

**FOR
LEASE**

**3324 MATHER FIELD RD, RANCHO
10360 & 10376 ROCKINGHAM DR, CORDOVA, CA**

+/- 843 SF - 5,707 SF SUITES AVAILABLE



**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

ROCKINGHAM PLAZA



	AVAILABLE SPACES	LEASE RATE	SPACE NOTES:
BUILDING A:	+/- 1,458 SF	\$0.85 PSF, NNN NNN's = \$0.39 PSF	Warehouse/Flex Suites Available
BUILDING B:	+/- 1,127 - 5,707 SF	\$1.35 PSF, NNN NNN's = \$0.39 PSF	Retail/Office Suites Available
BUILDING C:	+/- 843 - 2,339 SF	\$1.35 PSF, NNN NNN's = \$0.39 PSF	Retail/Office Suites Available

- **Prominent Rockingham Plaza Visibility:** Located at the signalized intersection of Mather Field Road (23,546 ATC) and Rockingham Drive (22,314 ATC), offering excellent visibility on key thoroughfares connecting to HWY 50.
- **Strategic Location Near Key Facilities:** Close proximity to HWY 50, Mather Airport, and Mather VA Hospital, enhancing accessibility and convenience.
- **Robust Local Demographics:** High daytime population of over 100,000 within a three-mile radius and surrounded by residential neighborhoods with an average household income of \$129,525.
- **Flexible Space Options:** Availability ranging from ± 843 SF to $\pm 5,707$ SF to accommodate different business needs.
- **Extensive Property Size:** The property spans approximately $\pm 89,000$ square feet across ± 5.46 acres.
- **Enhanced Connectivity:** Situated on one of the main routes to HWY 50, which sees around 180,000 average daily traffic, ensuring high visibility and access.

SITE PLAN: ROCKINGHAM PLAZA

BUILDING B

	SUITE	TENANT	SIZE
1	10394	Kiki's Chicken	2,228 SF
2	10392A	Tax Office	1,168 SF
3	10392B	AVAILABLE	1,127 SF
4	10390	Office	2,230 SF
5	10388	Scurti Orthotics	2,175 SF
6	10384-86	Mt. Zion Church	4,598 SF
7	10380-82	CAT Exteriors	6,465 SF
8	10378A	AVAILABLE	3,015 SF
9	10376-78B	Storage	993 SF
10	10376A	AVAILABLE	2,692 SF

BUILDING A

	SUITE	TENANT	SIZE
1	10366A	Better Decisions	1,430 SF
2	10366B	GT Auto Sales	2,221 SF
3	10364A	AVAILABLE	1,458 SF
4	10364B	Auto Sales	1,051 SF
5	10360-62A	Blaze Food Trailers	3,642 SF
6	10360-62B	Blaze Food Trailers	3,643 SF



BUILDING C

	SUITE	TENANT	SIZE
1	3366	AVAILABLE	843 SF
2	3364	Barber	438 SF
3	3362	GeoMaps	905 SF
4	3360	Fusion Coffee	1,775 SF
5	3358	State Farm	1,900 SF
6	3356	Law Office	1,964 SF
7	3354	Aabica Medical	1,901 SF
8	3352	Tree City Auto	2,065 SF
9	3350	Tree City Auto	3,178 SF

	SUITE	TENANT	SIZE
10	3348	VCA Animal	4,012 SF
11	3346	AVAILABLE	2,339 SF
12	3344	Massage	3,360 SF
13	3342	AVAILABLE	929 SF
14	3340	Dentist	2,083 SF
15	3338	Metro by T-Mobile	922 SF
16	3338B	Storage	1,216 SF
17	3336	Cigarettes & More	2,128 SF
18	3334	Little Buddah	2,502 SF

	SUITE	TENANT	SIZE
19	3332	La Bonita	1,856 SF
20	3330	Opfer Flooring	5,534 SF
21	3330A	TL Salon	884 SF
22	3328	Sandwich Spot	1,775 SF
23	3328B	Storage	424 SF
24	3326	AVAILABLE	1,742 SF
25	3326B	Storage	575 SF
26	3324A	Ari Tailor	1,242 SF
27	3324B	Storage	1,127 SF

FLOOR PLAN

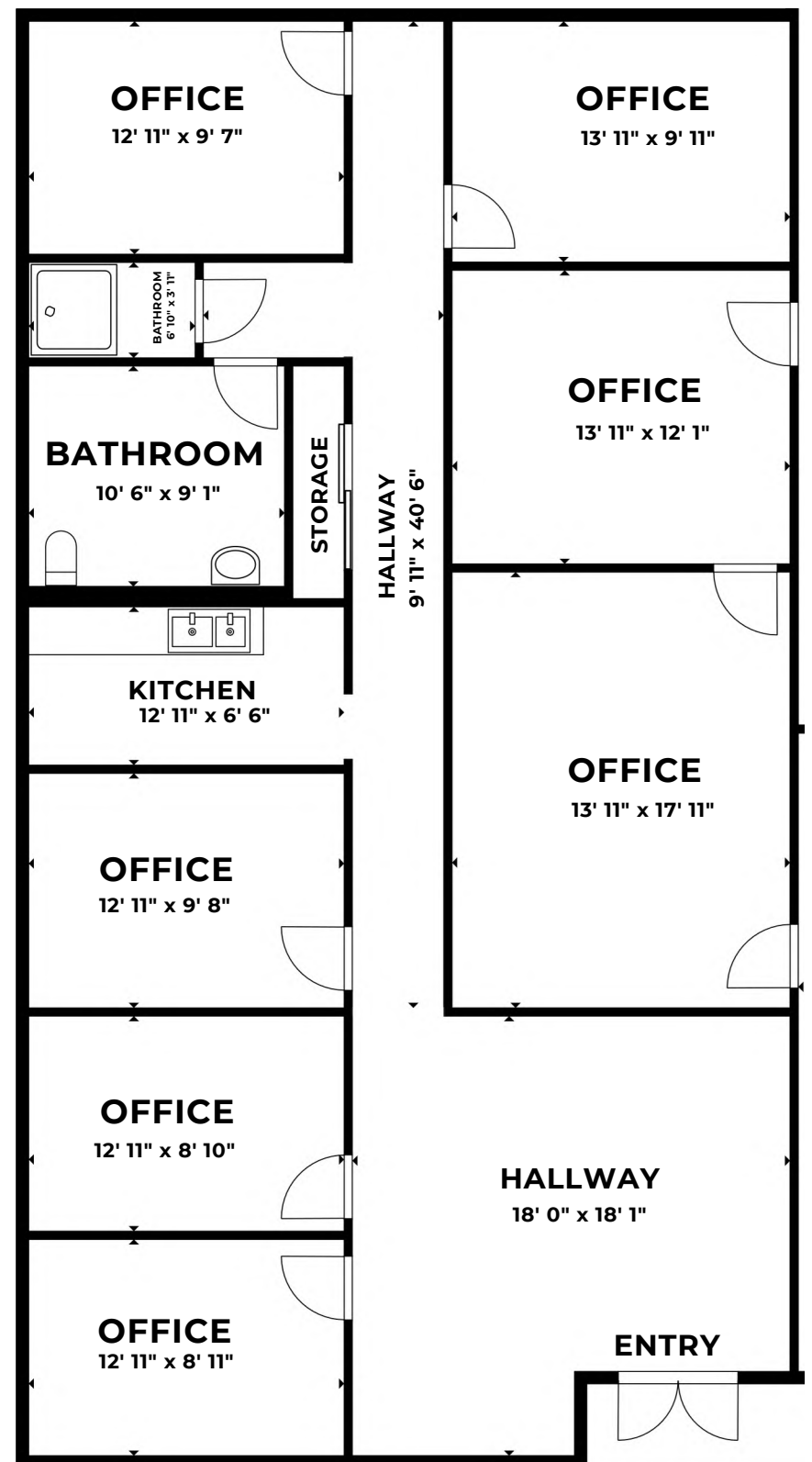
3-D Tour
Click Here



SUITE 10364A:

+/- 1,458 SQ. FT

\$0.85 PSF, NNN TRIPLE NET
\$0.39 PSF
PER MONTH



FLOOR PLAN

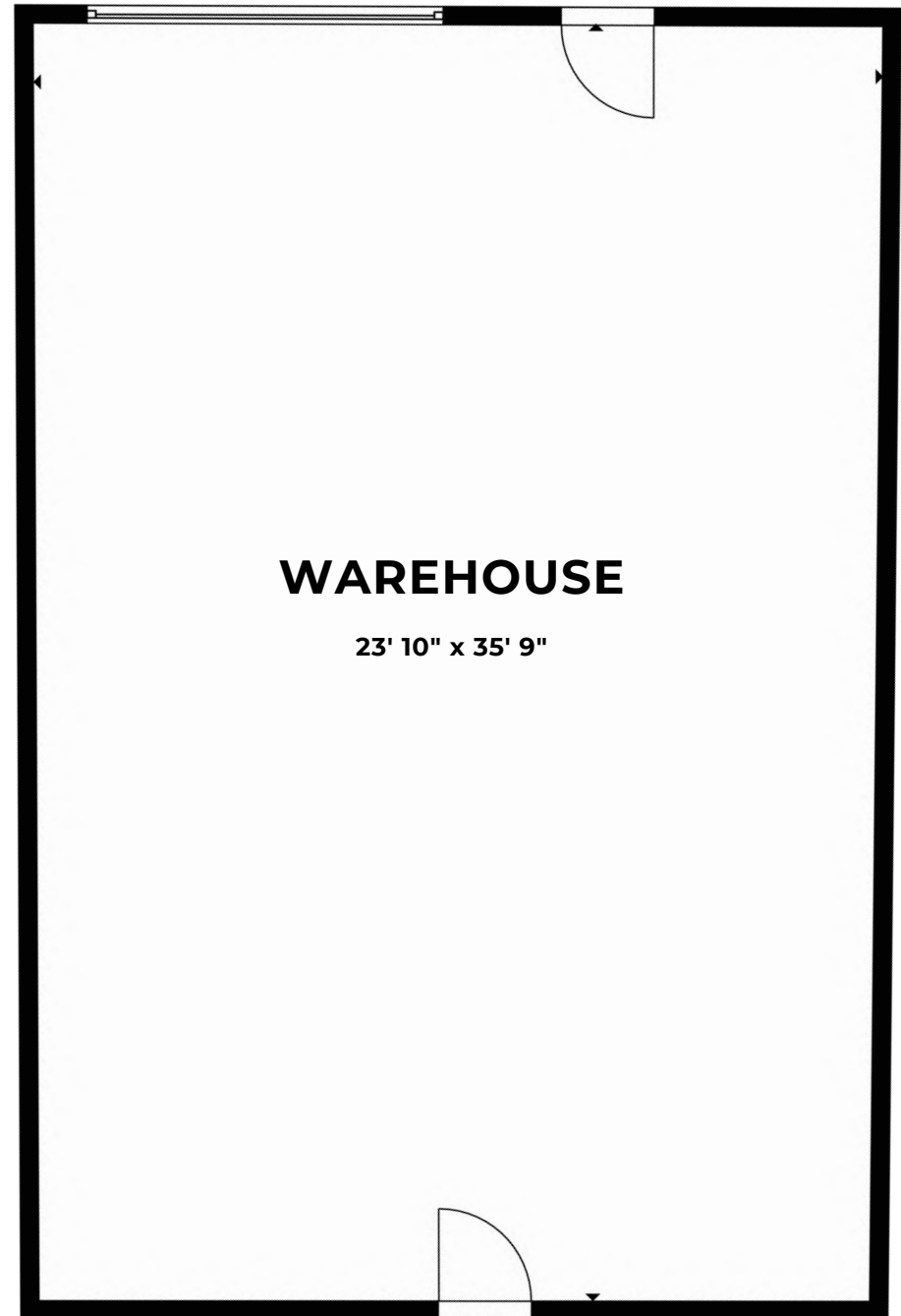
3-D Tour
Click Here



SUITE 10392B:

+/- 1,127 SQ. FT

\$1.35 PSF, NNN TRIPLE NET
\$0.39 PSF
PER MONTH



FLOOR PLAN

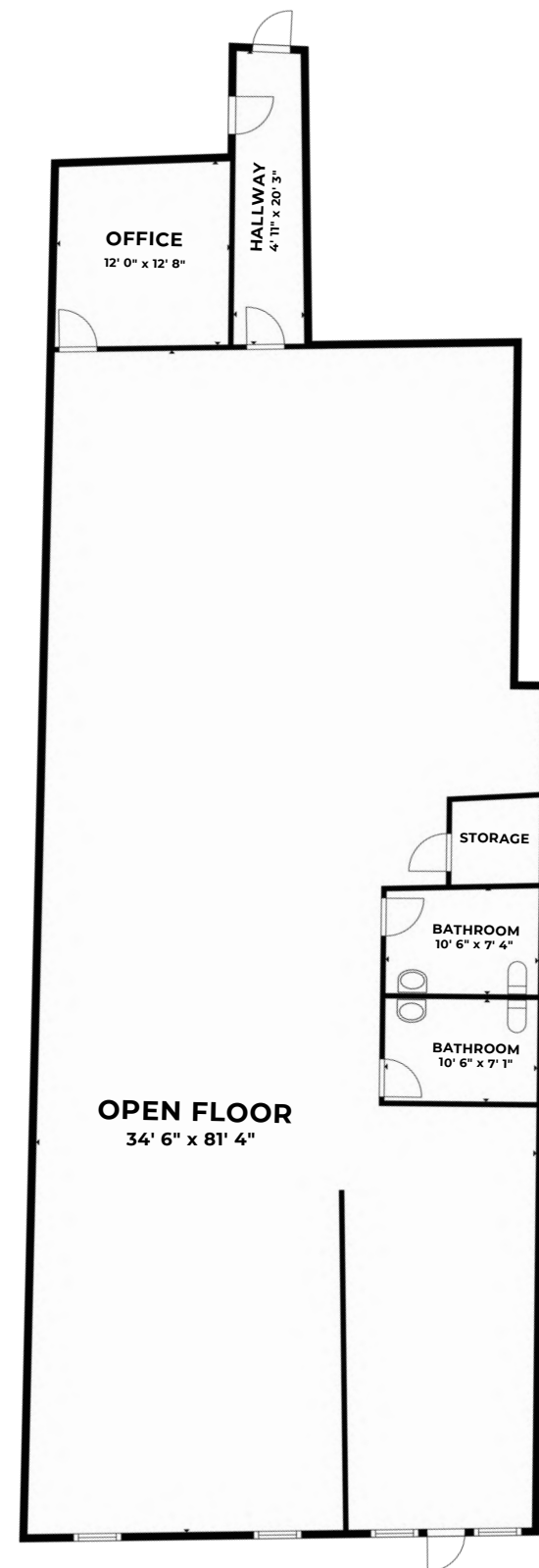
3-D Tour
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SUITE 10378A:

+/- 3,015 SQ. FT

\$1.35 PSF, NNN TRIPLE NET
\$0.39 PSF
PER MONTH



FLOOR PLAN

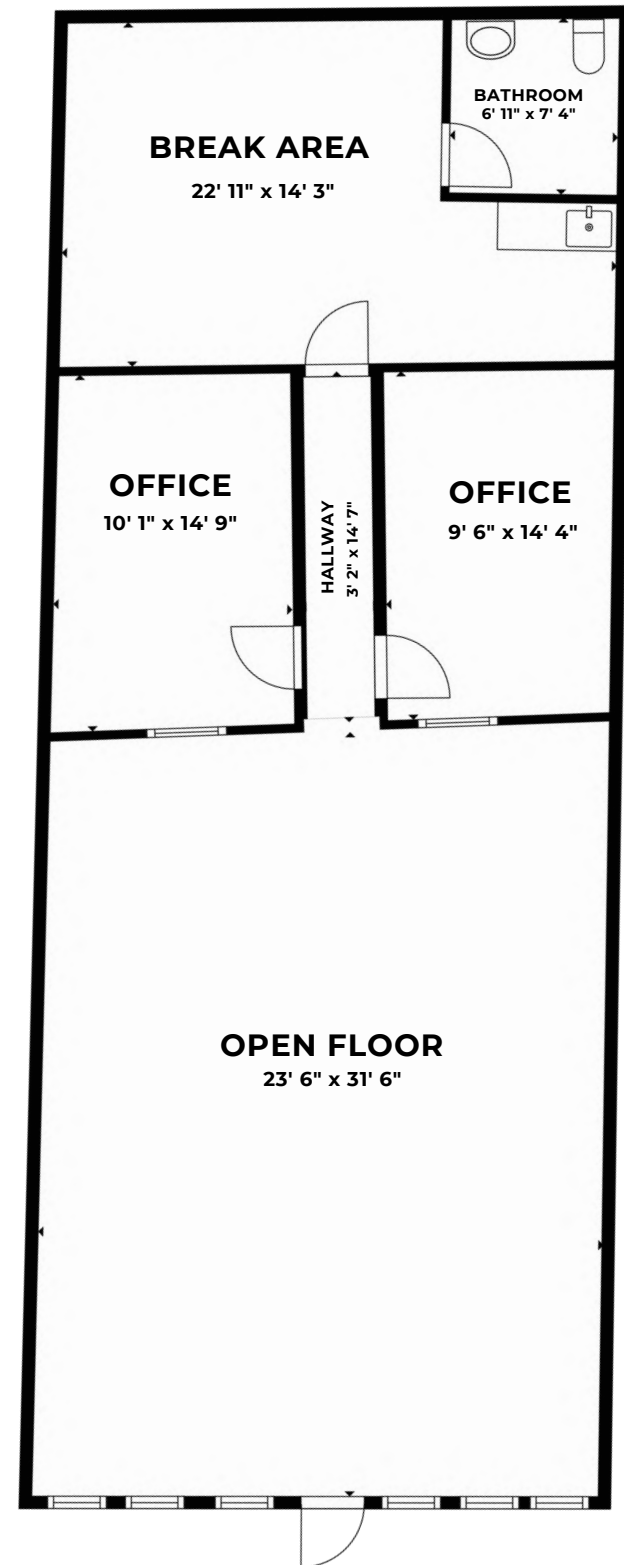
3-D Tour
Click Here



SUITE 3326:

+/- 1,742 SQ. FT

\$1.35 PSF, NNN TRIPLE NET
\$0.39 PSF
PER MONTH



FLOOR PLAN

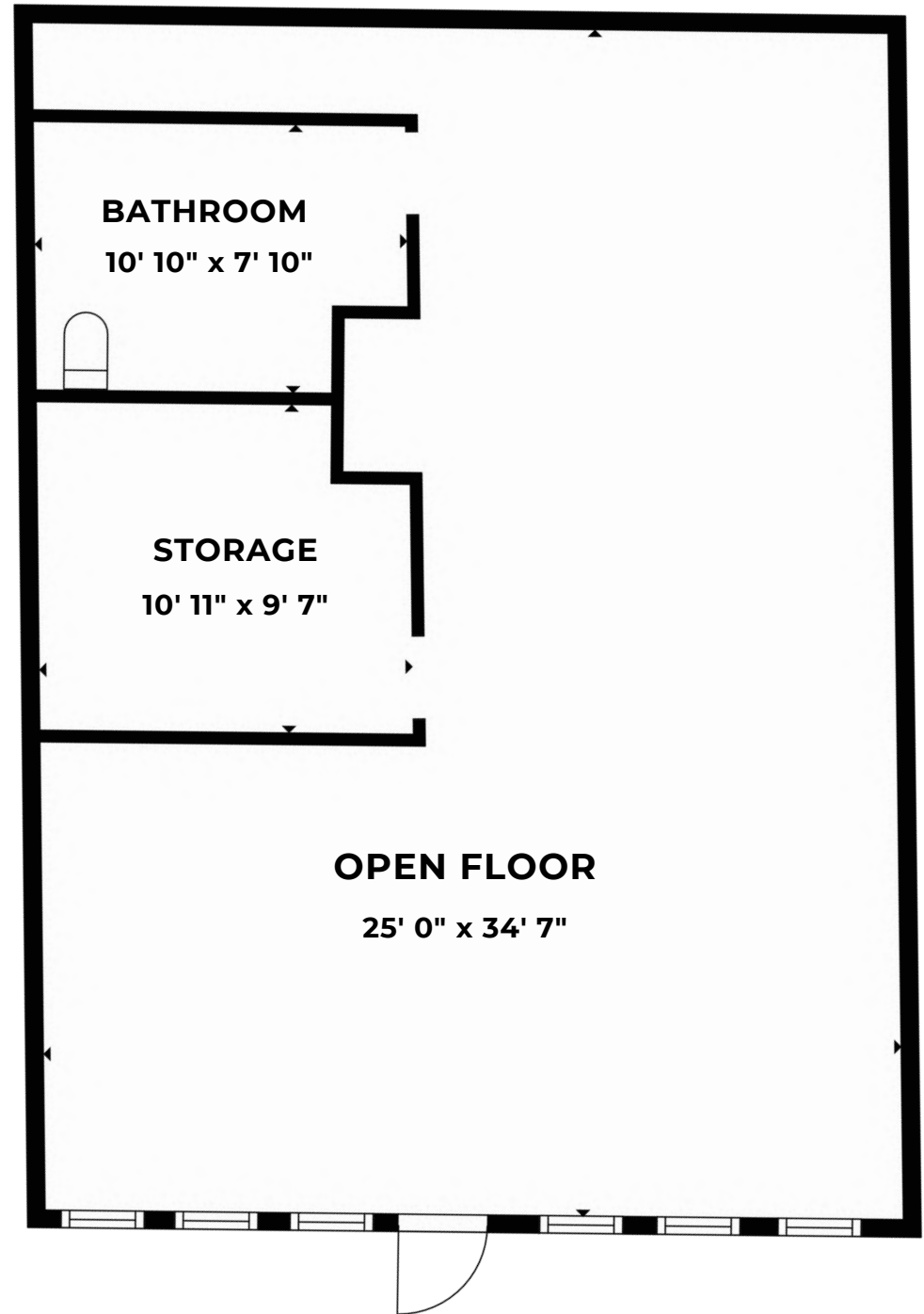
3-D Tour
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SUITE 3342:

+/- 929 SQ. FT

\$1.35 PSF, NNN TRIPLE NET
\$0.39 PSF
PER MONTH



FLOOR PLAN

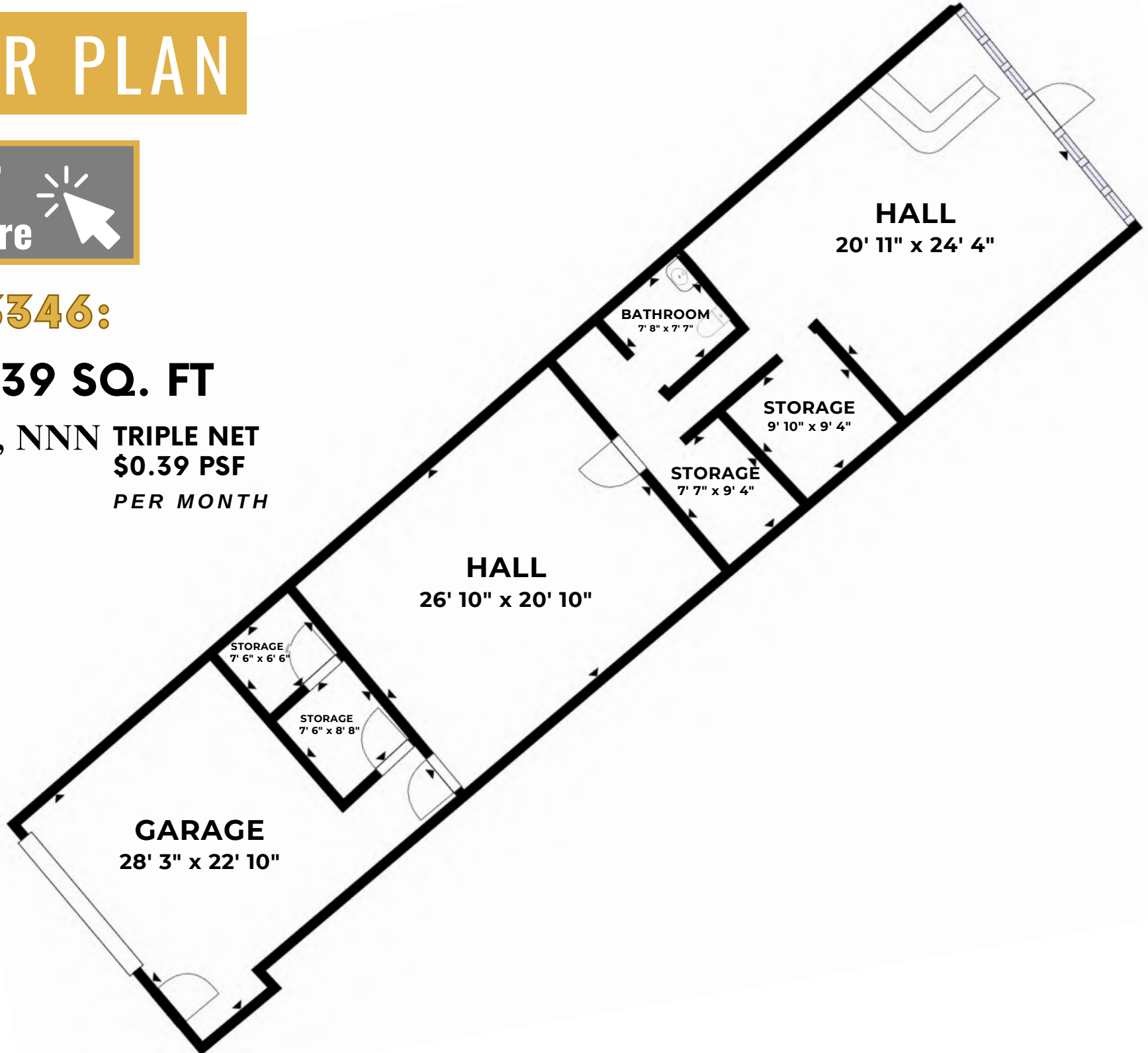
3-D Tour
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SUITE 3346:

+/- 2,339 SQ. FT

\$1.35 PSF, NNN TRIPLE NET
\$0.39 PSF
PER MONTH



FLOOR PLAN

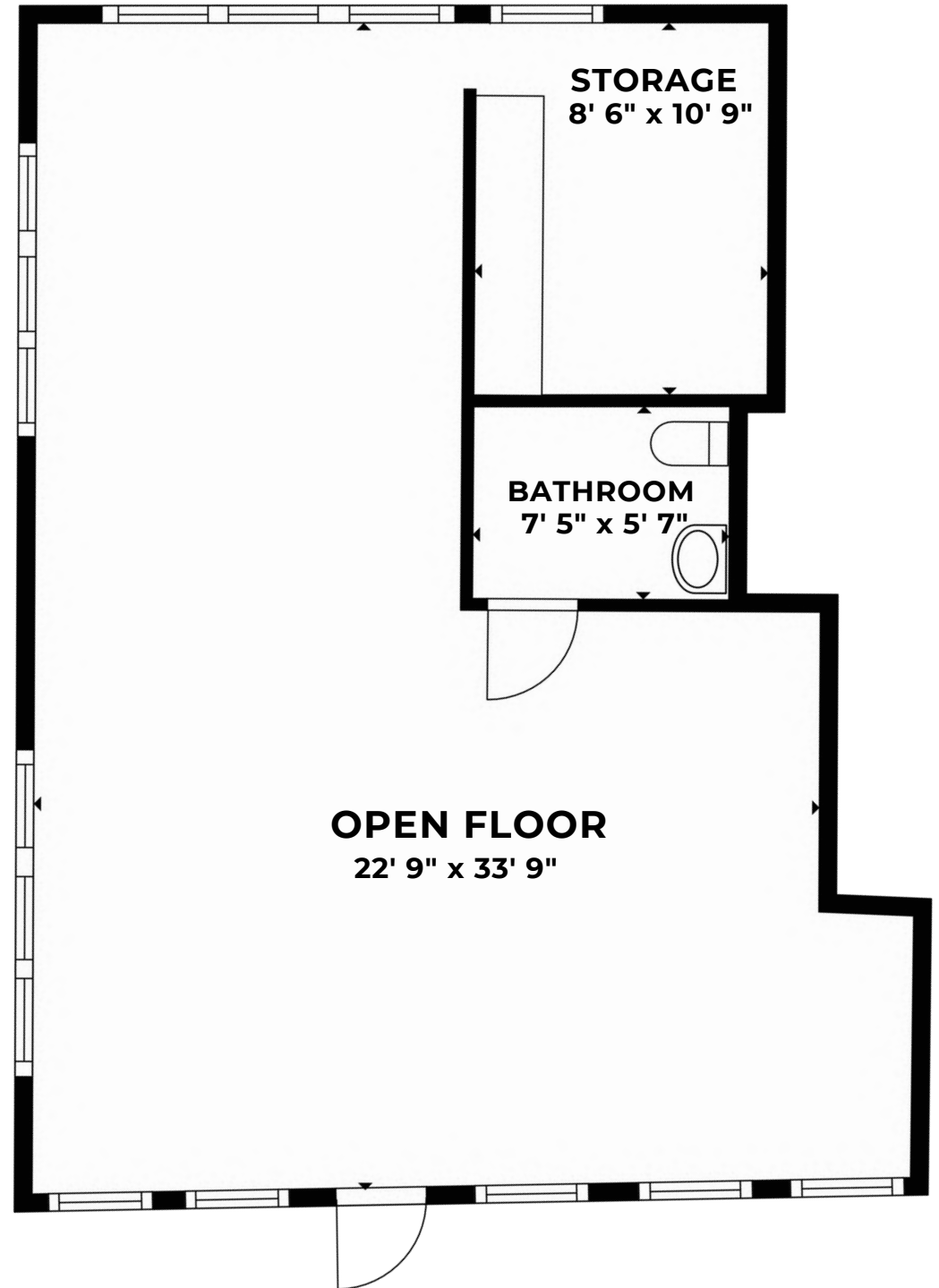
3-D Tour
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SUITE 3366:

+/- 843 SQ. FT

\$1.35 PSF, NNN TRIPLE NET
\$0.39 PSF
PER MONTH





EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL



COSTCO
WHOLESALE
WinCo
FOODS

CAT EXTERIORS
THE HOME IMPROVEMENT EXPERTS

vca animal hospitals

HAWKEYE
Must the Hawk
HOME EXPERTS

Little Buddha
THAI BISTRO

ONE IN ONE
FIREARMS

Sutter Health

Viva SUPERMARKET

target

ROSS DRESS FOR LESS

planet fitness

SAFeway

Walmart

KAISER PERMANENTE

24 HOUR FITNESS

K1 SPEED

BURGER KING

ADALBERTO'S
MEXICAN FOOD

OZ
KOREAN BBQ

McDonald's

GROCERY OUTLET
bargain market

Shell

FOOD 4 LESS

PROPERTY LOCATION

Raley's

99c only STORES.

Starbucks

Jack in the box

Carl's Jr.



Arden Fair Mall

SACRAMENTO STATE

American River

Mather Airport



DEMOGRAPHIC SUMMARY REPORT

3324 MATHER FIELD RD, 10360 & 10366 ROCKINGHAM DR, RANCHO CORDOVA, CA 95670



POPULATION 2023 ESTIMATE

1-MILE RADIUS 18,683
3-MILE RADIUS 138,685
5-MILE RADIUS 362,093

POPULATION 2028 PROJECTION

1-MILE RADIUS 19,209
3-MILE RADIUS 142,665
5-MILE RADIUS 371,989



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$64,141.00
3-MILE RADIUS \$76,690.00
5-MILE RADIUS \$87,523.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$40,405.00
3-MILE RADIUS \$52,293.00
5-MILE RADIUS \$62,254.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	13,033	93,984	249,769
BLACK	2,354	16,789	39,959
HISPANIC ORIGIN	4,809	36,872	92,784
AM. INDIAN & ALASKAN	423	2,799	6,684
ASIAN	1,282	13,463	35,940
HAWAIIAN/PACIFIC ISLAND	207	1,847	4,445
OTHER	1,385	9,804	25,296

CONTACT US!

**FOR MORE INFORMATION ABOUT
THESE WAREHOUSE / RETAIL SUITES**



Chase Burke

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