



### SIZE

87,815 square feet

### DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
7,183	28,282	92,476
<b>Households</b>		
1,995	8,683	32,713
<b>Median HH Income (\$)</b>		
137,233	136,145	91,192

### MAJOR TENANT(S)

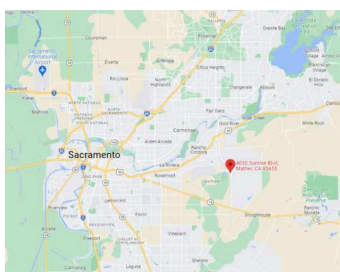
Raley's  
ARCO AM/PM  
Chase Bank  
Starbucks  
Great Clips

### LEASING CONTACT

Josh O'Toole  
Mobile (801) 698-8080  
jotoole@phillipsedison.com

### MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



### LOCATION

4030 Sunrise Blvd | Rancho Cordova, CA 95742

### PROPERTY HIGHLIGHTS

- 87,815-square-foot community shopping center anchored by Raley's
- Other key tenants include Starbucks, Chase, Great Clips, The UPS Store, Pacific Dental and Arco AM/PM
- Population exceeds 92,400 people in a five-mile radius with an average household income greater than \$111,200



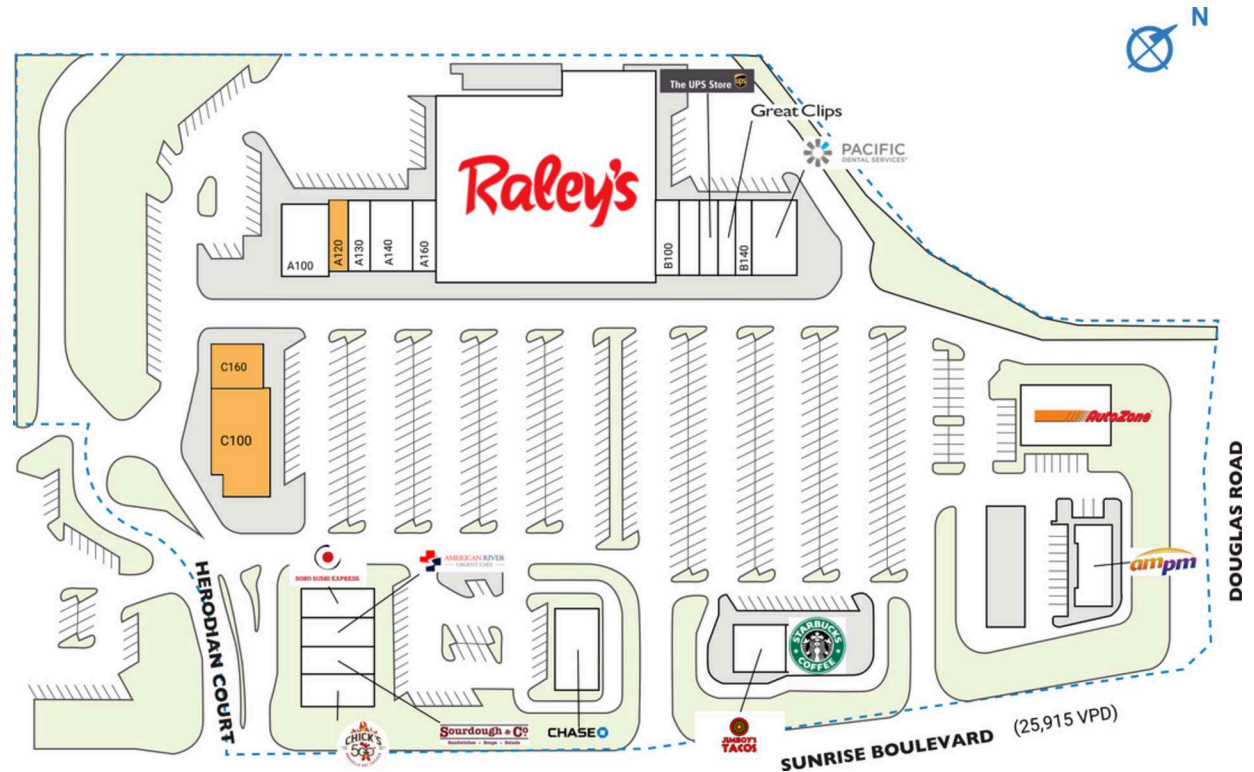
# SUNRIDGE PLAZA

4030 Sunrise Blvd | Rancho Cordova, CA 95742

SPACE	TENANT	SQ. FT.
A100	Go 4 Pizza	3,380 SF
A120	AVAILABLE	1,283 SF
A130	Sunridge Nail & Spa	1,400 SF
A140	Rocklin Park Veterinary Hospital	2,955 SF
A160	Juneberry Tea Lounge	1,400 SF
B100	Pan Bagels	1,425 SF
B120	The UPS Store	1,190 SF
B130	Great Clips	1,190 SF
B140	NG Cleaners	1,190 SF
B160	Pacific Dental	3,010 SF
C100	AVAILABLE	5,619 SF
C160	AVAILABLE	2,281 SF
D100	Chick's 500 Degrees	2,082 SF
D120	Sourdough and Co.	1,887 SF
D130	American River Urgent Care	1,972 SF
D140	Soho Sushi Express	2,114 SF
E100	Starbucks	2,250 SF
E120	Jimboy's Tacos	2,250 SF
MAJA	Raley's	39,991 SF
OUT3	Chase Bank	3,375 SF
OUT6	ARCO AM/PM	4,163 SF
TOTAL SQ. FT.		87,815

## SITE LEGEND

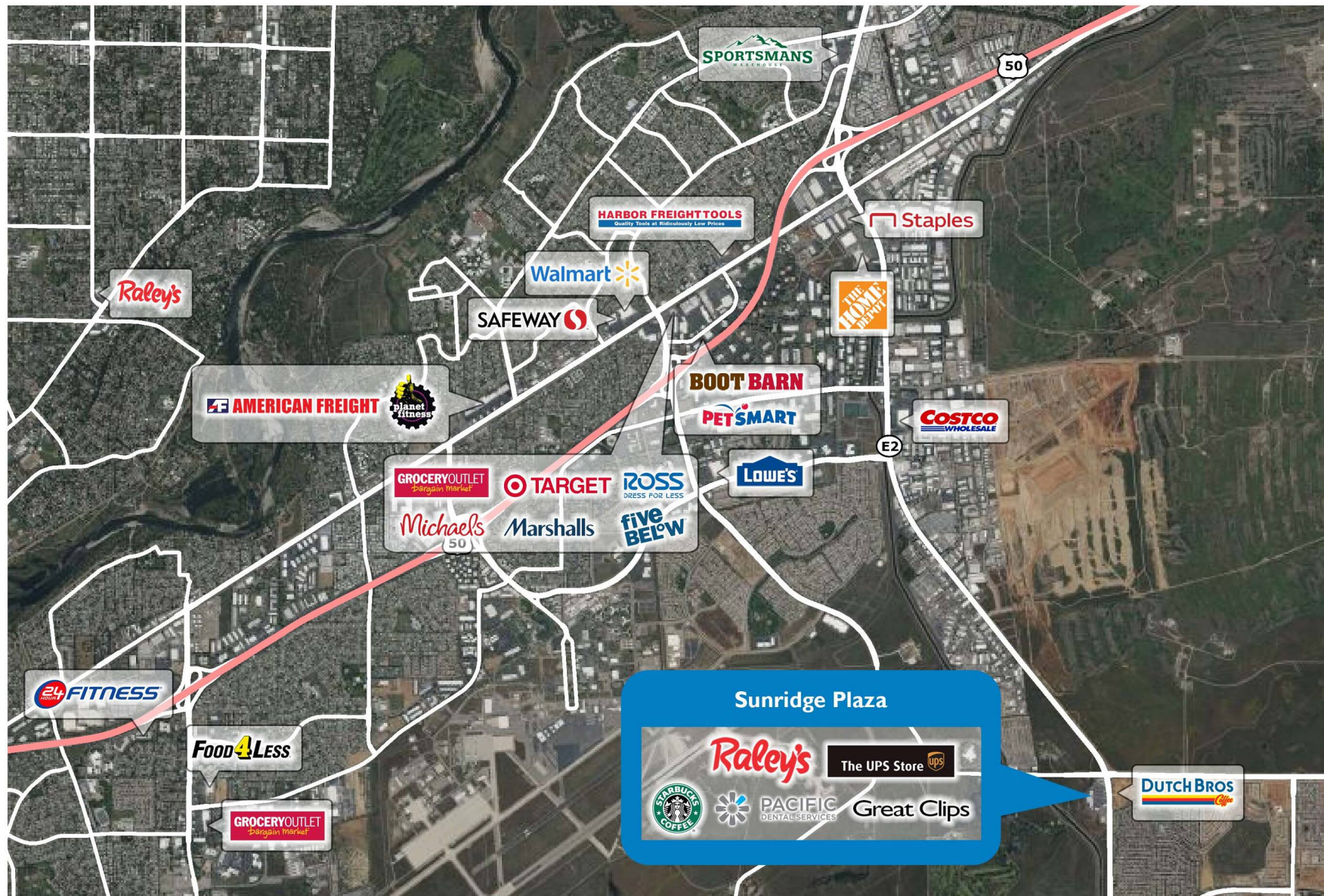
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: lightgray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	





# SUNRIDGE PLAZA

4030 Sunrise Blvd | Rancho Cordova, CA 95742



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.557485

Longitude: -121.244676

Sunridge Plaza Rancho Cordova, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	7,183	28,282	92,476
	2028 Projected Population	9,651	33,969	99,047
	2010 Census Population	4,819	16,470	76,149
	2000 Census Population	58	1,479	61,445
	1990 Census Population	497	6,875	58,319
	Historical Annual Growth 1990 to 2000	-19.32%	-14.25%	0.52%
	Historical Annual Growth 2000 to 2010	55.55%	27.26%	2.17%
	Estimated Annual Growth 2010 to 2023	2.95%	4.01%	1.42%
	Projected Annual Growth 2023 to 2028	6.08%	3.73%	1.38%
	Median Age	36.6	37.9	38.3
Households	Q4 2023 Estimated Households	1,995	8,683	32,713
	2028 Projected Households	2,671	10,316	34,687
	2010 Census Households	1,443	5,240	27,673
	2000 Census Households	20	603	22,924
	1990 Census Households	245	2,267	21,535
	Historical Annual Growth 1990 to 2000	-22.18%	-12.40%	0.63%
	Historical Annual Growth 2000 to 2010	53.44%	24.13%	1.90%
	Estimated Annual Growth 2010 to 2023	2.38%	3.74%	1.22%
	Projected Annual Growth 2023 to 2028	6.01%	3.51%	1.18%
	Population per Household	3.60	3.24	2.81
Population by Race	White	41.6%	43.0%	46.8%
	Black or African American	7.7%	7.4%	9.0%
	Asian & Pacific Islander	30.1%	26.4%	15.7%
	Other Races	7.4%	9.1%	8.2%
	Hispanic Population	13.2%	14.1%	20.3%
Income	Average Household Income	\$160,684	\$154,039	\$111,242
	Median Household Income	\$137,233	\$136,145	\$91,192
	Per Capita Income	\$44,681	\$47,468	\$39,535
Education (Age 25+)	Elementary	2.4%	2.0%	4.3%
	Some High School	1.8%	2.3%	5.5%
	High School Graduate	13.3%	15.2%	20.7%
	Some College	22.8%	25.0%	25.5%
	Associates Degree Only	5.6%	9.0%	10.4%
	Bachelors Degree Only	33.6%	31.4%	22.7%
	Graduate Degree	20.4%	15.2%	10.8%
Business	Number of Businesses	103	1,356	4,661
	Total Number of Employees	1,038	15,730	54,808
	Employees per Business	10.12	11.60	11.76
	Residential Population per Business	70.00	20.86	19.84

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.