

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: 816 to 8,038 +/- divisible
- **Competitive rate: \$1.00 NNN (negotiable)**

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



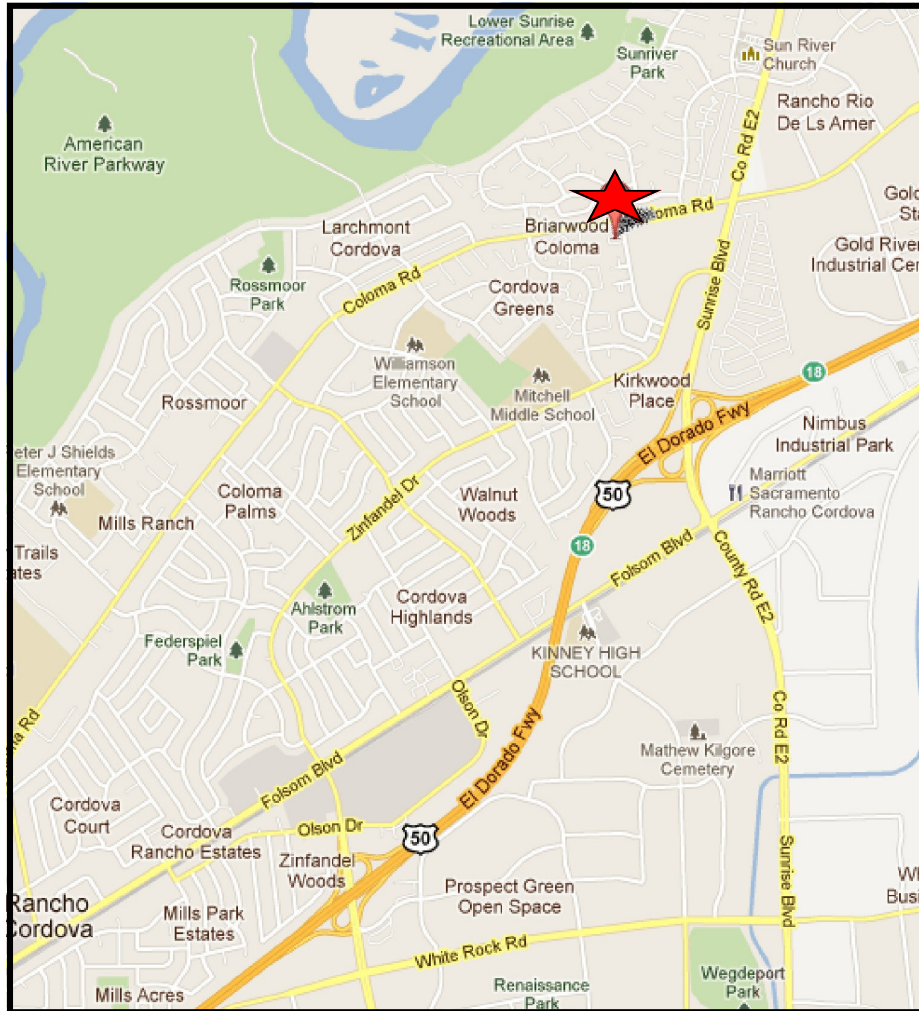
730 Howe Avenue
Suite 300
Sacramento, CA 95825

(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.

Retail/Office For Lease
COLOMA SQUARE
11050 Coloma Road, Rancho Cordova, CA 95670



730 Howe Avenue
Suite 300
Sacramento, CA 95825

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



Brenda Miller
DRE 01159058
(916) 929-5955
bmiller@associateswest.com

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.

Retail/Office For Lease
COLOMA SQUARE
11050 Coloma Road, Rancho Cordova, CA 95670

VEHICLE DRIVE

DENTIST #17	1,008 #15	THRIFT STORE #12	1,421 sf #11
PARKING			#10 816 sf
			LOUNGE #9
			#8 1,008 sf
			#7 975 sf
			#6 975 sf
			#1—5 5,080 sf

COLOMA ROAD

Not to Scale

730 Howe Avenue
 Suite 300
 Sacramento, CA 95825

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



Brenda Miller
DRE 01159058
(916) 929-5955
 bmiller@associateswest.com