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# ANATOLIA MARKETPLACE

SEC Sunrise Blvd & Douglas Rd  
Rancho Cordova, CA

ANCHOR, PAD, QSR & SHOP SPACE  
AVAILABLE FOR SALE OR LEASE



THE  
EDWARDS  
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commercial real estate services



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# TRADE AREA

Rancho Cordova, CA



ANCHOR AVAILABLE  
UP TO  
±55,675 SF

S6  
±7,800 SF  
AVAILABLE

### Anatolia Marketplace

Logos for Round Table Pizza, Dutch Bros, Cold Stone Creamery, Capriotti's, Chipotle Mexican Grill, Chevron, Jamba, McDonald's, SVP Southern Veterinary Partners, Popeyes, and Pacific Dental Services.

S5  
±2,700 SF  
DT AVAILABLE

BMO  
UNDER  
CONSTRUCTION

### Sunridge Plaza

Logos for Raley's, Post Bagel, Beach Hut Deli, Soro Sushi Express, Ampm, Starbucks Coffee, Pacific Dental Services, Chase, Walgreens, and Jimbo's.

12,508 ADT

Douglas Rd

Sunrise Blvd

31,582 ADT



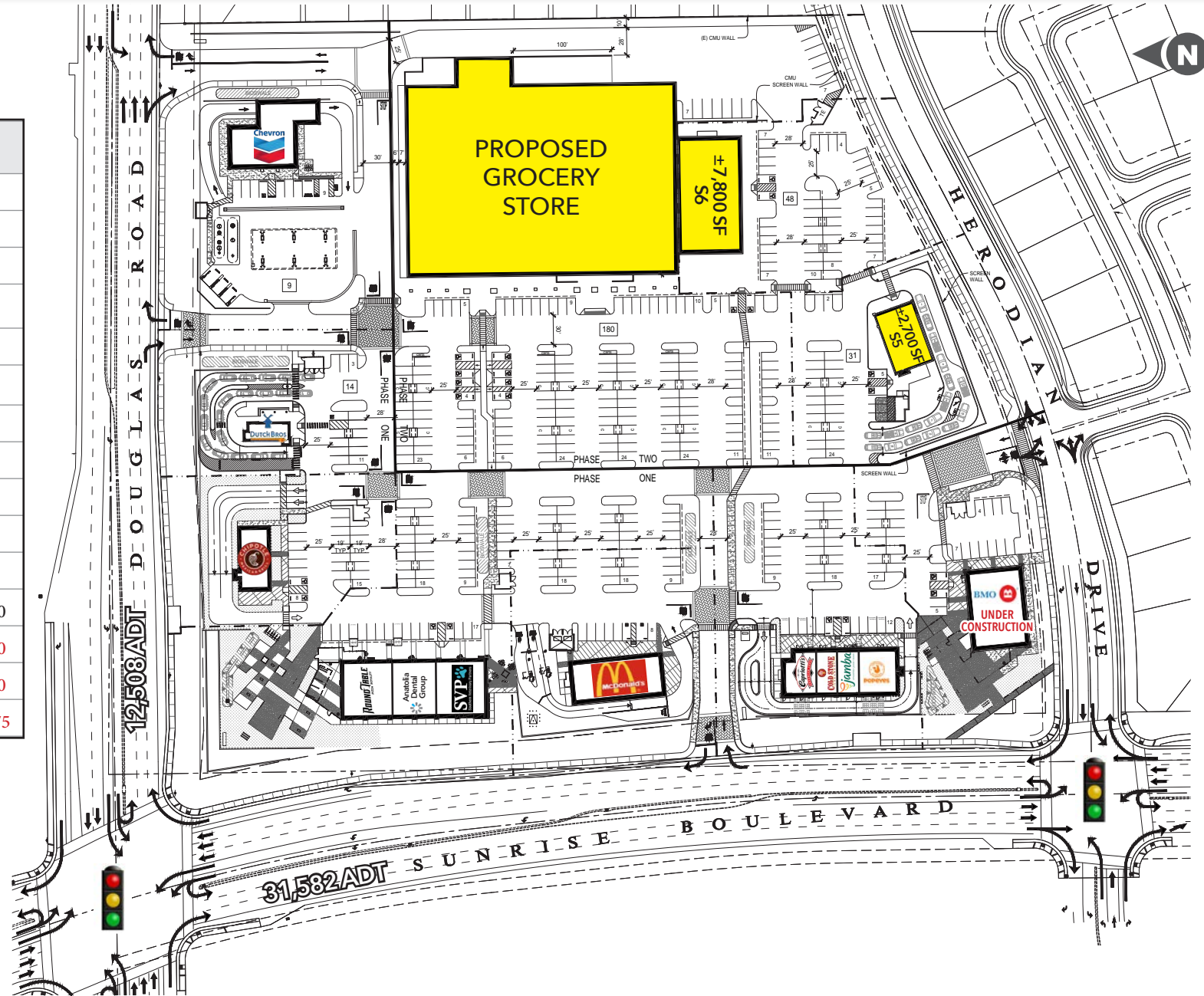
# SITE PLAN

Rancho Cordova CA



## TENANT LIST

SUITE #	TENANT	SF
Pad G	Chevron	3,100
Shops 1A	Dutch Bros Coffee	950
Shops 1B	Chipotle	2,331
Shops 2A	Southern Veterinary Partners	3,200
Shops 2B	Pacific Dental	2,800
Shops 2C	Round Table	3,000
Pad 1	McDonald's	4,268
Shops 3A	Popeye's	2,200
Shops 3B	Jamba Juice	1,300
Shops 3C	Coldstone Creamery	950
Shops 3D	Capriotti's	1,450
Shops 4	BMO	±5,000
Shops 5	DT PAD AVAILABLE	±2,700
Shops 6	AVAILABLE	±7,800
Future	AVAILABLE	±55,675



# PROPERTY PHOTOS

Rancho Cordova CA



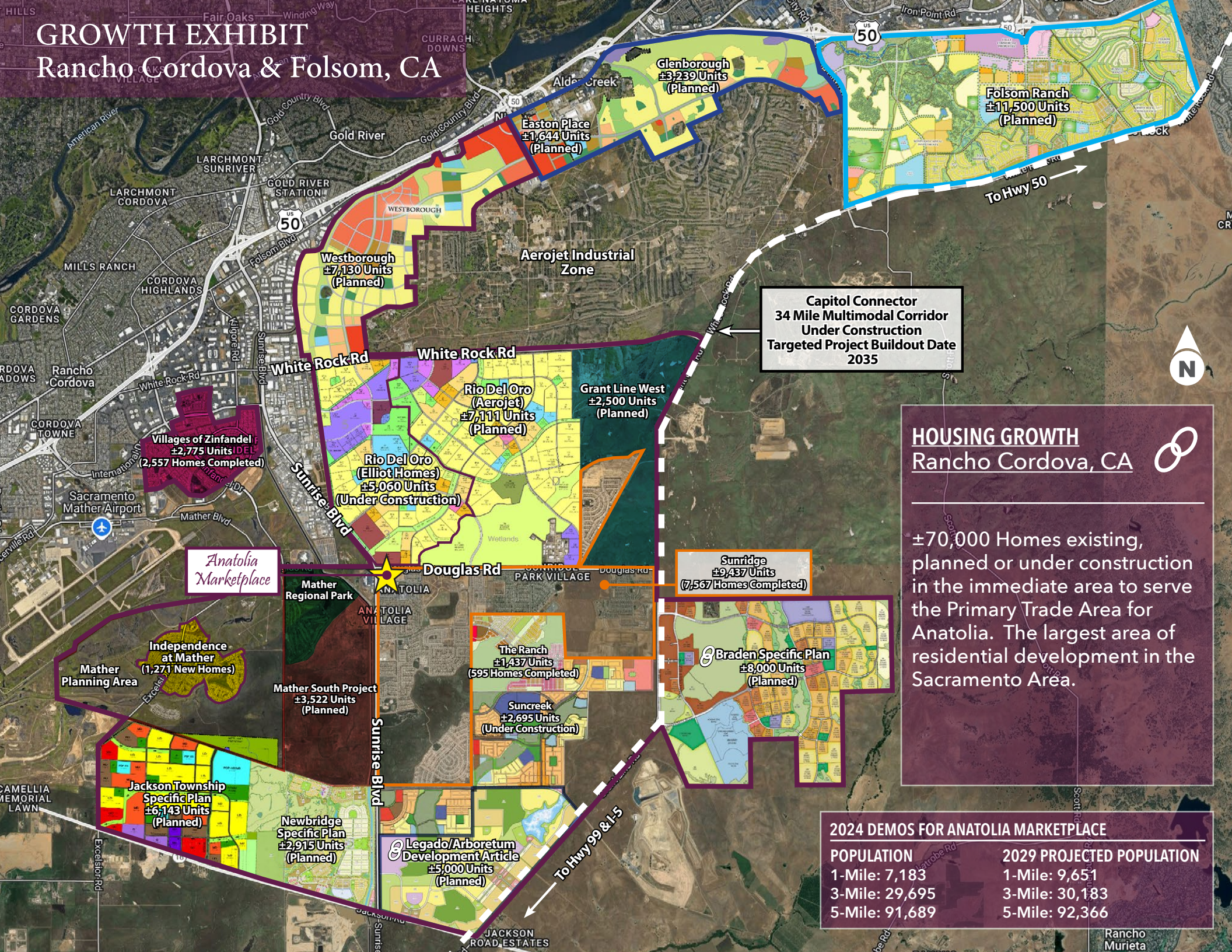
# MONUMENT SIGNAGE

Rancho Cordova, CA



# GROWTH EXHIBIT

## Rancho Cordova & Folsom, CA



**Glenborough**  
±3,239 Units  
(Planned)

**Easton Place**  
±1,644 Units  
(Planned)

**Folsom Ranch**  
±11,500 Units  
(Planned)

**Westborough**  
±7,130 Units  
(Planned)

**Aerojet Industrial Zone**

**Capitol Connector**  
34 Mile Multimodal Corridor  
Under Construction  
Targeted Project Buildout Date  
2035

**White Rock Rd**

**Rio Del Oro (Aerojet)**  
±7,111 Units  
(Planned)

**Grant Line West**  
±2,500 Units  
(Planned)

**Rio Del Oro (Elliot Homes)**  
±5,060 Units  
(Under Construction)

**Villages of Zinfandel**  
±2,775 Units (DEL)  
(2,557 Homes Completed)

**Anatolia Marketplace**

**Douglas Rd**

**Sunridge**  
±9,437 Units  
(7,567 Homes Completed)

### HOUSING GROWTH

#### Rancho Cordova, CA

±70,000 Homes existing, planned or under construction in the immediate area to serve the Primary Trade Area for Anatolia. The largest area of residential development in the Sacramento Area.

**Independence at Mather**  
(1,271 New Homes)

**The Ranch**  
±1,437 Units  
(595 Homes Completed)

**Braden Specific Plan**  
±8,000 Units  
(Planned)

**Mather Planning Area**

**Mather South Project**  
±3,522 Units  
(Planned)

**Suncreek**  
±2,695 Units  
(Under Construction)

**Jackson Township Specific Plan**  
±6,143 Units  
(Planned)

**Newbridge Specific Plan**  
±2,915 Units  
(Planned)

**Legado/Arboretum Development Article**  
±5,000 Units  
(Planned)

**2024 DEMOS FOR ANATOLIA MARKETPLACE**

POPULATION	2029 PROJECTED POPULATION
1-Mile: 7,183	1-Mile: 9,651
3-Mile: 29,695	3-Mile: 30,183
5-Mile: 91,689	5-Mile: 92,366

Rancho Murieta



# DEMOGRAPHICS



Rancho Cordova, CA

3 Mile Radius

**29,695**  
POPULATION

**\$684,739**  
MEDIAN HOME VALUE

**3.1**  
AVE HH SIZE

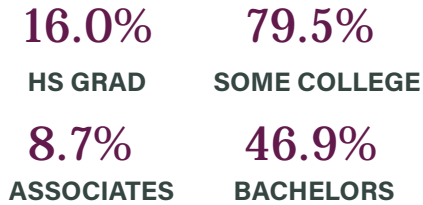
**\$178,256**  
AVE HH INCOME

**36.1**  
MEDIAN AGE

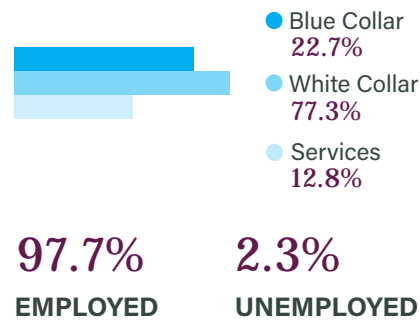
## HOME OWNERSHIP



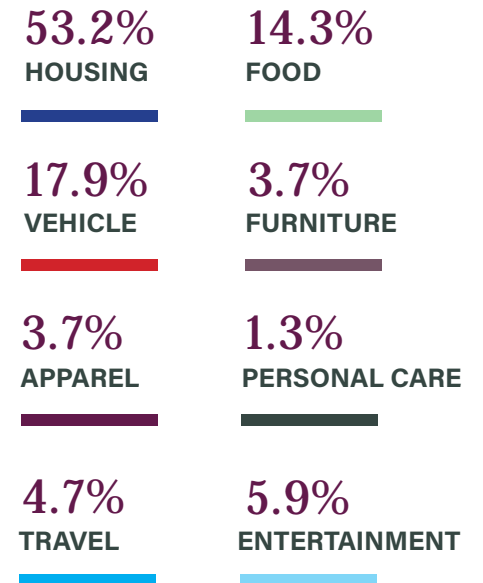
## EDUCATION



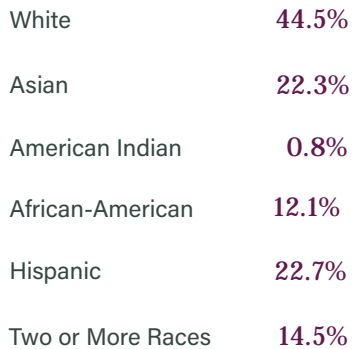
## EMPLOYMENT



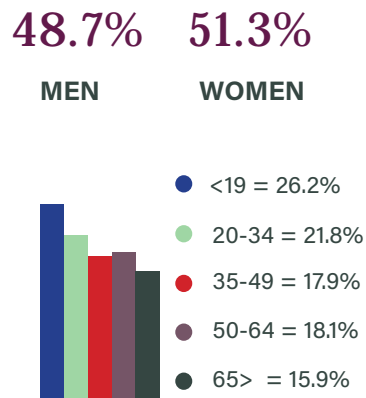
## AVERAGE MONTHLY HOUSEHOLD SPENDING



## RACE & ETHNICITY



## GENDER & AGE



## INCOME BY HOUSEHOLD

