

# VILLAGE MARKETPLACE

11220 GOLD EXPRESS DRIVE &  
2220 GOLD SPRINGS COURT

OFFICE AND RETAIL SPACE  
AVAILABLE FOR LEASE



**TURTON**  
COMMERCIAL REAL ESTATE



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# THE OPPORTUNITY

980-2,642  
SF AVAILABLE

\$2.00-\$2.25  
PER SF MG

ABUNDANT  
PARKING

EXTENSIVE  
WINDOW LINES

*A UNIQUE AND UPSCALE LEASE OPPORTUNITY IN THE GOLD RIVER SUBMARKET.*

Turton Commercial Real Estate is pleased to present the Village Marketplace. Built in the late 1980s, the single-story complex boasts elegant red brick construction that creates a lasting appeal and has withstood the test of time. Large exterior columns, arched entry ways, and low pitch roofs promote the contemporary architecture that is highly desirable in today's market. Mature

landscaping and extensive window lines beautifully accentuate the masonry, producing a tranquil park-like setting to conduct business. The complex is situated in close proximity to numerous first class amenities, including Bel-Air Village, Gold River Racquet Club and the American River Bike Trail. Established restaurants like Zinfandel California Cuisine

and Chevy's Fresh Mex already call the Village Marketplace home, as well as tenants American River Bank and Creative Design Interiors. The complex can accommodate a variety of uses ranging from office, medical, restaurant and retail.



SUITE 403+404

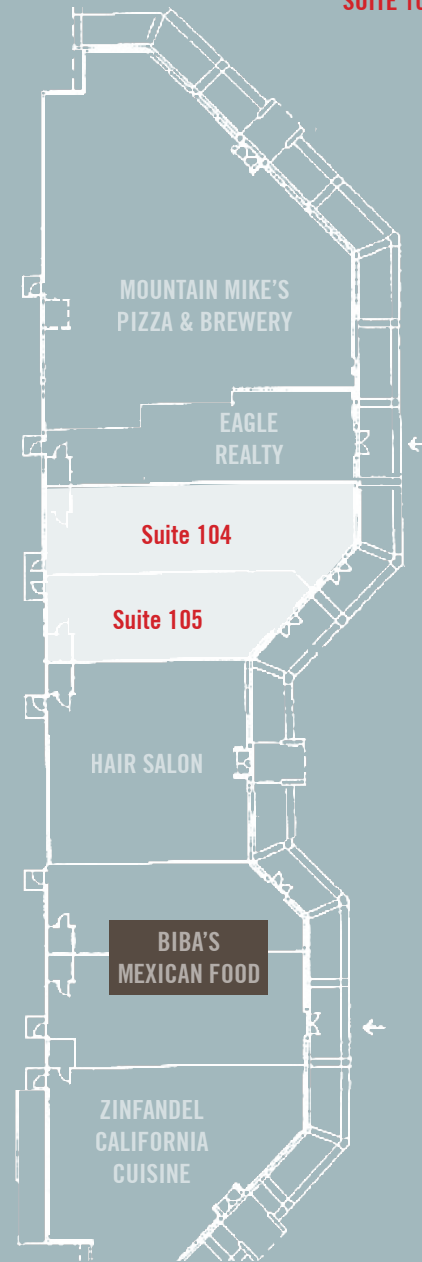


# CENTER DIRECTORY

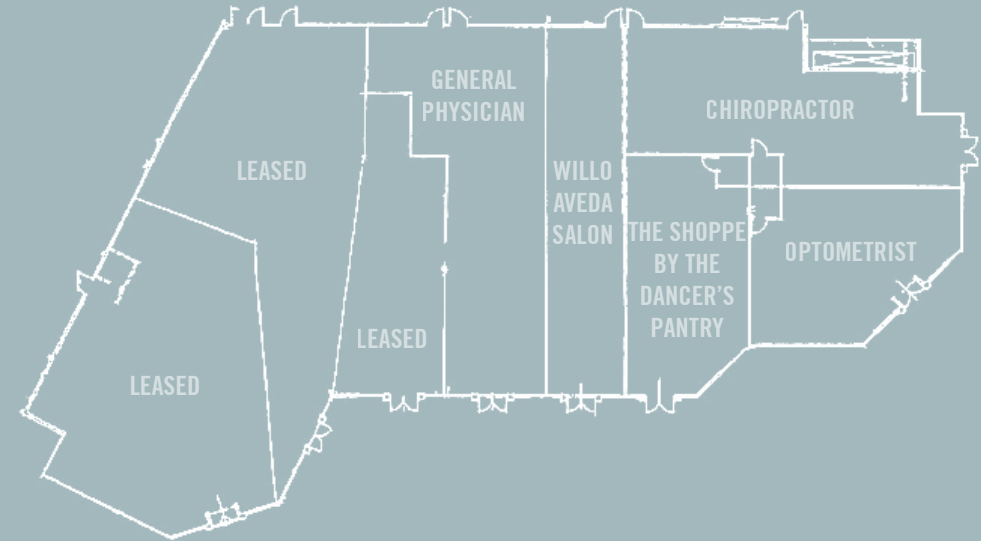
- EXCELLENT LOCATION IN PRESTIGIOUS GOLD RIVER AREA
- PROFESSIONAL RETAIL AND OFFICE SPACES AVAILABLE
- SUITES RANGING FROM 980-2,642 SF
- ABUNDANT PARKING
- EASY INGRESS AND EGRESS TO SUNRISE BOULEVARD
- EXCELLENT DEMOGRAPHICS
- HIGH TRAFFIC COUNTS
- EXTENSIVE WINDOW LINES
- GREAT TENANT MIX
- PROFESSIONALLY MANAGED
- CLOSE PROXIMITY TO BEL-AIR VILLAGE AND GOLD RIVER RACQUET CLUB
- EASY ACCESS TO SUNRISE BOULEVARD AND HIGHWAY 50
- SURROUNDED BY MANY FIRST CLASS AMENITIES

## BUILDING 1

SUITE 104 + 105 = 2,642 SF

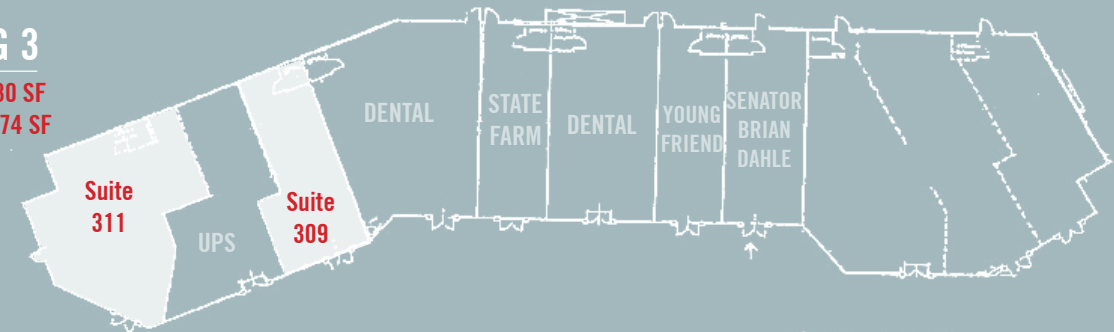


## BUILDING 2



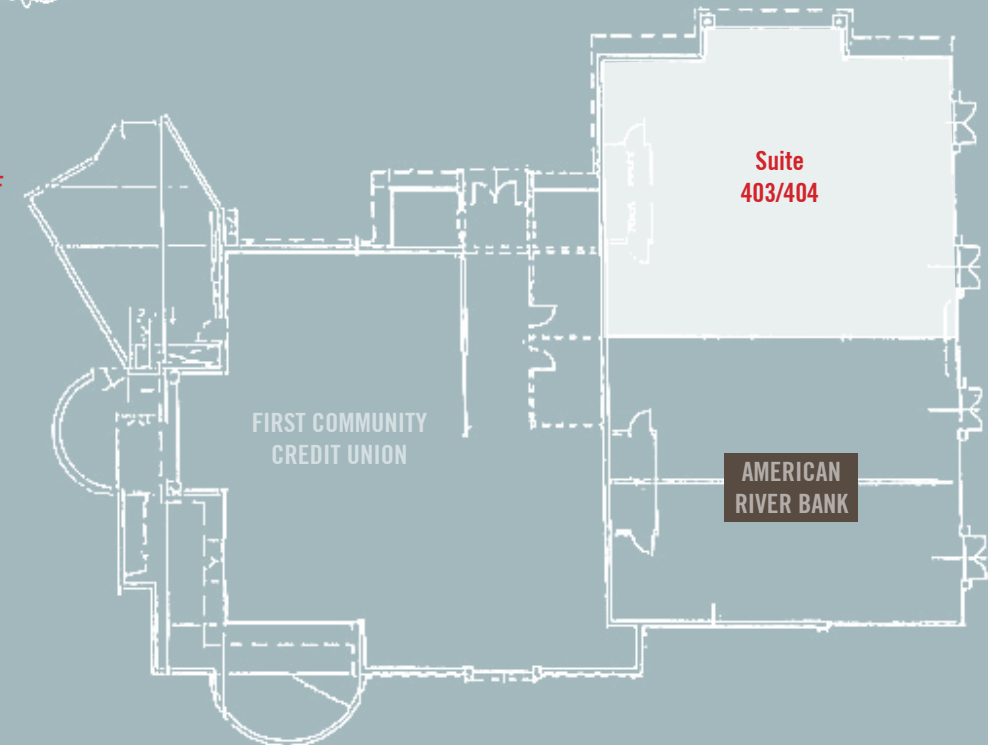
## BUILDING 3

SUITE 309 = 980 SF  
Suite 311 = 1,874 SF



## BUILDING 4

SUITE 403/404 = 2,406 SF



**1 THE OPPORTUNITY**  
VILLAGE MARKETPLACE

# LEASE AVAILABILITY

\*Contact broker for further details or to schedule a tour

## BUILDING 1

**Suite:** 104 + 105  
**Available SF:** ± 2,642 SF  
**Lease Rate:** \$2.00 / SF Modified Gross  
**Layout:** Open space with office, copy room & shared bathrooms



## BUILDING 3

**Suite:** 311  
**Available SF:** ± 1,874 SF  
**Lease Rate:** \$2.25 / SF Modified Gross  
**Layout:** Open space with 2 private offices + bathroom  
**Bonus:** End cap space with street exposure

**Suite:** 309  
**Available SF:** ± 980 SF  
**Lease Rate:** \$2.00 / SF Modified Gross  
**Layout:** Lobby, 2 large offices + bathroom

Suite: 311



Suite: 309



## BUILDING 4

**Suite:** 403 + 404  
**Available SF:** ± 2,406 SF  
**Lease Rate:** \$2.25 / SF Modified Gross  
**Layout:** Lobby, open space, back office, kitchen/break room + bathroom



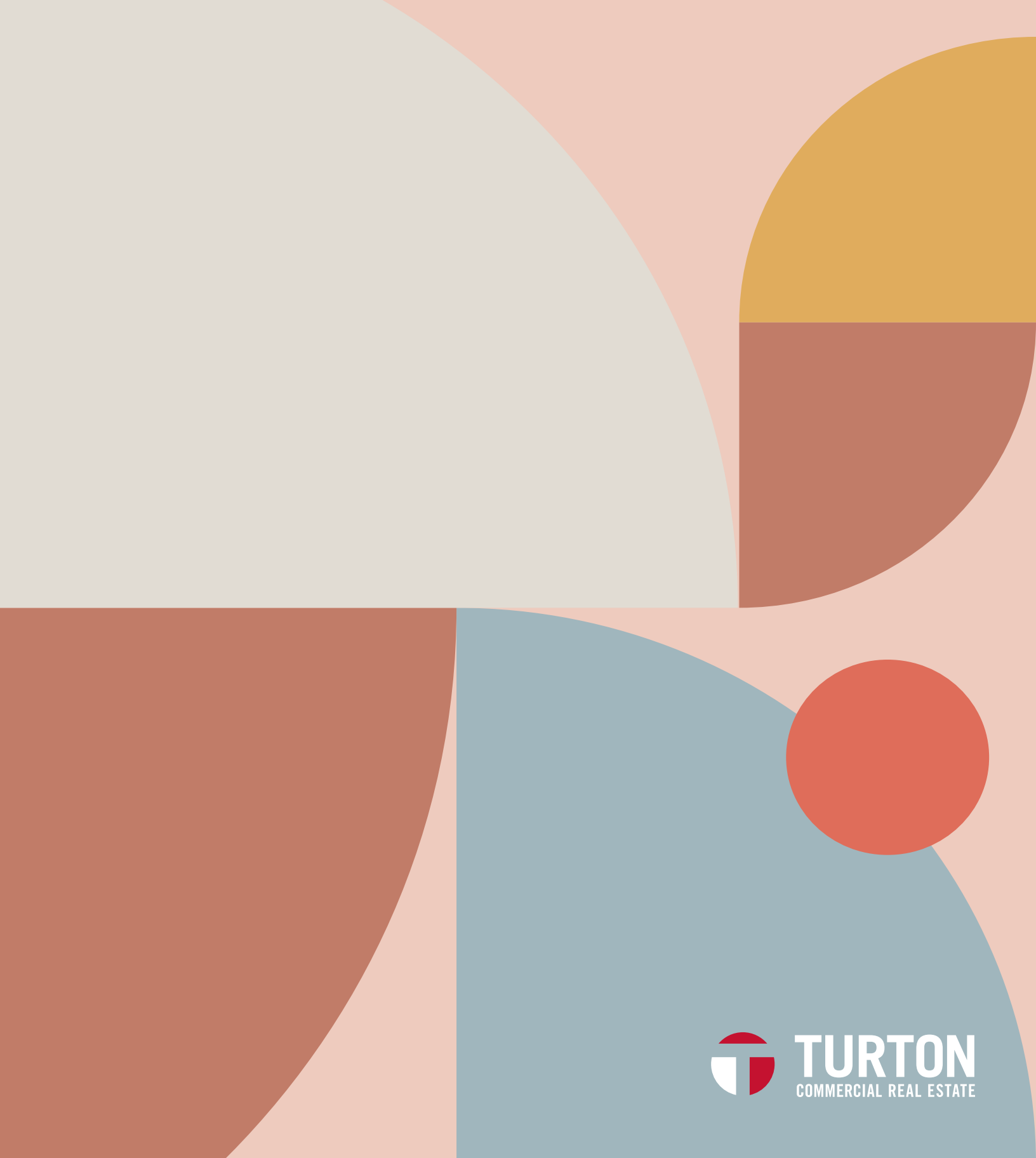


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