COLOMA VILLAGE
11070 - 11082 COLOMA RD
RANCHO CORDOVA, CA

ETHAN CONRAD PROPERTIES INC.

FOR LEASE

1,370 SF - 2,749 SF RETAIL SUITES

COMPLETELY REMODELED

VIEW VIRTUAL TOUR

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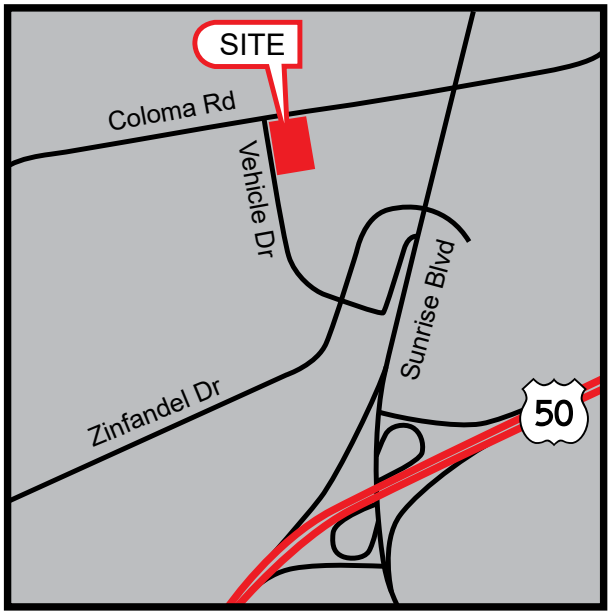
FEATURES:

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



PROPERTY DETAILS:

Well-located neighborhood center on a main thoroughfare in Rancho Cordova. Adjacent to Rivergate Shopping Center.

Nearby retail includes Sportsman's Warehouse, Smart & Final, Pet Club, Chipotle, Chick-Fil-A, In & Out Burger and Scooter's Coffee.

Located ¼ mile from Sunrise Blvd with substantial traffic counts of over 106,000 cars daily.

LEASE RATE:

Suite 4	1,379 SF	$1,917.00 ($1.39 PSF, NNN)
Suite 5	1,370 SF	$1,904.00 ($1.39 PSF, NNN)

NNN costs are approximately $0.41 PSF.

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	12,477	83,657	250,356
2024 Average HH Income:	$97,340	$123,074	$115,718
Traffic Count @ Coloma Rd:	33,023		

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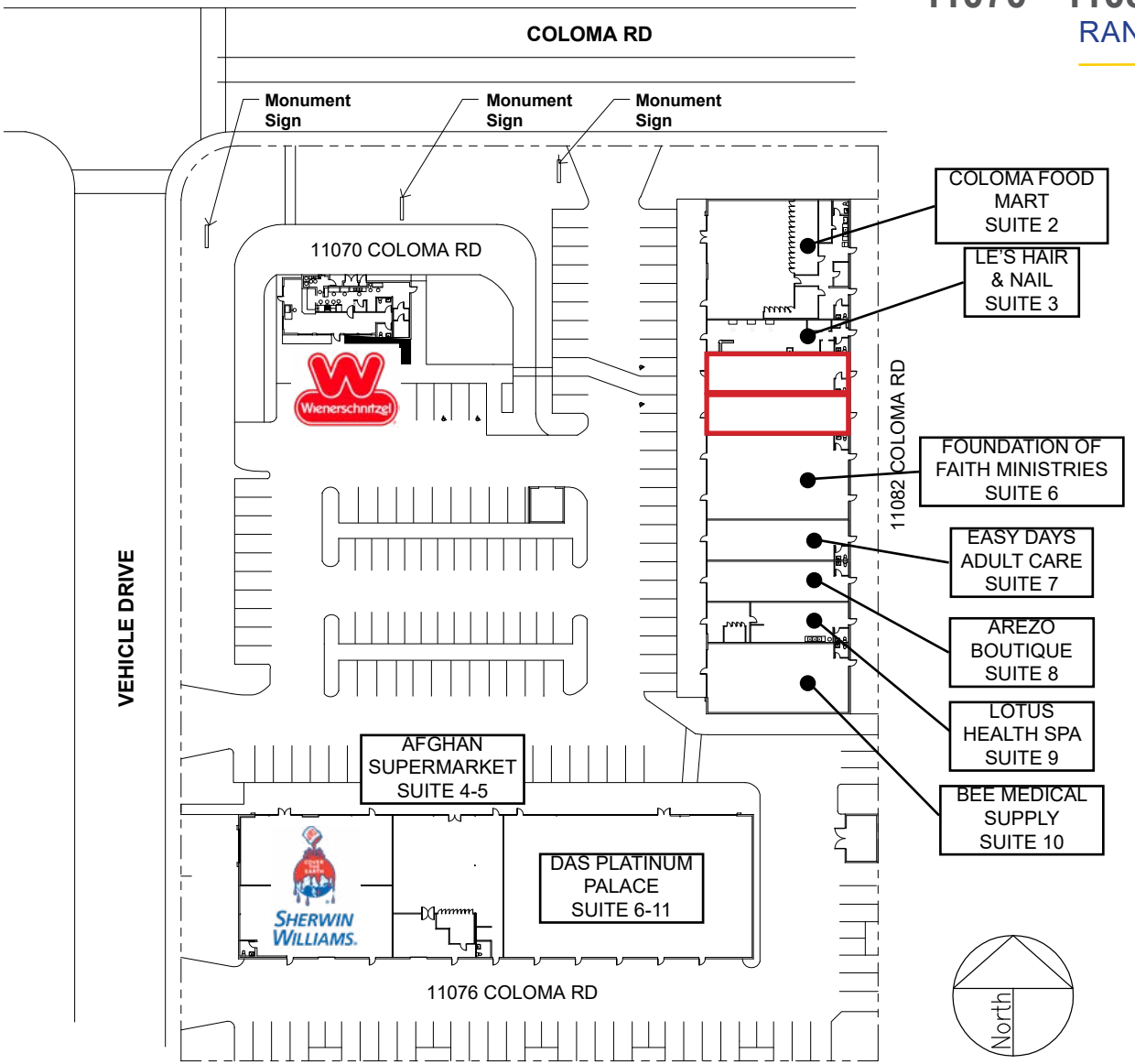
SITE PLAN



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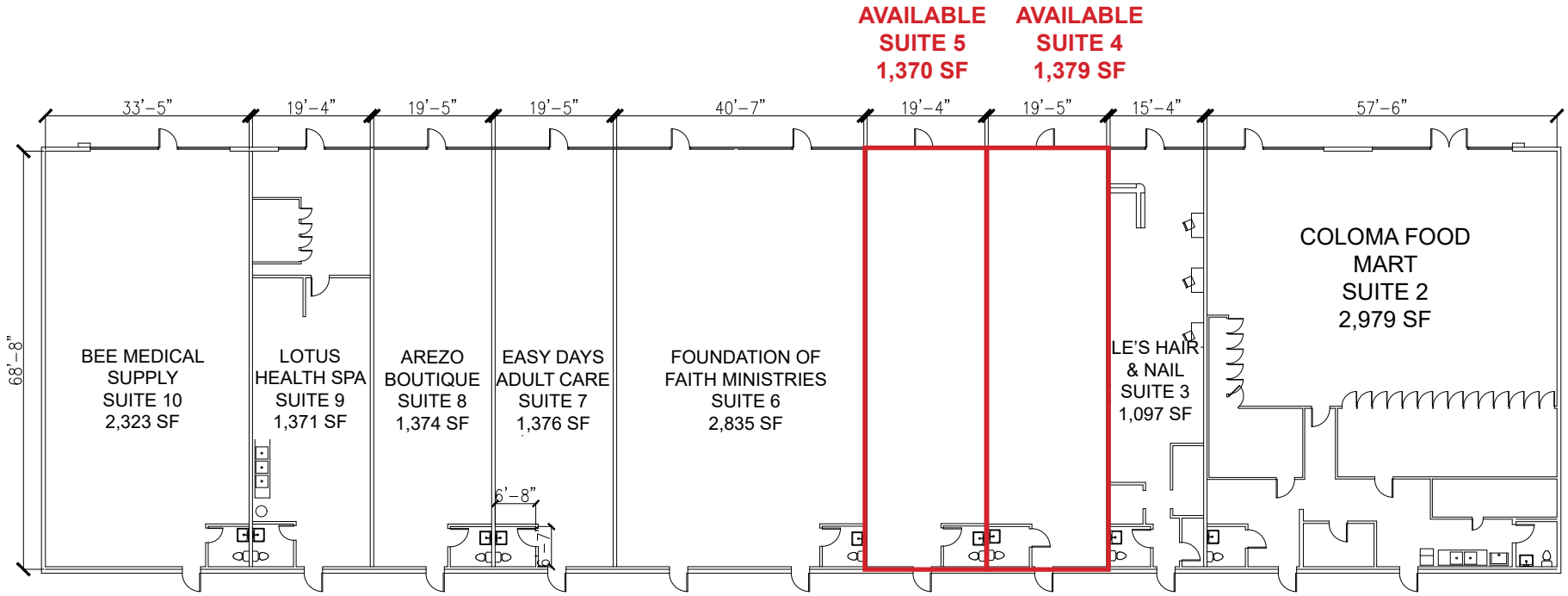
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
4	1,379	$1.39 PSF, NNN	$1,917.00
5	1,370	$1.39 PSF, NNN	$1,904.00
NNN costs are approximately $0.41 PSF.			

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