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ANATOLIA MARKETPLACE

SEC Sunrise Blvd & Douglas Rd
Rancho Cordova, CA

ANCHOR, PAD & SHOP SPACE
AVAILABLE FOR SALE OR LEASE



THE
EDWARDS
COMPANY
commercial real estate services



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TRADE AREA

Rancho Cordova, CA

E



Anatolia Marketplace



**PROPOSED
GROCERY STORE**
±55,675 SF

±7,800 SF
AVAILABLE

**SIGNED
LOI**

±5,000 SF
AVAILABLE

Sunridge Plaza

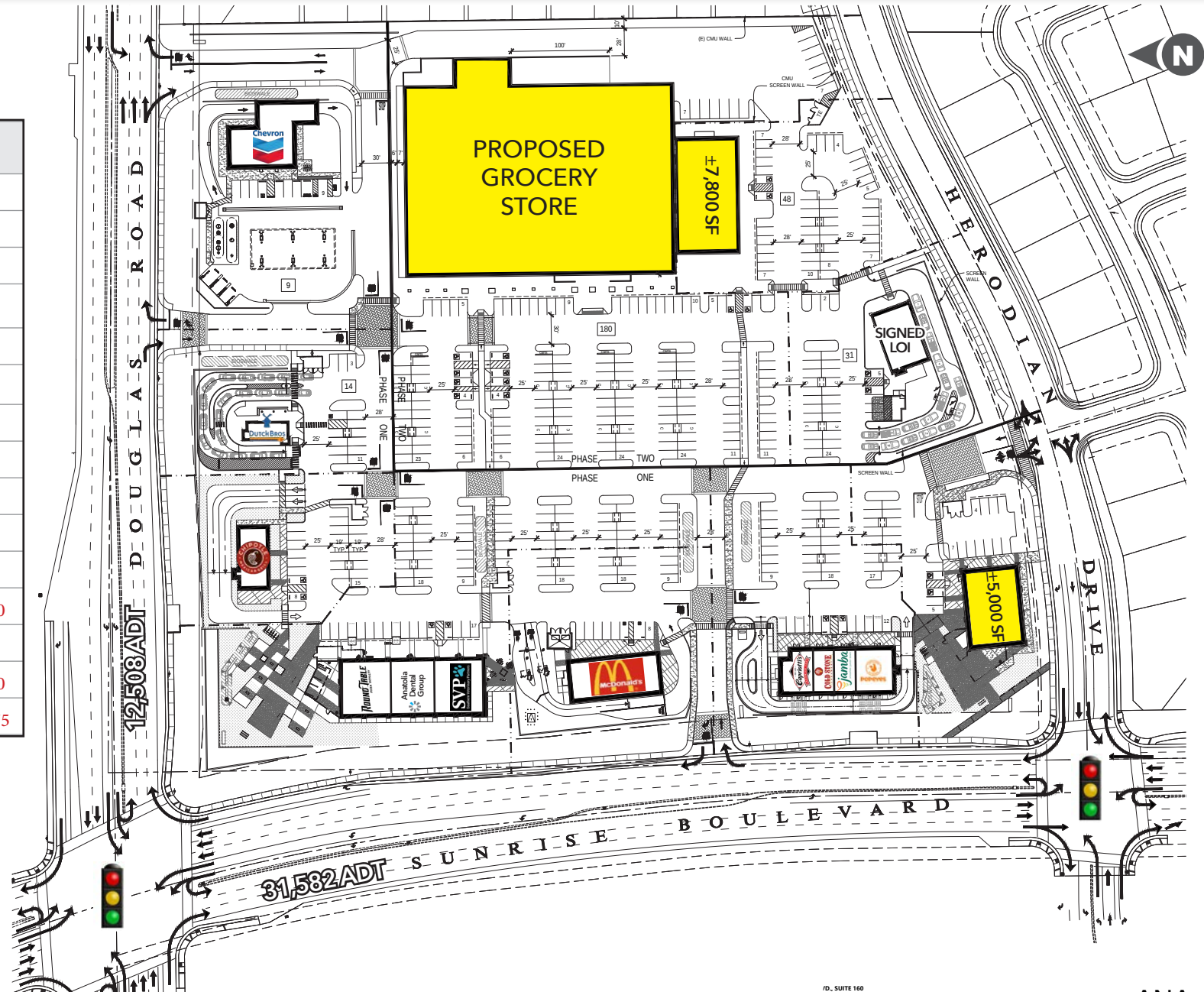


SITE PLAN

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	AVAILABLE	±5,000
Shops 5	SIGNED LOI	2,700
Shops 6	AVAILABLE	±7,800
Future	AVAILABLE	±55,675

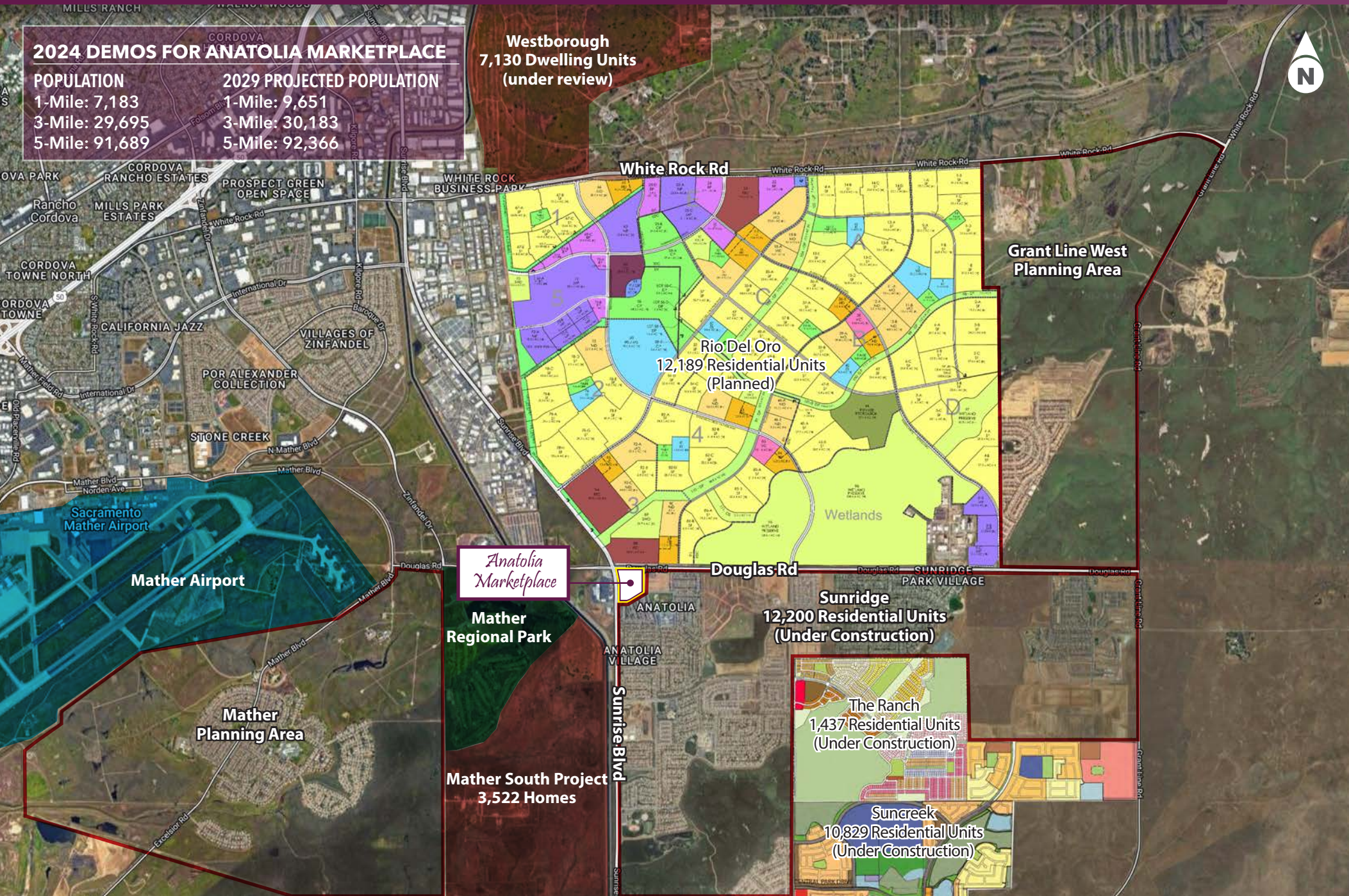


MONUMENT SIGNAGE

Rancho Cordova, CA



Rancho Cordova, CA



DEMOGRAPHICS

E

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



1,907
RENTERS

7,120
OWNERS

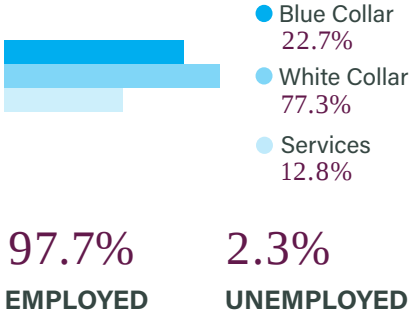


EDUCATION

16.0% 79.5%
HS GRAD SOME COLLEGE
8.7% 46.9%
ASSOCIATES BACHELORS



EMPLOYMENT



97.7%
EMPLOYED

2.3%
UNEMPLOYED



AVERAGE MONTHLY HOUSEHOLD SPENDING

53.2% 14.3%
HOUSING FOOD
17.9% 3.7%
VEHICLE FURNITURE
3.7% 1.3%
APPAREL PERSONAL CARE
4.7% 5.9%
TRAVEL ENTERTAINMENT

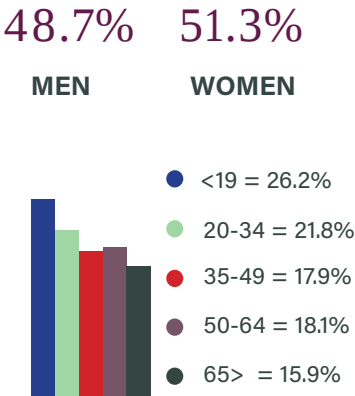


RACE & ETHNICITY

White 44.5%
Asian 22.3%
American Indian 0.8%
African-American 12.1%
Hispanic 22.7%
Two or More Races 14.5%



GENDER & AGE



INCOME BY HOUSEHOLD

