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# GOLD RIVER TOWN CENTRE

SEC Sunrise Boulevard & Gold Country Boulevard  
GOLD RIVER, CA

# 1.5 Million Annual Visits

SOURCE: PLACER AI



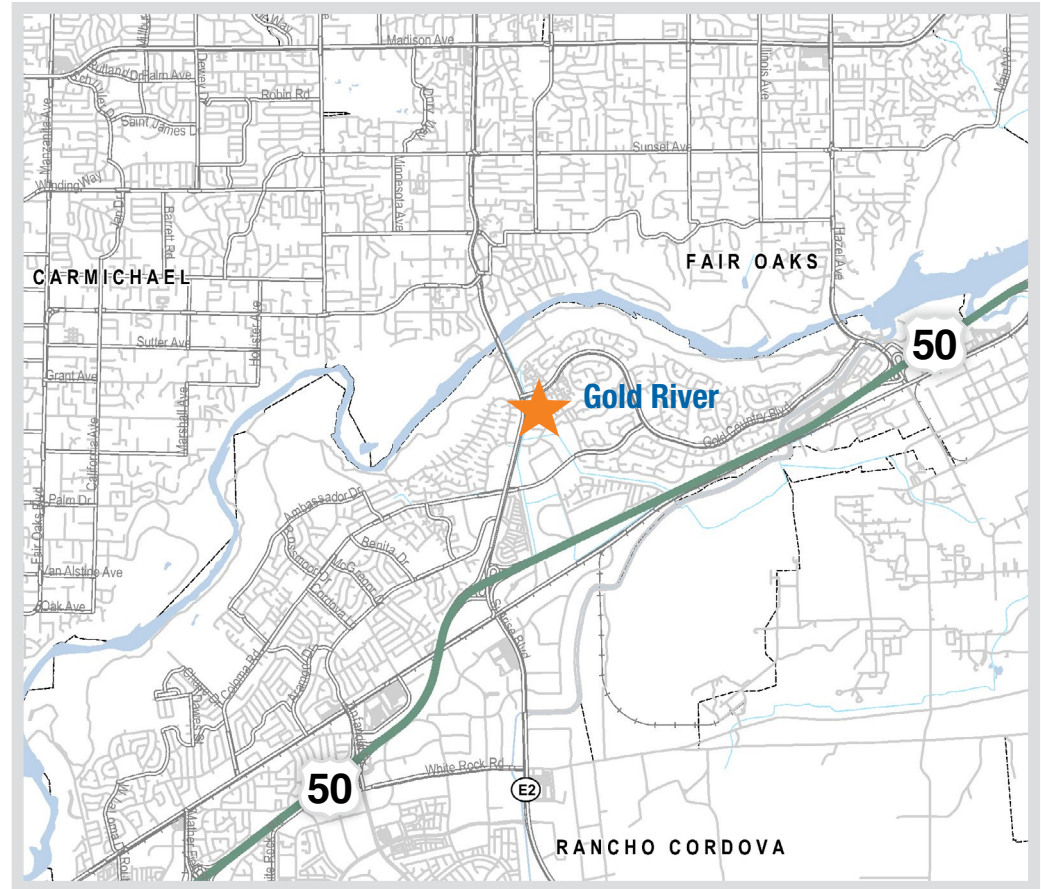
# PROPERTY OVERVIEW

Gold River Town Centre is located at the southeast corner of Sunrise Boulevard and Gold Country Boulevard in the upscale community of Gold River, California.

The ±139,470 square foot neighborhood center is anchored by Bel Air and Pet Supplies Plus. Other notable tenants include Wells Fargo, Jack's Urban Eats, Beach Hut Deli, Blaze Fast Fire'd Pizza and The Mimosa House.

The community of Gold River is an exclusive master-planned community that lies between the cities of Rancho Cordova on the South, Folsom on the East, the American River on the North and U. S. Highway 50 on the South. Gold River is made up of twenty-five single family home "villages" totaling nearly ±3,000 homes and spanning approximately 950 acres. Gold River Town Centre is the main retail center for approximately 7,700 residents in the community and also draws from the peripheral trade areas including Fair Oaks, Citrus Heights and Rancho Cordova.

Situated near the American River and US Highway 50, the center benefits from its exposure to outstanding traffic counts at ±81,370 ADT and excellent demographics such as above average household incomes, strong daytime population and population density.



## LOCATION

SEC Sunrise Boulevard &  
Gold Country Boulevard

Gold River, CA

## SQUARE FEET

±139,470

ANCHOR TENANT

**BEL AIR**

# PROPERTY TENANTS

## BELAIR



**JACK'S**  
SHRIMP & EGGS



**THE JOINT**  
...the chiropractic place

**WELLS FARGO**

**PET SUPPLIES PLUS**  
Minus the hassle.

Proposed Facade Remodel



Proposed Facade Remodel



# INTERSECTION AERIAL

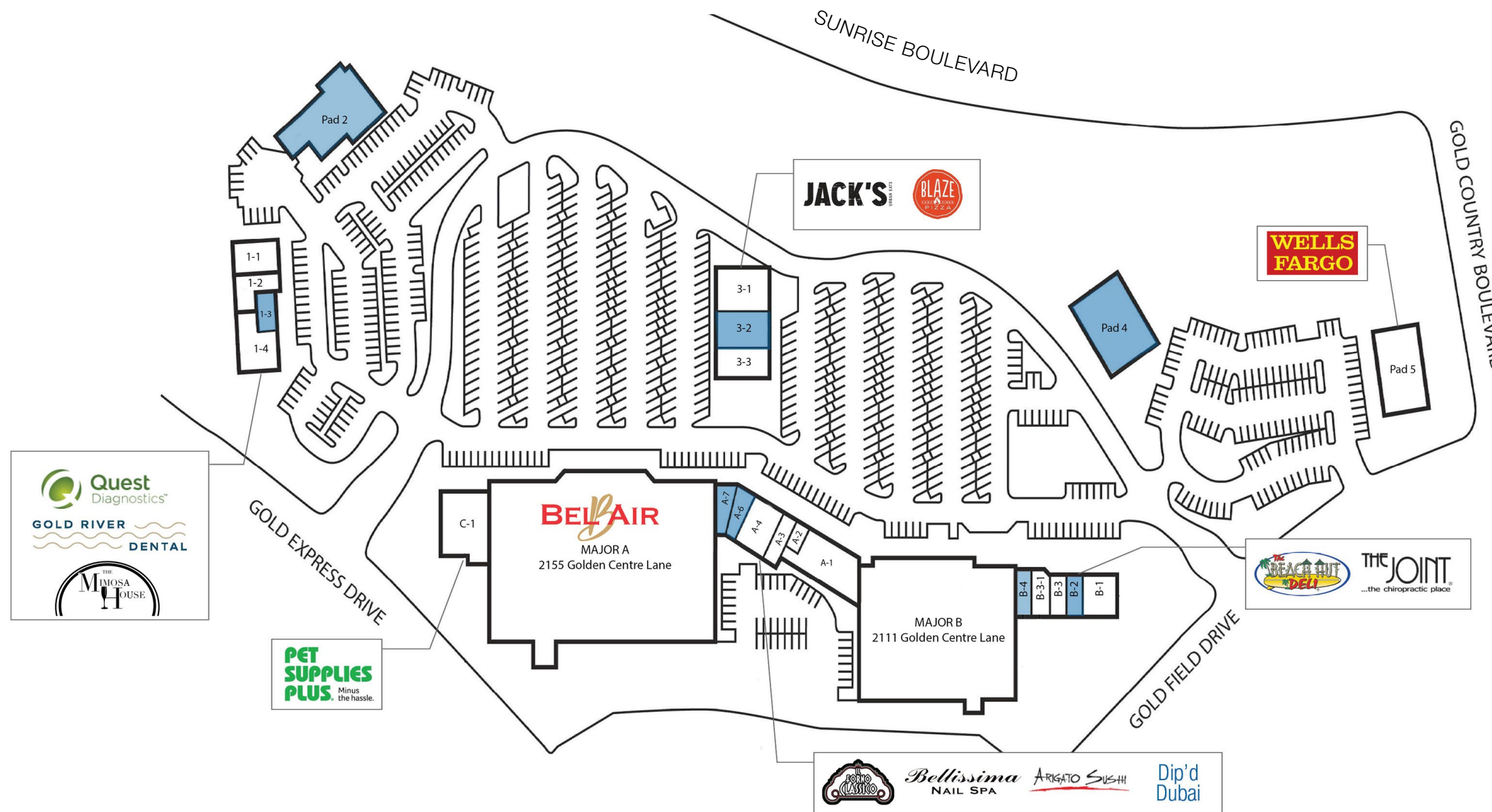


# TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2024 Total Population	9,386	77,867	257,892
 2024 Daytime Population	13,151	81,675	278,712
 2024 Total Employees	7,651	42,305	124,106
 2024 Total Households	4,457	32,325	104,187
 2024 Average Household Income	\$175,171	\$144,087	\$126,996
		Sunrise Blvd North of Gold Country Blvd	Coloma Rd South of Gold Country Blvd
 Traffic Counts		±81,370	±20,152

# SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major A	Bel Air	53,058
Major B	Lease Pending	31,609
A-1	Il Forno Classico	4,485
A-2	Dip'd Dubai	450
A-3	Bellissima Nail Spa	1,200
A-4	Arigato Sushi	2,400
A-6	AVAILABLE	1,320
A-7	AVAILABLE	915
B-1	Lease Executed	2,000
B-2	AVAILABLE	1,000
B-3	Beach Hut Deli	1,167
B-3-1	The Joint Chiropractic	1,003
B-4	AVAILABLE	1,110
C-1	Pet Supplies Plus	6,113
1-1	Quest Diagnostics	1,872
1-2	Gold River Dental	1,585
1-3	AVAILABLE	944
1-4	The Mimosa House	2,542
Pad 2	AVAILABLE	5,865
3-1	Jack's Urban Eats	3,000
3-2	AVAILABLE	2,295
3-3	Blaze Pizza	1,800
Pad 4	AVAILABLE	6,400
Pad 5	Wells Fargo	5,510



## GALLELLI RETAIL TEAM

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# GOLD RIVER RETAIL TRADE AREA





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