

RETAIL 365

DANIEL MUELLER

Executive Director

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Cal DRE# 01829919

Century21
COMMERCIAL
M&M AND ASSOCIATES

M MUELLER
COMMERCIAL
TEAM

AVAILABLE
FOR LEASE

2271 SUNRISE BLVD
GOLD RIVER, CA 95670

AVAILABLE SQUARE FOOTAGE: +/- 3,792



2271 Sunrise Blvd,
Gold River



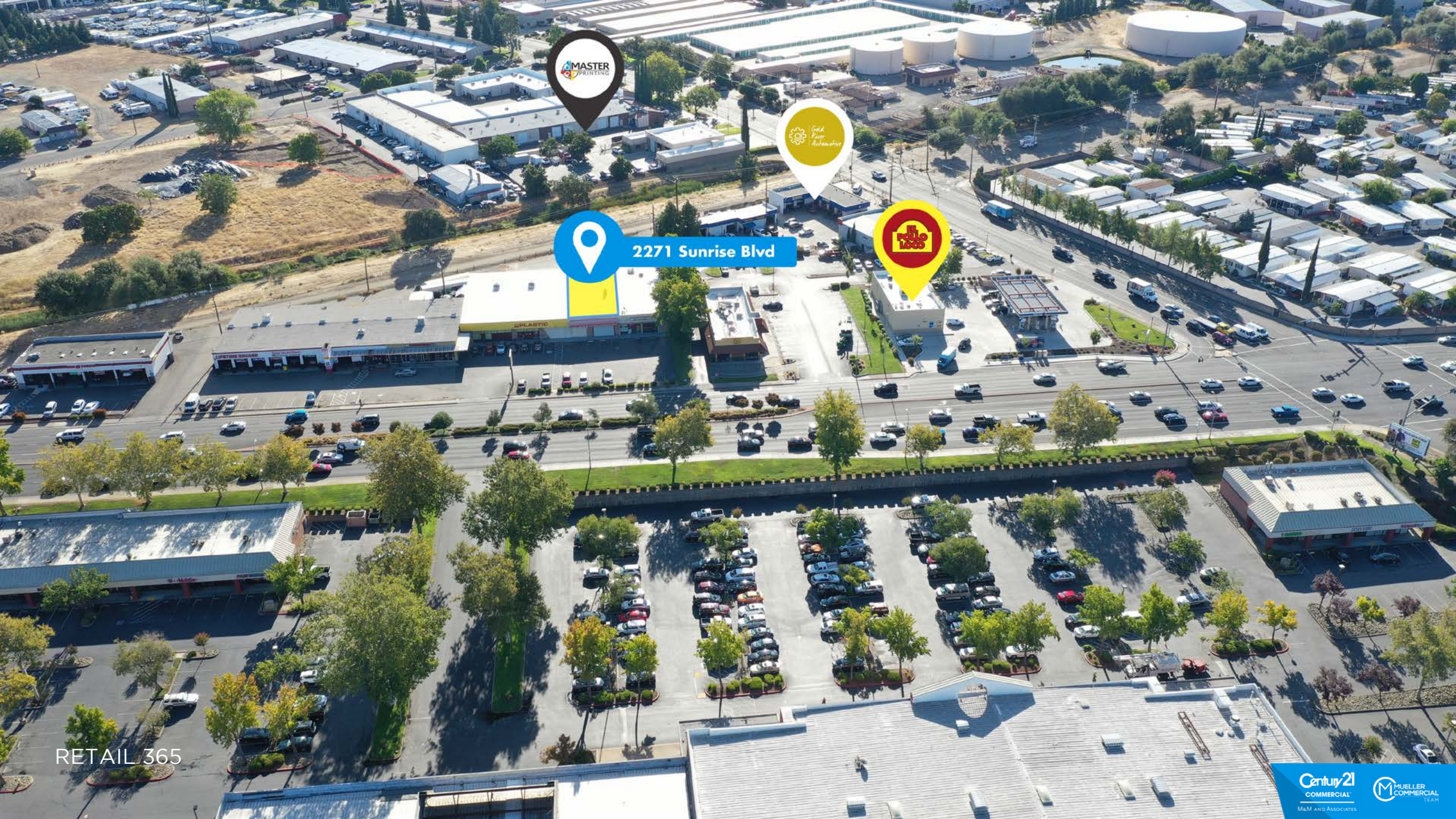
Available square footage:
+/- 3,792

💰 LEASE RATE

\$1.25 NNN

📍 HIGHLIGHTS

- Conveniently located Flex space nearby the fully leased Smart & Final, Sportsman's Warehouse and Pet Club. Said Space is near Zinfandel and Coloma on Sunrise which is one of the highest traffic intersections in the Greater Sacramento area.
- The location also offers excellent freeway access.
- The Building is strategically located in the center of a trade area which offers a strong daytime population supported by 14.8 million SF of Industrial and Office space less than 10 minutes South of the center with a daytime population of 55,000.



2271 Sunrise Blvd



RETAIL 365



AVAILABLE 3,792 SQUARE FEET

RETAIL 365

ALL **PLASTIC**

- SUPPLIES • DESIGN
- FABRICATION

CLUTCH MART
AND TRANSMISSION
Automotive Repair and Maintenance

LIQUOR

YOUR NAME HERE

POPULATION DEMOGRAPHICS

	1 MI	3 MI	5 MI
2024 PROJECTION	10,378	79,626	257,295
2019 ESTIMATE	9,987	75,592	244,784
2010 CENSUS	9,824	68,455	224,763
GROWTH 2019 - 2024	3.92%	5.34%	5.11%
GROWTH 2010 - 2019	1.66%	10.43%	8.91%



HOUSEHOLDS

	1 MI	3 MI	5 MI
2024 PROJECTION	4,497	31,563	102,775
2019 ESTIMATE	4,328	29,995	97,800
2010 CENSUS	4,264	27,325	89,836
GROWTH 2019 - 2024	3.90%	5.23%	5.09%
GROWTH 2010 - 2019	1.50%	9.77%	8.87%

TRAFFIC

COLLECTION STREET	CROSS STREET	CROSS STR DIST	COUNT YEAR	MILES FROM SUBJECT PROP
Sunrise Blvd	Coloma Rd	0.16 S	2018	.07 mi
Coloma Rd	Citrus Rd	0.04 E	2018	.08 mi
Sunrise Blvd	Coloma Rd	0.06 N	2018	.16 mi
Coloma Rd	Trinity River Dr	0.06 W	2018	.17 mi
Trinity River Dr	Klamath River Dr	0.02 N	2018	.21 mi
Trinity River Dr	Jordan River Ct	0.02 NE	2018	.24 mi
Coloma Rd	Trinity River Dr	0.09 E	2018	.30 mi
Gold River Rd	Gold Station Dr	0.09 S	2018	.32 mi
Gold River Rd	Gold Station Dr	0.09 S	2018	.32 mi
Zinfandel Dr	Vehicle Dr	0.14 SW	2018	.36 mi

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