

# SUNRIDGE PLAZA

A Neighborhood Center

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**CHAINLINKS**  
RETAIL ADVISORS



## PROPERTY HIGHLIGHTS

<b>LOCATION</b>	Southwest corner Sunrise Boulevard and Douglas Road Rancho Cordova, CA
<b>ANCHOR TENANT</b>	Raley's
<b>SIZE</b>	±92,146 Square Feet (GLA)
<b>AVAILABILITY</b>	<b>High Visibility Retail Shops and Pad Space</b>

## TRAFFIC COUNTS

Sunrise Boulevard (south of Douglas Road)	±27,112 ADT (City of Rancho Cordova)
Sunrise Boulevard (north of Douglas Road)	±25,451 ADT (City of Rancho Cordova)
Douglas Road (west of Sunrise Boulevard)	±9,961 ADT (City of Rancho Cordova)

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### MARKET OVERVIEW

**Sunridge Plaza** is a planned neighborhood shopping center that will serve Rancho Cordova's ongoing expansion area that includes the Sunridge Specific Plan and the Rio Del Oro Specific Plan. These areas have been approved for the development of more than 40,000 total homes, making Rancho Cordova the next explosive growth market in the Sacramento Region.

**Sunridge Plaza** will be a ±92,146 square foot Raley's anchored center located at the southwest corner of Sunrise Boulevard and Douglas Road.

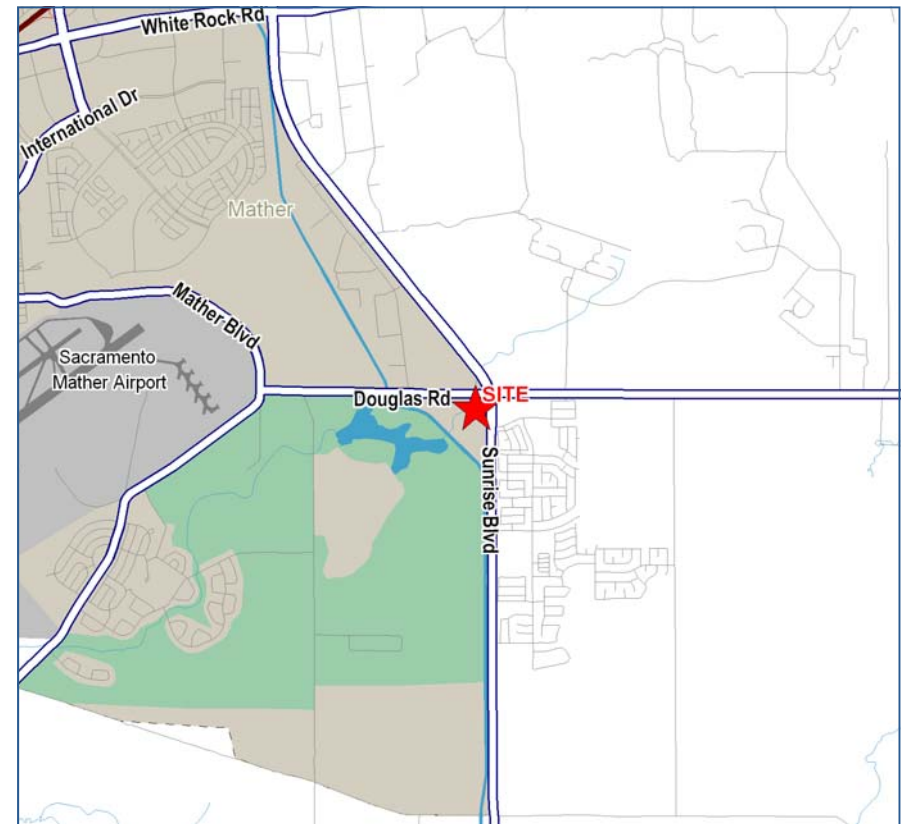
Prominent pad locations are available for fast food drive thru restaurants and retailers along Sunrise Boulevard, one of the busiest north-south traffic corridors in the Greater Sacramento Area.

The City of Rancho Cordova offers an ideal retail environment and is the Sacramento area's largest employment sub-center, with almost 50,000 employees in more than 1,900 businesses and 72,203 residents within city limits.

Notable daytime employment generators in Rancho Cordova include Aerojet Rocketdyne, Delta Dental, VSP, HealthNet and Sacramento County Office of Education.

### DEMOGRAPHICS

	3-MILE	5-MILE	7-MILE
2016 Total Population	22,126	86,073	187,774
2016 Total Households	6,910	30,168	70,184
2016 Average Household Income	\$114,122	\$82,302	\$88,385



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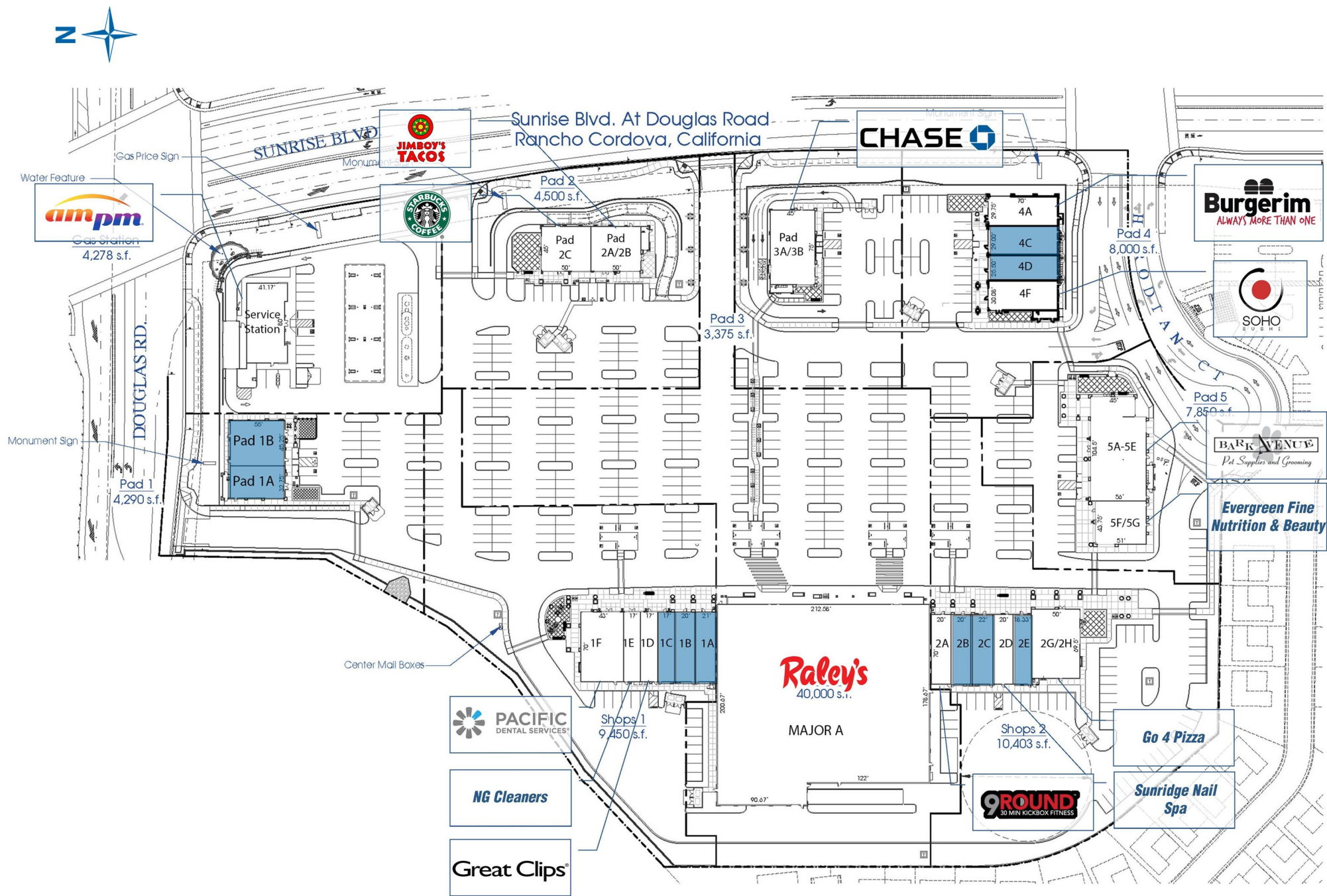


SUNRIDGE PLAZA

SWC Sunrise Boulevard & Douglas Road - Rancho Cordova, CA

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SITE PLAN



SUITE	TENANT	SQ. FT.
Major A	Raley's	40,000
1A	AVAILABLE	1,470
1B	AVAILABLE	1,400
1C	AVAILABLE	1,190
1D	Great Clips	1,190
1E	NG Cleaners	1,190
1F	Pacific Dental Services	3,010
2A	9Rounds Kickboxing/Boxing Fitness	1,400
2B	AVAILABLE	1,400
2C	AVAILABLE	1,540
2D	Sunridge Nail Spa	1,400
2E	AVAILABLE	1,283
2G/2H	Go 4 Pizza	3,380
4A	Burgerim	2,082
4C	AVAILABLE	2,028
4D	AVAILABLE	1,784
4F	Soho Sushi Express	2,106
5A	Bark Avenue Pet Supplies & Grooming	5,619
5F	Evergreen Fine Nutrition & Beauty	2,231
Pad 1A	AVAILABLE	1,800
Pad 1B	AVAILABLE	2,490
Pad 2A	Starbucks Coffee	2,250
Pad 2B	Jimboy's Tacos	2,250
Pad 3A	Chase Bank	3,375
Service Station	Arco AM/PM	4,278

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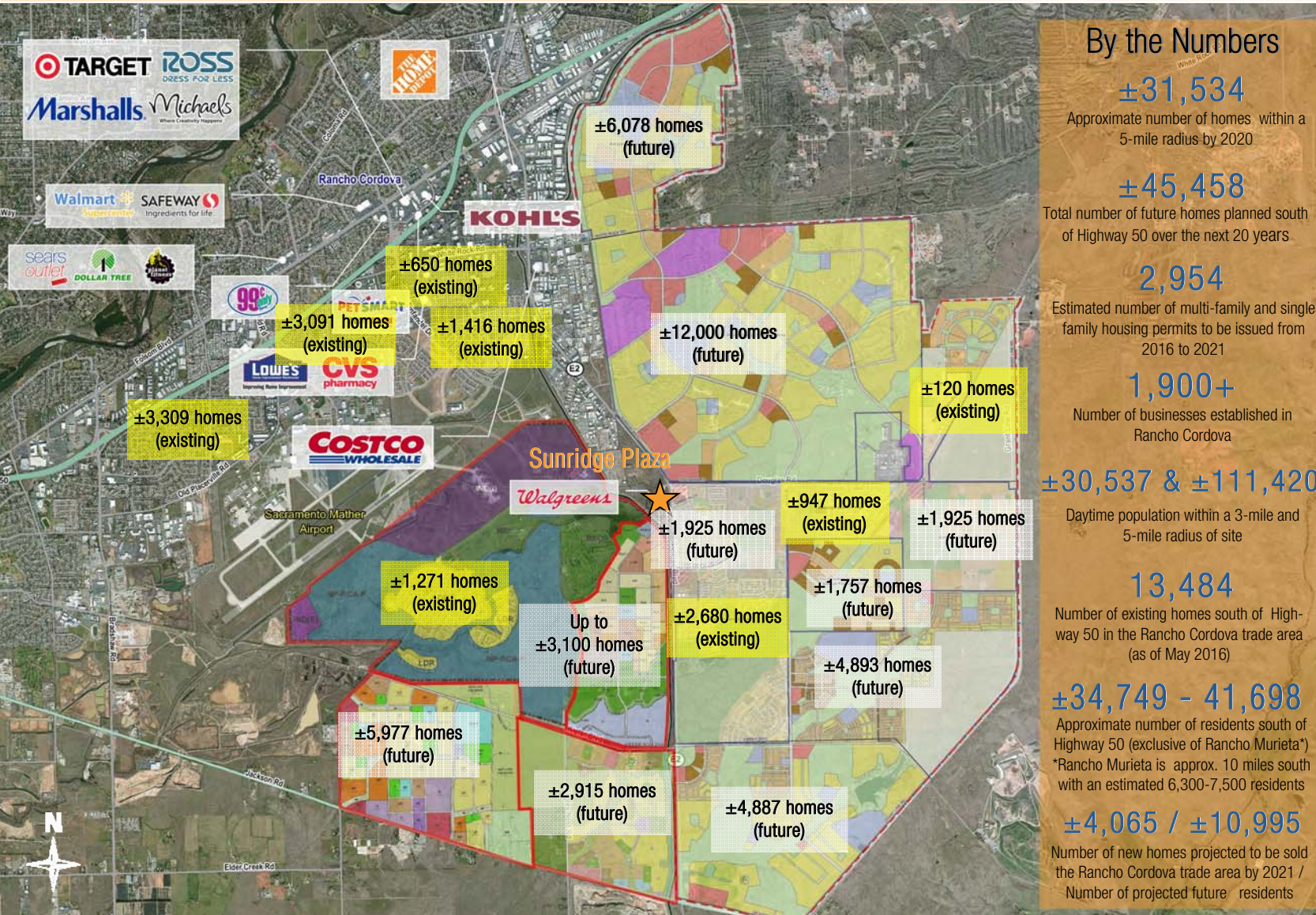
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