



A PROUD MEMBER OF
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RETAIL ADVISORS

AVAILABLE FOR LEASE

GOLD RIVER TOWN CENTRE

SEC Sunrise Boulevard & Gold Country Boulevard
GOLD RIVER, CA

1.5 Million Annual Visits

SOURCE: PLACER AI



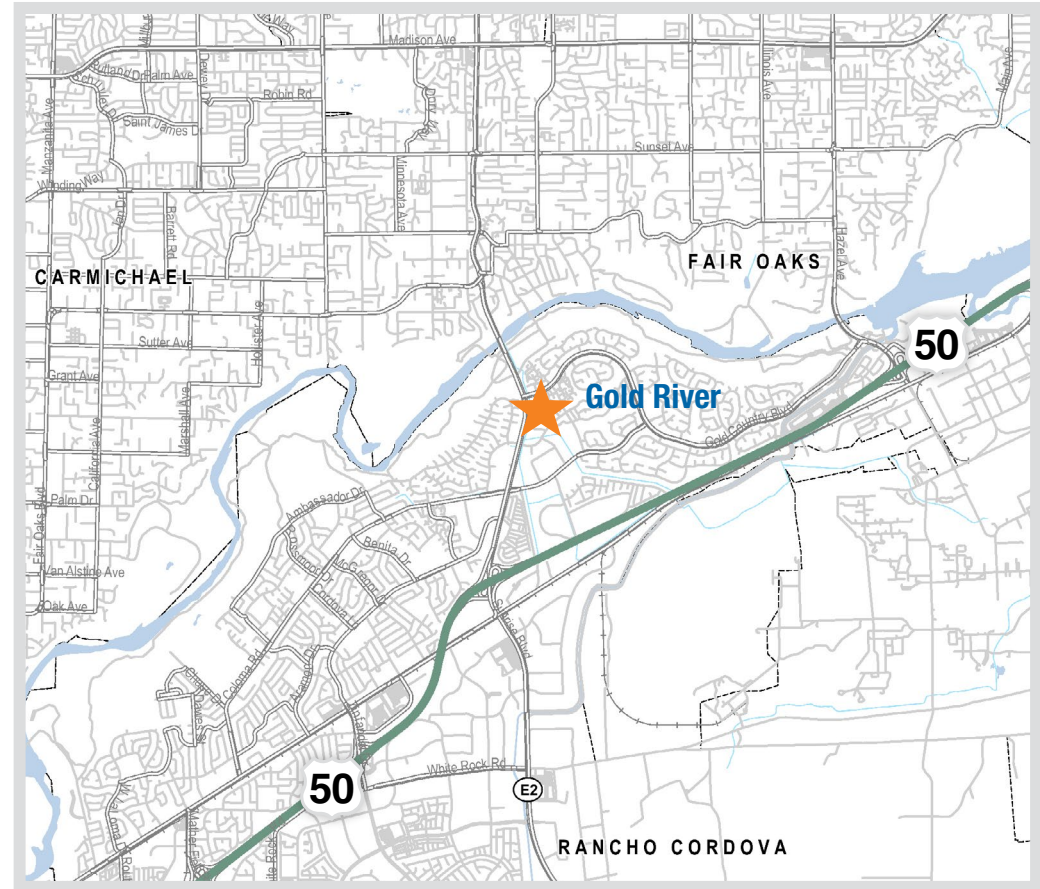
PROPERTY OVERVIEW

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
URBAN EATS



Quest
Diagnostics



THE JOINT
...the chiropractic place

WELLS
FARGO

PET
SUPPLIES
PLUS
Minus
the hassle.

Proposed Facade Remodel



Proposed Facade Remodel



INTERSECTION AERIAL



WELLS
FARGO

Gold Country Blvd

THE JOINT
...the chiropractic place

BEACH OUT
DELI

JOJO
CLASSICS

Bellissima
NAIL SPA

ARTISTO SUSHI

JACK'S

BLAZE

BELL AIR

PET
SUPPLIES
PLUS
Minus
the hassle.

Gold Field Drive

Gold Express Drive

Sunrise Blvd

#81,370 ADT

THE
MIMOSA
HOUSE

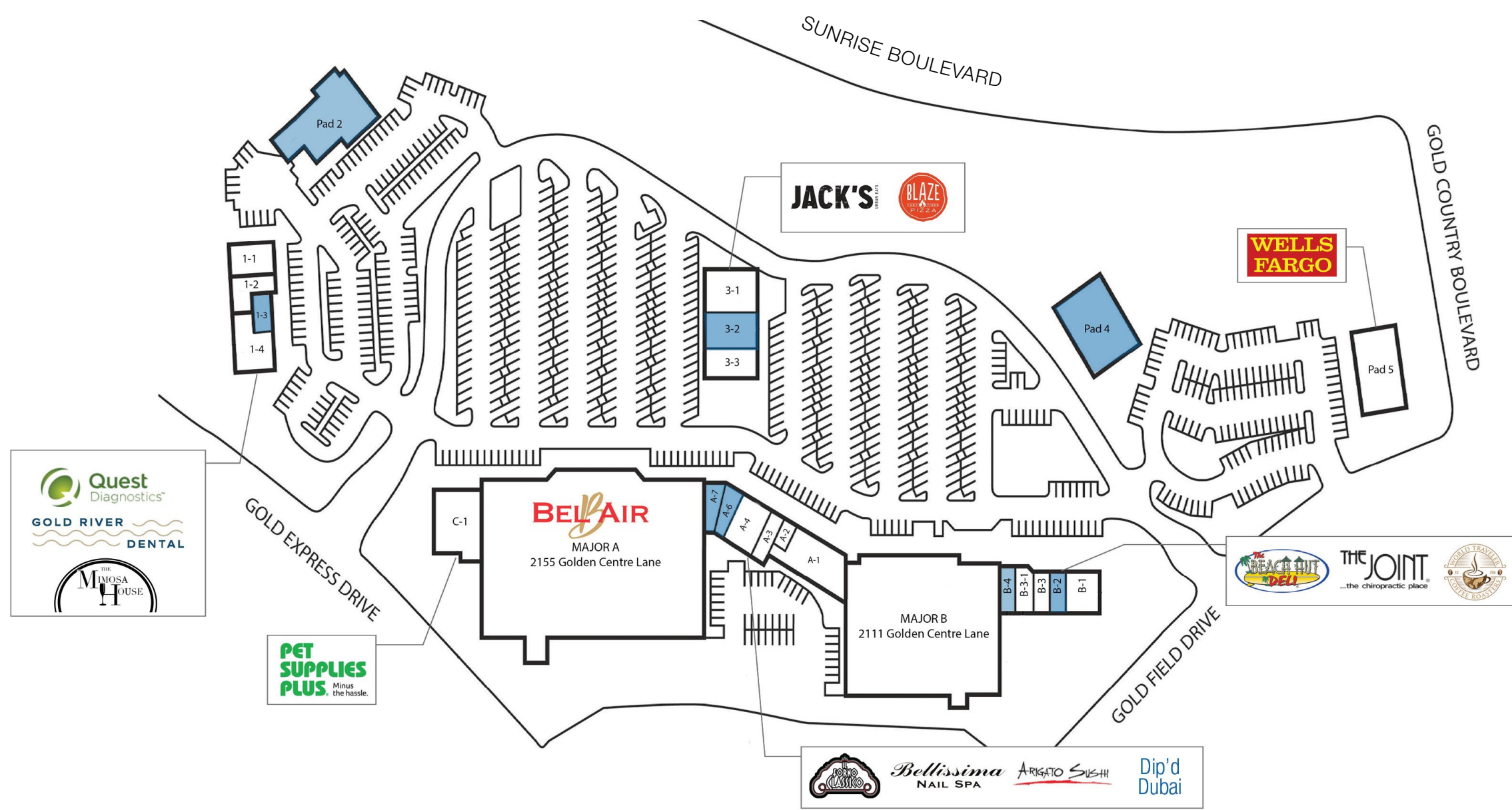
Quest
Diagnostics

TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2025 Total Population	9,516	80,297	263,904
 2025 Daytime Population	11,761	77,161	263,818
 2025 Total Employees	5,621	33,481	101,010
 2025 Total Households	4,467	32,991	105,537
 2025 Average Household Income	\$171,281	\$138,075	\$122,810
		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	Leased	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	World Traveler Coffee	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



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GOLD RIVER RETAIL TRADE AREA





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