

# Industrial / Office Space for Lease

## 11500 Sunrise Gold Circle, Rancho Cordova, CA



APN: 072-0430-055  
SIZE: 14,400 sf - Building  
45,000 sf - Lot  
Zoned: M1 - Light Industrial

AVAILABLE:  
Suite E - 1,700 sf  
Office - 1,200 sf | Warehouse - 500 sf

- 1 Grade Level roll up door
- 100 amps Power
- 16' Ceilings
- 2 Offices and Reception Area
- Conference Room
- Warehouse has Mezzanine Area

Very Close to Corner at Sunrise Blvd  
and Sunrise Gold Circle

PRICE: \$1,360 / Month (\$.80psf)  
3 year lease or terms agreeable to Lessor



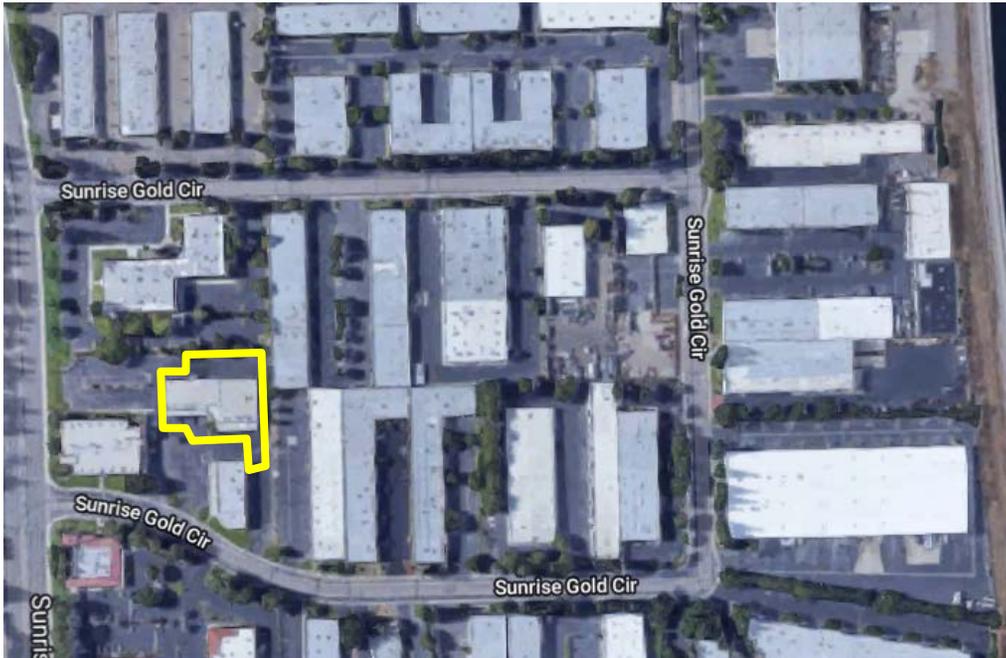
License # 00915268

**THE VOLLMAN COMPANY, INC.**  
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	1 Mi	3 Mi
Population	2,008	58,936
Households	834	22,656
Average Age	41.20	38.70
Median HH Income	\$53,043	\$61,819
Daytime Employees	15,125	48,226
Population Growth '18-'23	▲ 4.9%	▲ 5.7%
Household Growth '18-'23	▲ 5.0%	▲ 5.7%

### TRAFFIC COUNT:

Sunrise Gold Cir	Sunrise Blvd NW	3,616	2016	0.04 mi
Sun Center Dr	Gold Pan Ct SW	4,195	2016	0.13 mi
Sunrise Blvd	Sunrise Gold Cir S	31,297	2013	0.16 mi



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