



AVAILABLE FOR LEASE

# GOLD RIVER TOWN CENTRE

SEC Sunrise Boulevard & Gold Country Boulevard  
GOLD RIVER, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



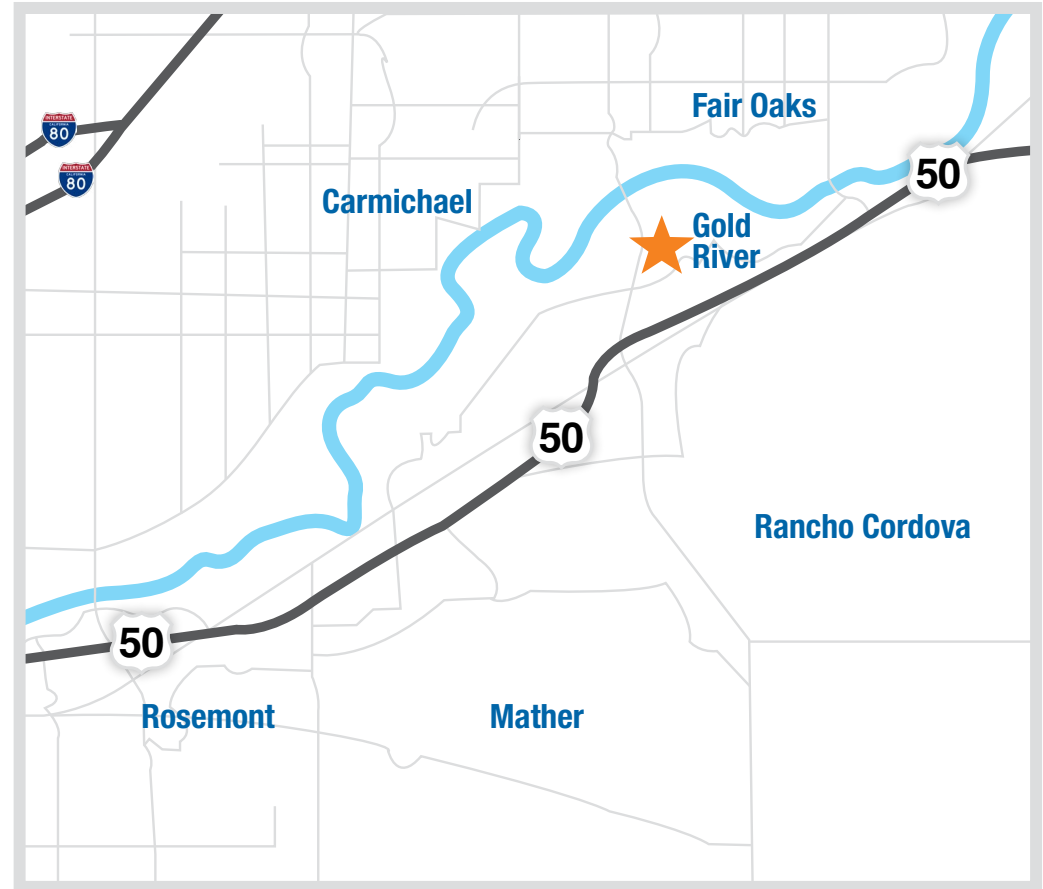
# PROPERTY OVERVIEW

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 Rite Aid. Other notable tenants include Wells Fargo, Starbucks, 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 members of 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 strong traffic counts 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 TENANTS



# PROPERTY TENANTS



# INTERSECTION AERIAL



WELLS FARGO

Gold Country Blvd

THE JOINT  
...the characteristic place



Bellissima  
NAIL SPA

Gold Field Drive

BELL AIR

Gold Express Drive

ARIGATO SUSHI

JACK'S



Sunrise Blvd

#82,567 ADT

# DEMOGRAPHICS

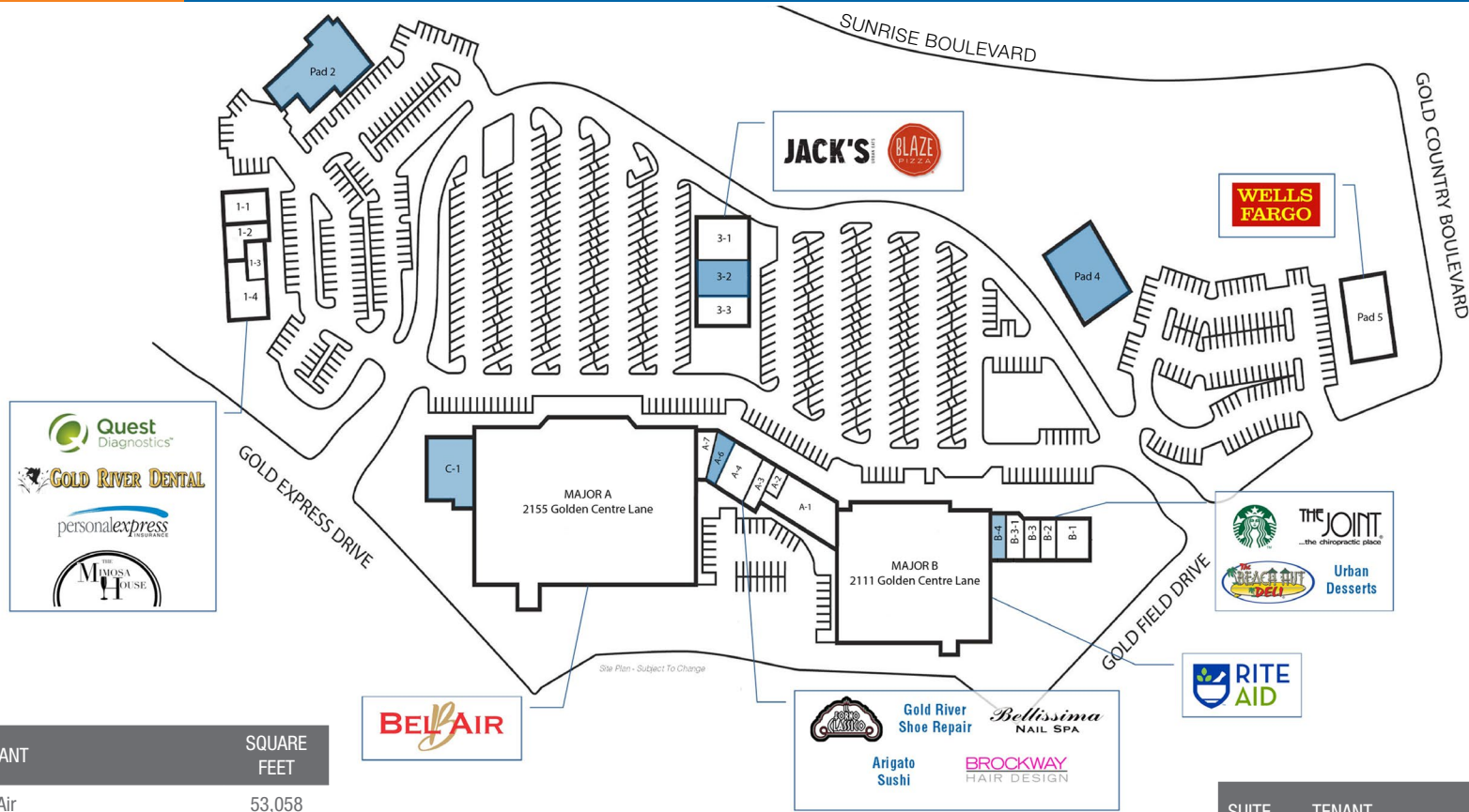


		1-MILE	3-MILE	5-MILE
2022 TOTAL POPULATION		9,849	82,464	267,184
2022 DAYTIME POPULATION		11,869	86,196	263,223
2022 TOTAL EMPLOYEES		6,145	38,774	110,556
2022 TOTAL HOUSEHOLDS		4,341	32,281	103,328
2022 AVERAGE HOUSEHOLD INCOME		\$124,552	\$114,688	\$99,575

## TRAFFIC COUNTS

SUNRISE BLVD North of Gold Country Blvd		82,567
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# SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major A	Bel Air	53,058
Major B	Rite Aid	31,609
A-1	Il Forno Classico	4,485
A-2	Gold River Shoe Repair	450
A-3	Bellissima Nail Spa	1,200
A-4	Arigato Sushi	2,400
A-6	AVAILABLE	1,320
A-7	Brockway Hair Design	915
B-1	Starbucks	2,000
B-2	Urban Desserts	1,000
B-3	Beach Hut Deli	1,167
B-3-1	The Joint Chiropractic	1,003
B-4	AVAILABLE	1,110



SUITE	TENANT	SQUARE FEET
C-1	AVAILABLE	6,113
1-1	Quest Diagnostics	1,872
1-2	Gold River Dental	1,585
1-3	Personal Express Ins. Services	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

# GOLD RIVER RETAIL TRADE AREA





**GALLELLI RETAIL TEAM**

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