

**FOR
OR SALE
LEASE**

**2810 ZINFANDEL DR
RANCHO CORDOVA, CA**

+/- 26,350 SF JR ANCHOR SPACE



**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

ZINFANDEL CROSSING

FOR SALE	SIZE	SALE PRICE	NOTES
2810 Zinfandel Dr.	+/- 26,350 SF on a 104,979 SF Parcel	\$3,950,000.00 (\$149.91 PSF)	2nd Generation Gym Space With GL Loading Door
FOR LEASE	SIZE	LEASE RATE	NOTES
2810 Zinfandel Dr.	+/- 26,350 SF Jr. Anchor Space	\$0.73 PSF, NNN (NNN COSTS: \$0.40, PSF)	2nd Generation Gym Space With GL Loading Door

PROPERTY HIGHLIGHTS:

- **GL Loading for Seamless Operations:** A ground-level loading door allows direct equipment access and flexible deliveries, rare for the corridor.
- **Zoning for Versatile Business Needs:** Zinfandel Crossing zoning offers CMU zoning for a wide range of industries: retail, office, R&D, and manufacturing.
- **Established Co-tenancy:** Tenant mix including Target, Walmart, Jersey Mike's, Funbox, and Chipotle attract retail customer traffic to the area.
- **Location:** Direct access to Highway 50 via Zinfandel Drive and the Sacramento RT System.
- **High-Traffic Daytime Area:** Large daytime population of over 50K+ workers in Rancho Cordova, enabling strong business opportunities and retail demand.



STRONG TRAFFIC COUNTS

ZINFANDEL DR: 24,987 ADT
FOLSOM BLVD: 18,930 ADT



AVERAGE
\$113,277
WITHIN 5 MILE
HOUSEHOLD INCOME



PROPERTY ZONING
CMU (FBSP)
SACRAMENTO COUNTY

SITE PLAN

APN#: 072-0330-002-0000



High-Visibility Location:

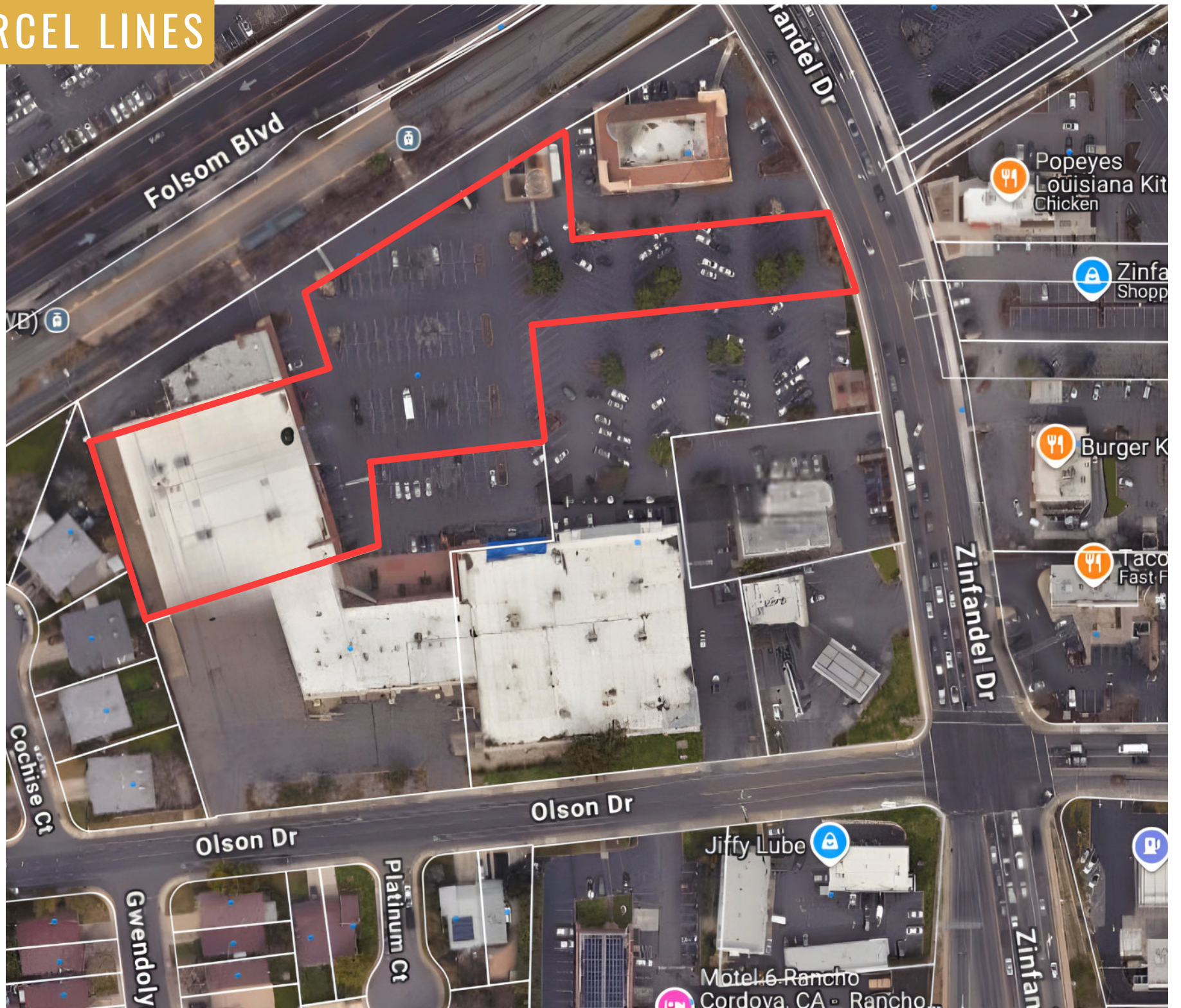
Surrounded by national retailers: Walmart, Safeway, Target, and Grocery Outlet.

Strategic Market Reach:

19,340 people live within one mile and 222,518 live within five miles, with average household income ranging from \$89,000 within one mile and \$113,000 in a five-mile radius.

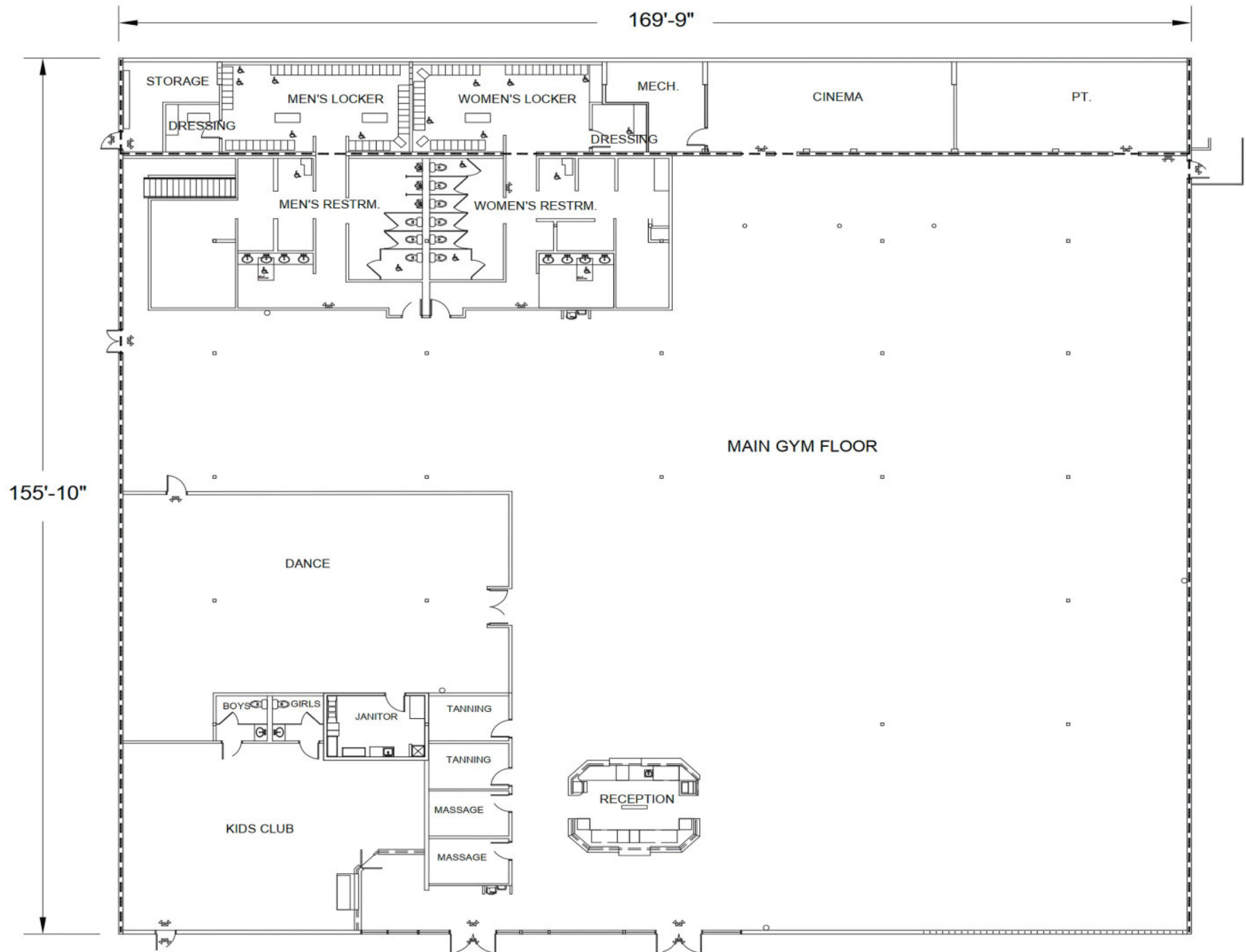
ZONING: CMU (FBSP)

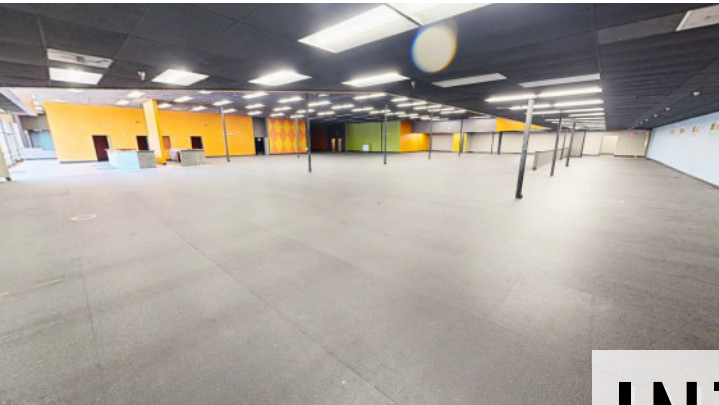
PARCEL LINES



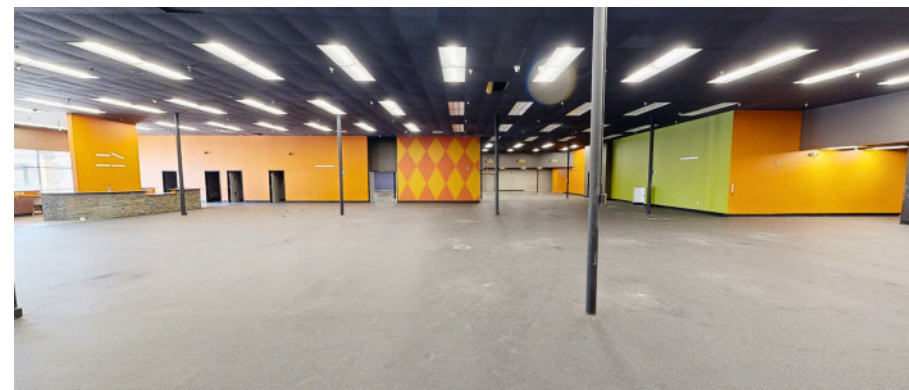
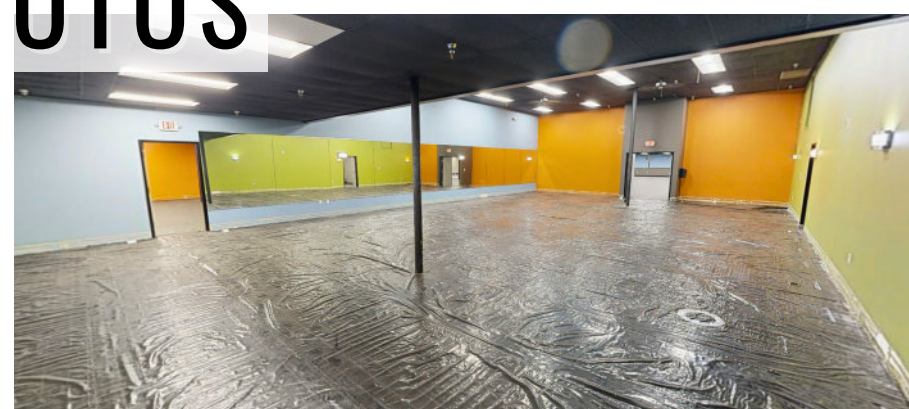
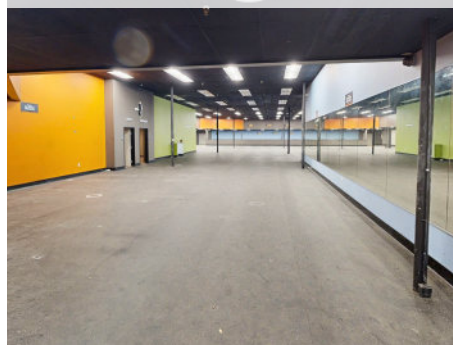
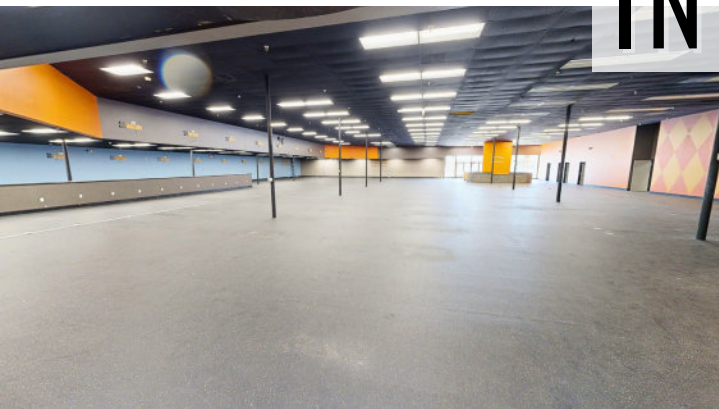
FLOOR PLAN

3D Tour
Click Here 





INTERIOR PHOTOS





EXTERIOR PHOTOS



Walmart Supercenter

Jack In the box

Bank of America

SAFEWAY

KP International MARKET

AutoZone

Golden1 SUPERCUTS

Michaels MAKE CREATIVITY HAPPEN

ULTA BEAUTY

THE HOME DEPOT

Tires LES SCHWAB

STAPLES

NAPA AUTO PARTS

Wendy's

CYCLE GEAR

BOOT BARN

PANDA EXPRESS CHINESE KITCHEN

SUBWAY

SUPERCUTS

MOD

PROPERTY LOCATION

99¢ only STORES

CHIPOTLE MEXICAN GRILL

am pm

Jersey Mike's SUBS

J

Target

Marshall's

Little Caesars

Starbucks

Jamba Juice

GROcery OUTLET bargain market

ROSS DRESS FOR LESS

Popeyes CHICKEN & BISCUITS

TACO BELL

BURGER KING

PET SMART

GameStop

Chevron

DEMOGRAPHIC SUMMARY REPORT

2810 ZINFANDEL DR, RANCHO CORDOVA, CA 95670



POPULATION

2024 ESTIMATE

1-MILE RADIUS	18,124
5-MILE RADIUS	223,727
10-MILE RADIUS	895,916

POPULATION

2029 PROJECTION

1-MILE RADIUS	18,203
5-MILE RADIUS	224,916
10-MILE RADIUS	902,815



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$88,823.00
5-MILE RADIUS	\$113,277.00
10-MILE RADIUS	\$101,183.00

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$80,343.00
5-MILE RADIUS	\$89,270.00
10-MILE RADIUS	\$77,950.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	8,868	133,416	472,887
BLACK	1,342	14,765	67,817
HISPANIC ORIGIN	5,064	40,320	202,989
AM.INDIAN & ALASKAN	295	2,093	10,694
ASIAN	1,958	23,360	109,687
HAWAIIAN/PACIFIC ISLANDER	187	1,526	7,780
OTHER	5,474	48,568	227,051

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OPPORTUNITY!



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