

RETAIL/OFFICE FOR LEASE COLOMA SQUARE

11050 Coloma Rd.
Rancho Cordova
95670



PROPERTY HIGHLIGHTS

- Retail and/or office space available in L-shaped building
- Ample parking
- Signalized intersection at SWC Vehicle Drive
- West of nearby Sunrise Blvd. and Gold River
- Zoning: CMU (Commercial Mixed Use)
- Space available: From 816+/- to 5,080+/- sq.ft.
- Competitive rate: \$1.00 NNN (negotiable)

Brenda Miller
(916) 929-5955
DRE #01159098
bmiller@associateswest.com



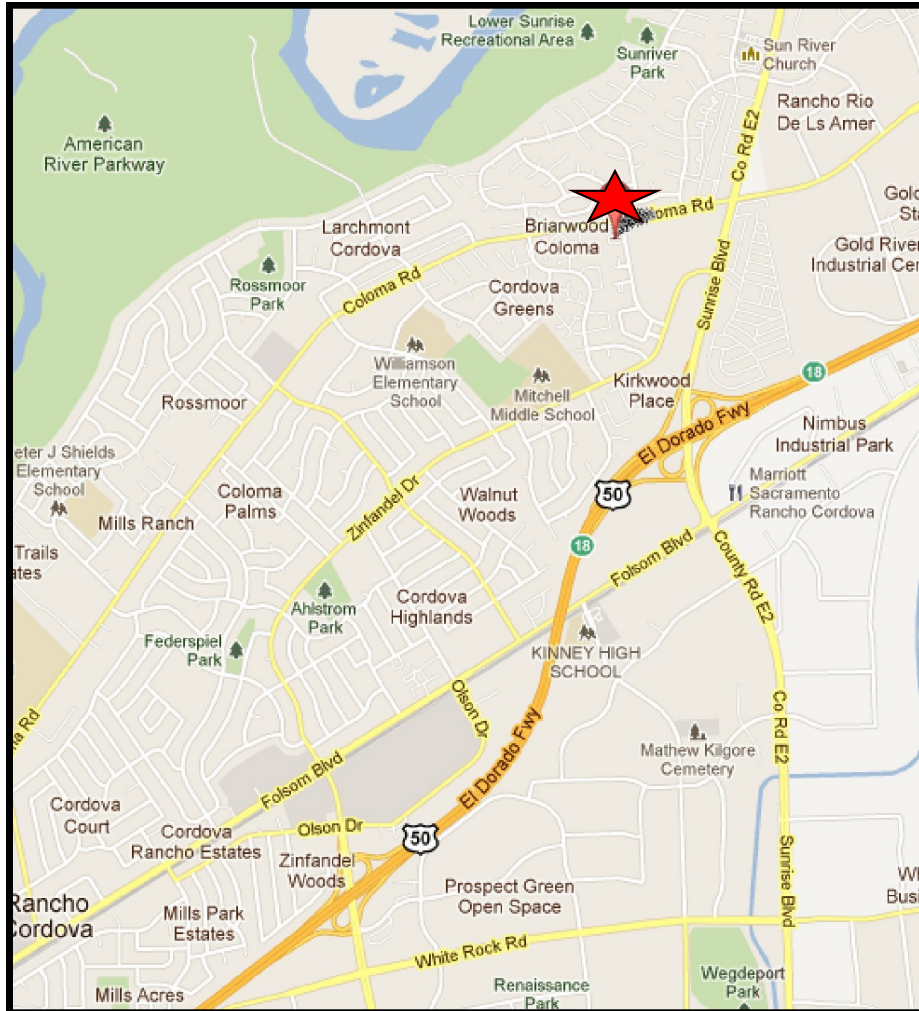
1333 Howe Avenue
Suite 101
Sacramento, CA 95825

(916) 929-5900 Phone
(916) 929-5905 Fax

DEMOGRAPHICS (2011 Est.)	1 Mile	3 Miles	5 Miles
Population:	12,405	82,395	228,068
Median HH Income:	\$53,269	\$55,746	\$54,264

Information contained herein has been provided by the Owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information, so prospective tenants and buyers should carefully and independently verify the information contained herein.

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VEHICLE DRIVE

DENTIST #17	MARTIAL ARTS #15	THRIFT STORE #12	1,641 sf #11
PARKING			#10 816 sf
			LOUNGE #9
			#8 1,008 sf
			#7 975 sf
			Smoke Shop #6
			#1—5 5,080 sf

COLOMA ROAD

Not to Scale

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