

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:

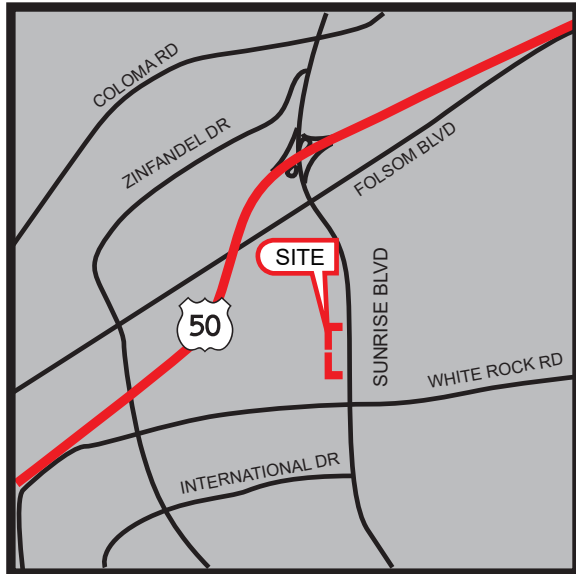
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FEATURES:

- 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.
*Available 08/01/26.

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		

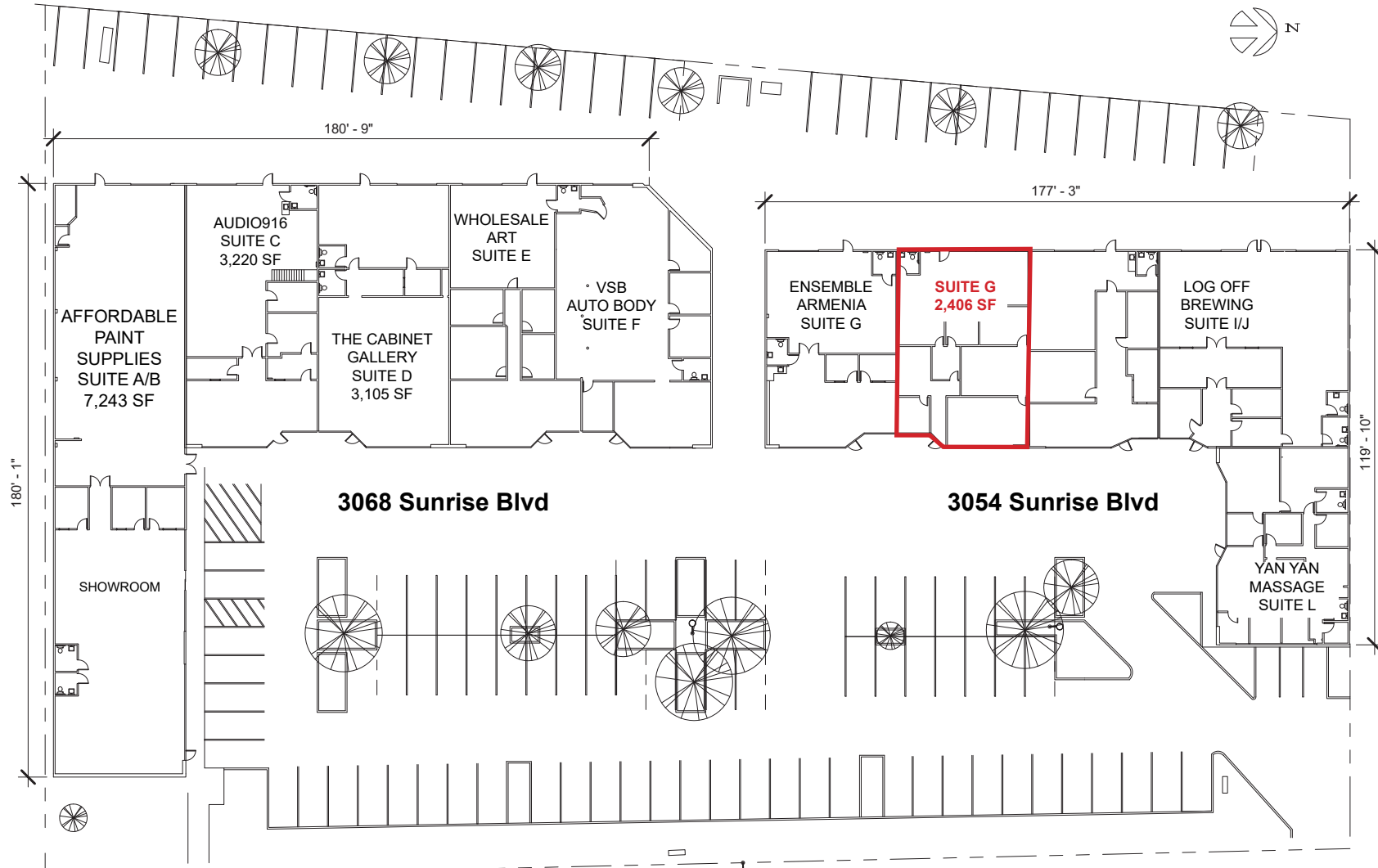
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SITE PLAN



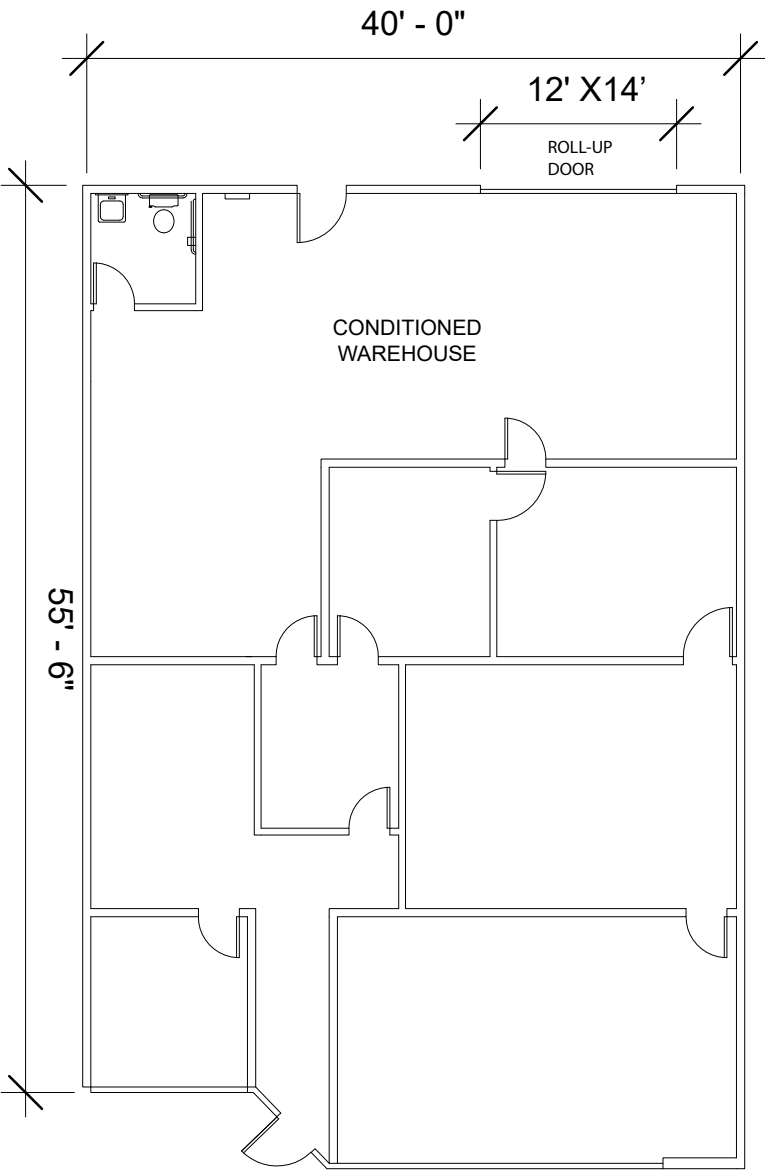
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FLOOR PLAN



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. *Available 08/01/26.			

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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

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