

Retail **24/7.**

SUNRISE BLVD. @
GOLD EXPRESS DRIVE
GOLD RIVER :: CALIFORNIA

FOR LEASE
FREESTANDING BUILDING

AVAILABLE:

:: **Ground Floor ±3,600 SF**
Bank Ready Space

FORMER BANK SPACE

UNDER NEW OWNERSHIP



FOR MORE INFORMATION CONTACT:

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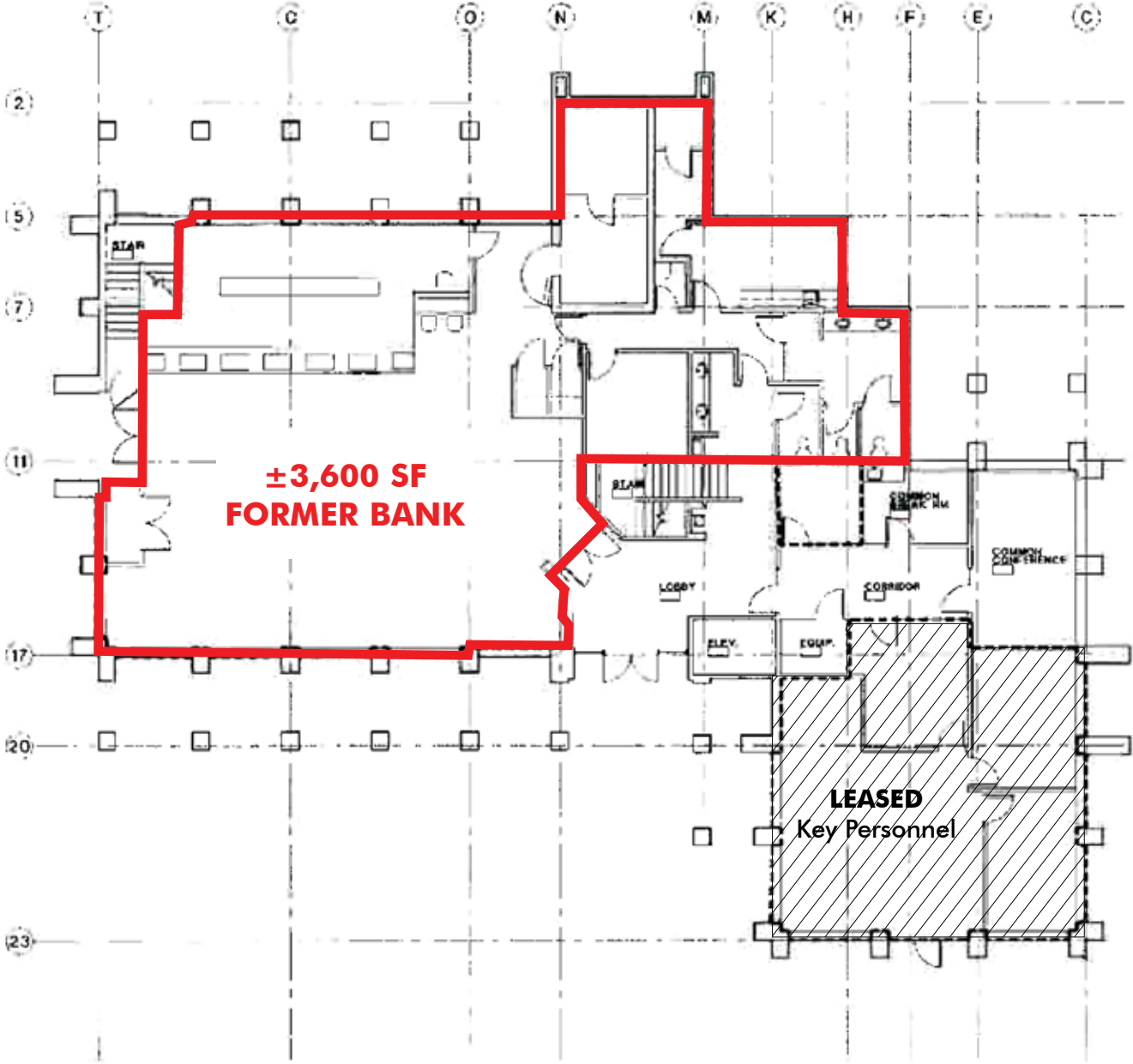
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bwproperties](http://www.cbre.com/bwproperties)

CBRE

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FIRST FLOOR PLAN



NOT TO SCALE --
ALL DIMENSIONS
ARE APPROXIMATE.

AVAILABILITY

- :: ±3,600 SF former bank
- :: Ground floor
- :: High identity fronting Sunrise Boulevard
- :: Bank fixtures and vault in place
- :: ATM room
- :: Abundant parking
- :: Pylon sign available

COMMENTS:

Prominent building located on the hard corner of Sunrise Boulevard and Gold Express Drive. Sunrise Boulevard is one of the main commercial arterials in the Sacramento region. One of few buildings along Sunrise Boulevard at grade level. Excellent visibility and signage opportunity on both streets.

DEMOGRAPHICS (2009 Est.)	1.5 miles	3 miles	5 miles
POPULATION	22,848	73,696	233,904
AVERAGE HOUSEHOLD INCOME	\$95,549	\$87,915	\$75,103
DAYTIME POPULATION	12,895	51,321	116,319

TRAFFIC COUNT (2005 Est.)

SUNRISE BLVD. S. OF GOLD COUNTRY BLVD.	89,281 ADT
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AREA MAP



LOCATION MAP



MAPS ARE NOT TO SCALE

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