

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.

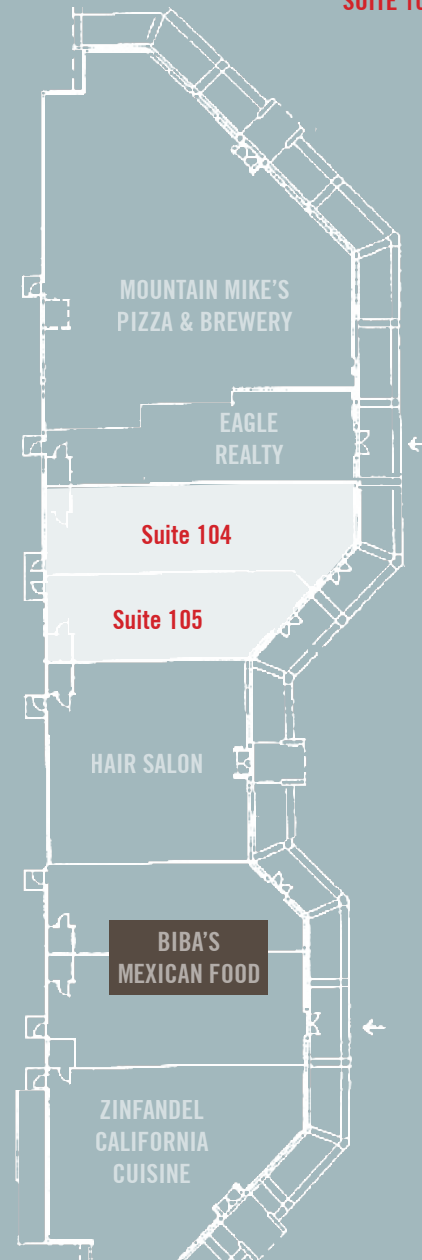
The complex can accommodate a variety of uses ranging from office, medical, restaurant and retail.



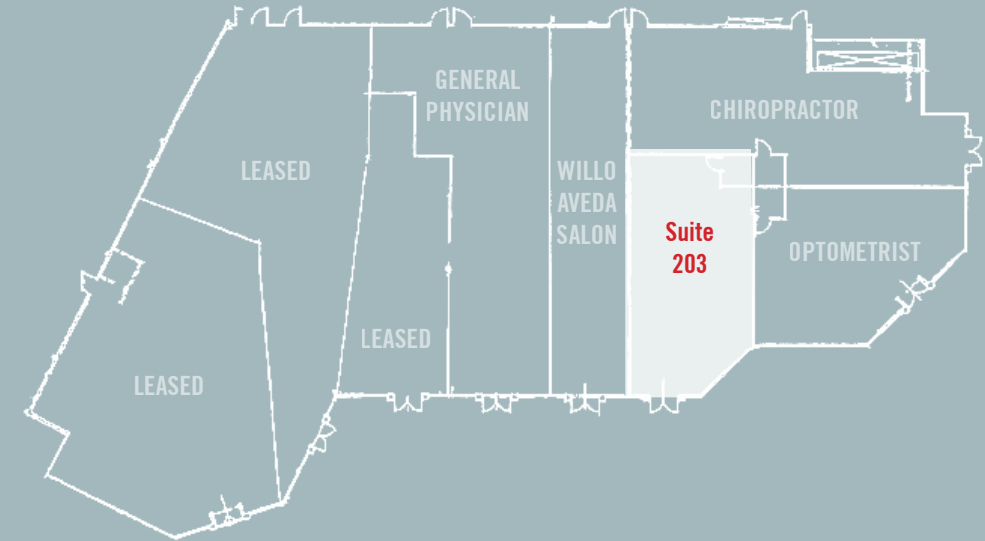
CENTER DIRECTORY

- 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

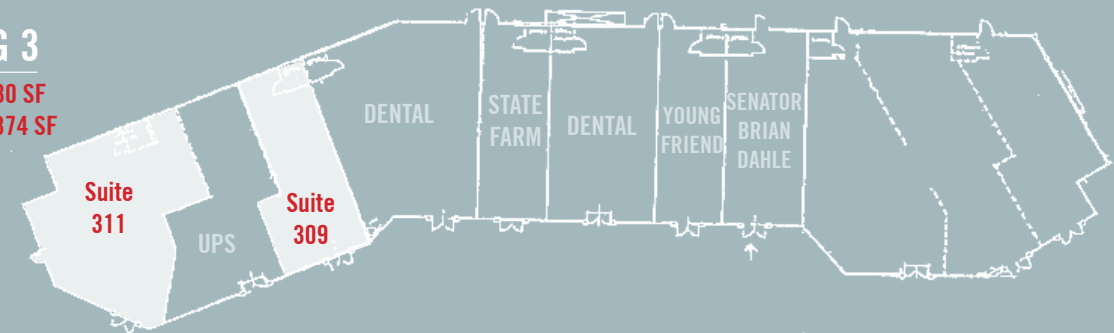
BUILDING 1
SUITE 104 + 105 = 2,642 SF



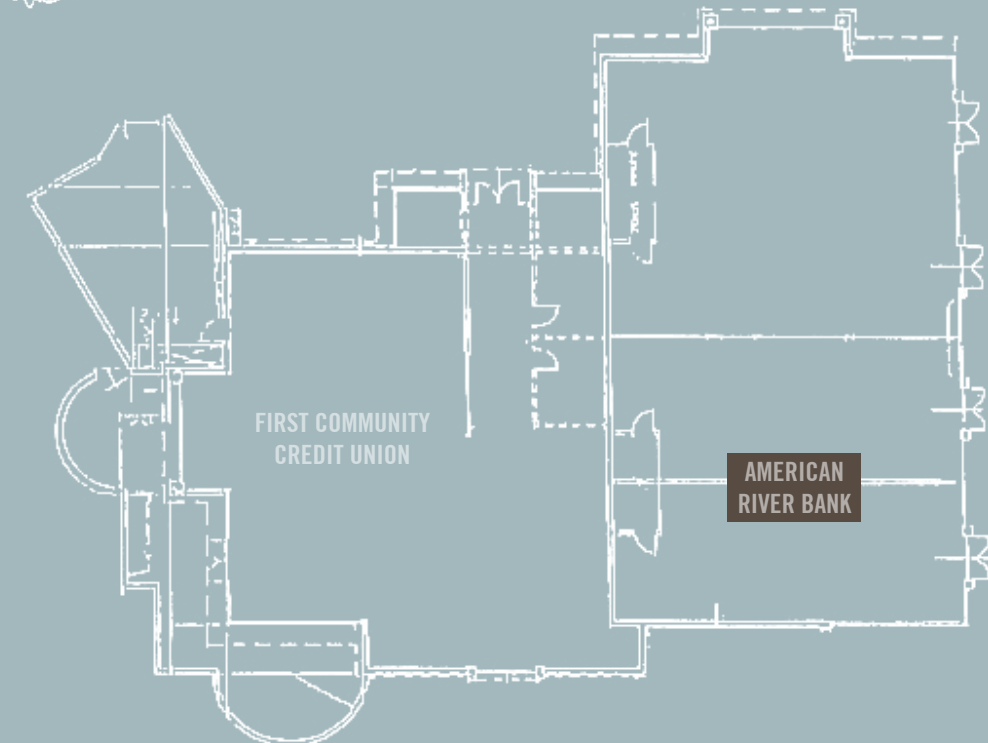
BUILDING 2
SUITE 203 = 1,408 SF



BUILDING 3
SUITE 309 = 980 SF
SUITE 311 = 1,874 SF



BUILDING 4
FULLY LEASED



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 office, copy room & shared bathrooms

BUILDING 2

Suite: 203
Available SF: ± 1,408 SF
Lease Rate: \$2.00 / SF Modified Gross
Layout: Open space, window line, changing rooms, private restroom

BUILDING 3

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

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



THE LOCATION



7.8K
RESIDENTS



\$171,800
MEDIAN HOUSEHOLD INCOME



\$789,069
MEDIAN HOME VALUE

PLACER AI
GOLD RIVER - 2026

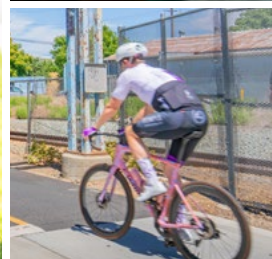
NEIGHBORHOOD RETAIL CENTER IN GOLD RIVER SERVING A HIGH-INCOME COMMUNITY

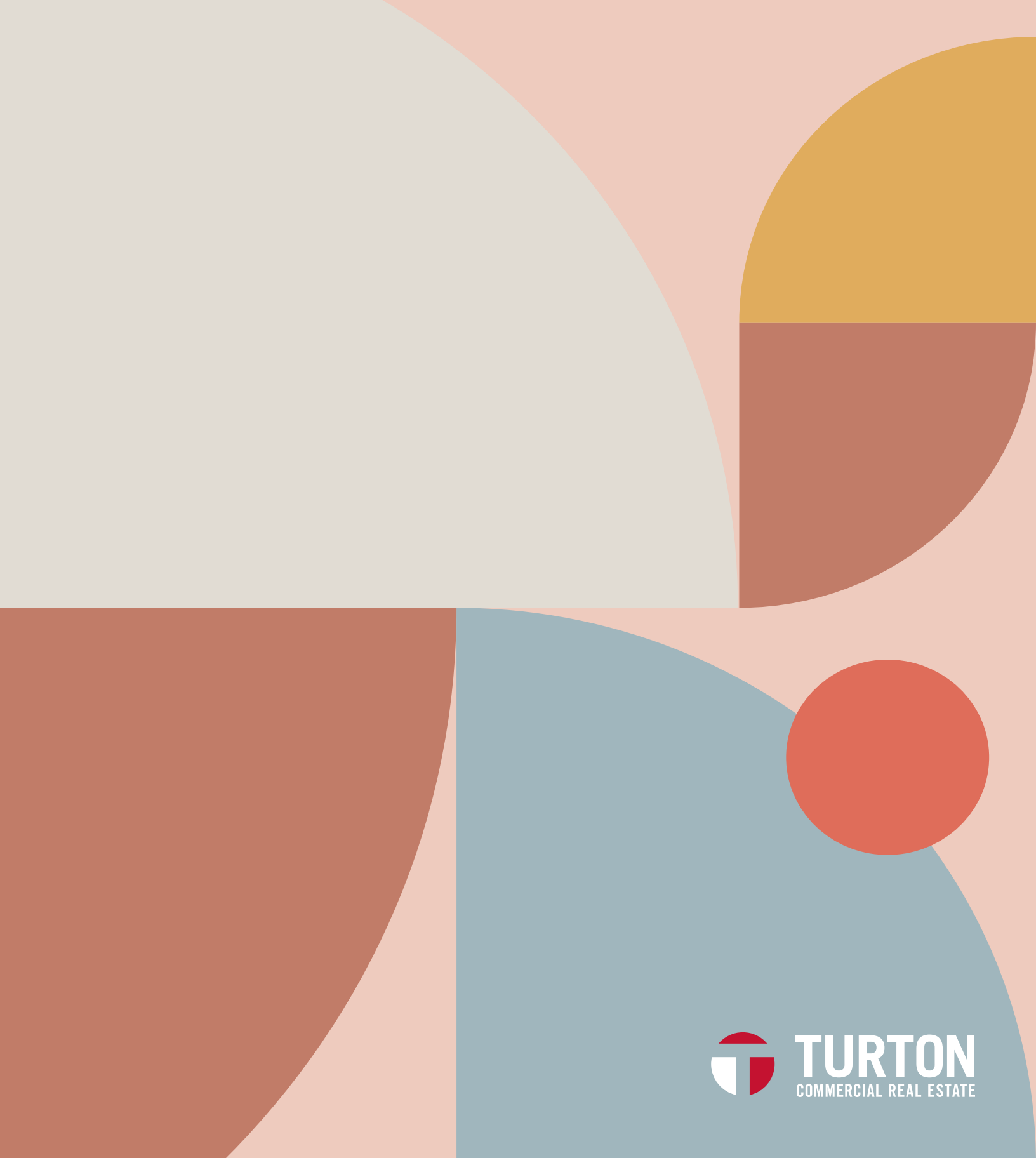
Village Marketplace is located in the heart of Gold River, one of the Sacramento region's most stable and affluent suburban communities. Positioned along the Gold River corridor just off Sunrise Boulevard, the center benefits from strong daily traffic patterns driven by surrounding residential neighborhoods, nearby office users, and consistent commuter flow between Rancho Cordova and Fair Oaks. This central positioning places Village Marketplace within a highly accessible, needs-based retail pocket where convenience and proximity drive repeat visitation. The immediate trade area is defined by high household incomes, established res-

idential communities, and a consumer base that prioritizes local, service-oriented retail. Village Marketplace functions as a true neighborhood center, catering to daily needs including dining, personal services, health and wellness, and specialty retail. Its proximity to the American River Parkway further enhances the area's draw, with consistent recreational traffic supporting food and beverage and experiential tenants throughout the week. The Property is also positioned to benefit from continued growth in nearby Downtown Cordova, where ongoing investment is reshaping the area into a more defined mixed-use district with new residential, re-

tail, and community-focused development. As Rancho Cordova continues to expand its live-work-play environment, Village Marketplace stands to capture increased consumer spillover from both new residents and daytime population growth.

With limited competing retail inventory nearby, Village Marketplace captures a loyal customer base from Gold River as well as adjacent communities. The combination of strong demographics, steady traffic patterns, and a built-in neighborhood consumer base positions the Property as a reliable location for retailers seeking consistent foot traffic and long-term stability within an in-fill Sacramento submarket.





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