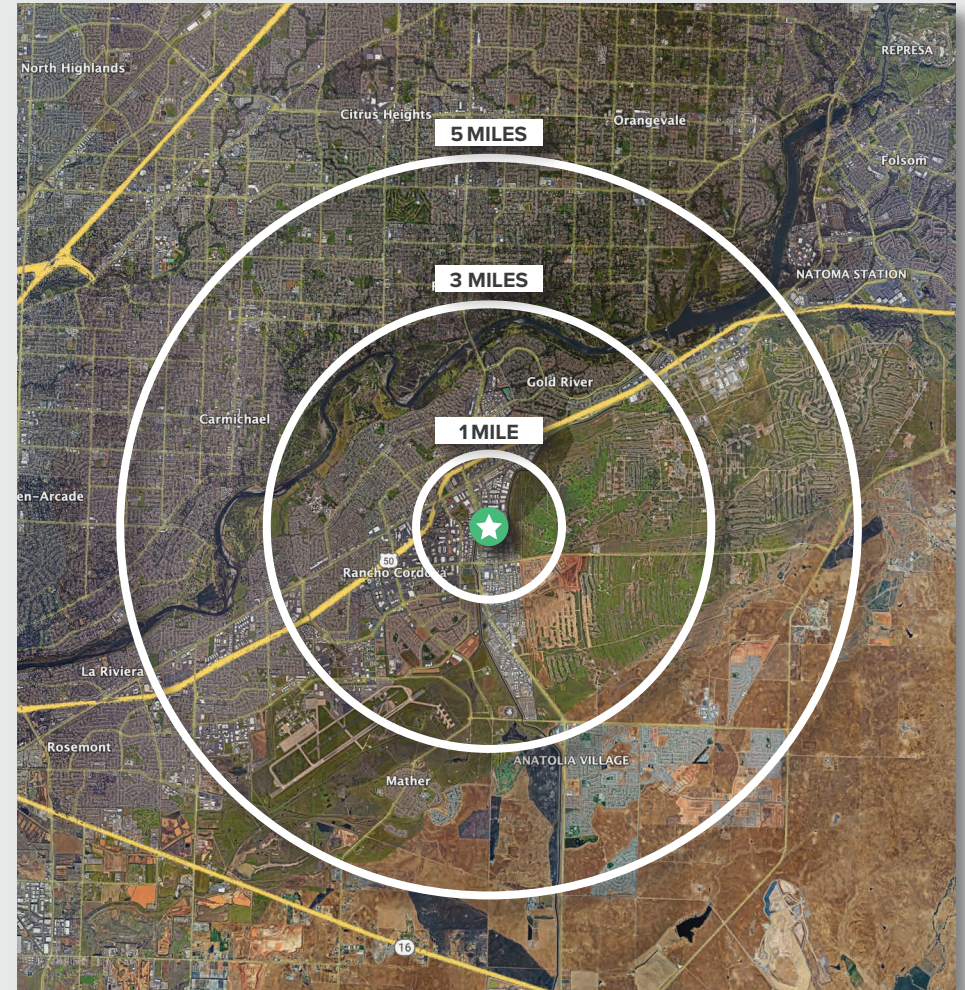
REGIONAL DEMOGRAPHICS

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RANCHO CORDOVA | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	2,388	59,659	191,185
2030 Projected Population	2,513	58,843	193,179
2020 Census Population	1,928	60,621	184,573
2010 Census Population	1,771	53,803	163,988
2025 Median Age	40.0	39.4	40.7
HOUSEHOLDS			
2025 Estimated Households	955	23,348	73,710
2030 Projected Households	1,016	23,234	74,763
2020 Census Households	759	22,870	70,779
2010 Census Households	716	20,678	64,766
INCOME			
2025 Estimated Average Household Income	\$98,637	\$124,801	\$135,279
2025 Estimated Median Household Income	\$96,206	\$101,264	\$107,943
2025 Estimated Per Capita Income	\$39,494	\$48,971	\$52,319
BUSINESS			
2025 Estimated Total Businesses	945	3,463	8,289
2025 Estimated Total Employees	15,039	40,874	80,926



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

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Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

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SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127

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