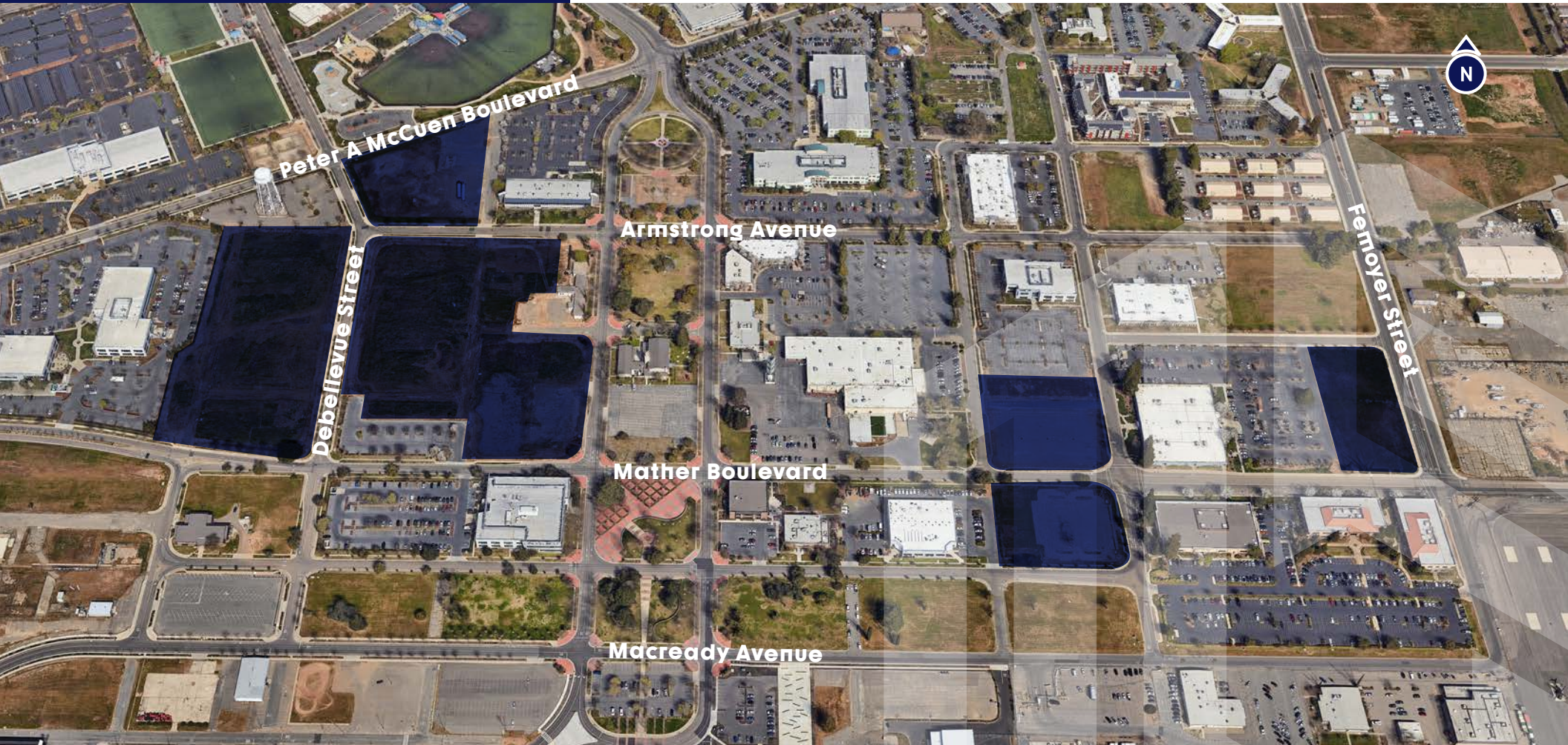




mather
commerce center

Mather Commerce Center

21.7 Acres For Sale



Divisible 6 Parcel Portfolio





Executive Summary

Colliers is pleased to present for sale a unique and lucrative opportunity at **Mather Commerce Center**. **Mather Commerce Center** is an expansive development project spanning 21.7 acres. It is subdivided into six distinct parcels, each of which can be sold individually or together as a comprehensive complex. This flexibility makes it an ideal investment for businesses of various sizes and industries.

Presented By:

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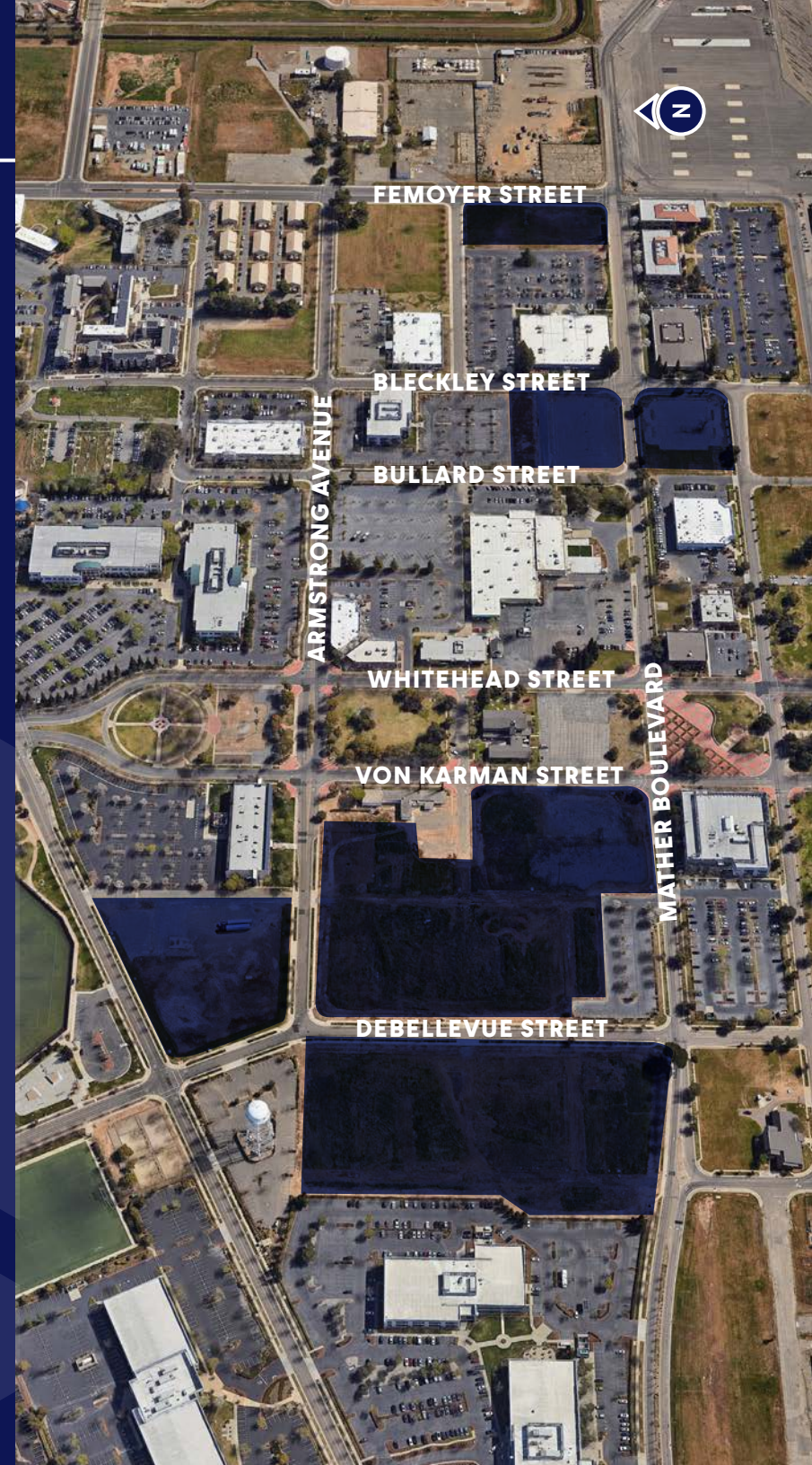
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Property Highlights

Prime Location

Located within close proximity to major Freeway access points, Mather Commerce Center offers convenient connectivity to regional and national transportation networks.

Development Potential

The properties are zoned for a variety of different uses, making it an ideal canvas for a wide range of development opportunities. Allowed use categories included Shopping Center (SC), Business Park (BP) and Industrial Office Park (MP).

Investment Options

- 1. Acquire the Entire Site:** Investors seeking to create a comprehensive industrial complex can purchase all six parcels to leverage the Full potential of this prime location.
- 2. Purchase Individual Parcels:** Businesses with specific space requirements or those looking for a phased approach can acquire individual parcels, tailoring the investment to their unique needs.



21.7 Acres



6 Parcels



Freeway Access



New Residential Nearby



Abundant Amenities

Parcels



Parcels 1 + 6

Parcel 6

Site Address: Von Karman Street Mather, CA 95655

APN: 067-0990-002-0000

Size: ±6.619 Acres

Zoning: Mather Field SPA
The Commercial Office Park Subarea

Allowed Categories: Shopping Center (SC)
General Commercial (GC)
Business Profession (BP)
Industrial Office Park (MP)

Parcel 1

Site Address: Armstrong Avenue Mather, CA 95655

APN: 067-0010-056-0000

Size: ±2.67 Acres

Zoning: Mather Field SPA
The Main Base Subarea District

Allowed Categories: Shopping Center (SC)
Business Profession (BP)
Industrial Office Park (MP)

Parcel 6

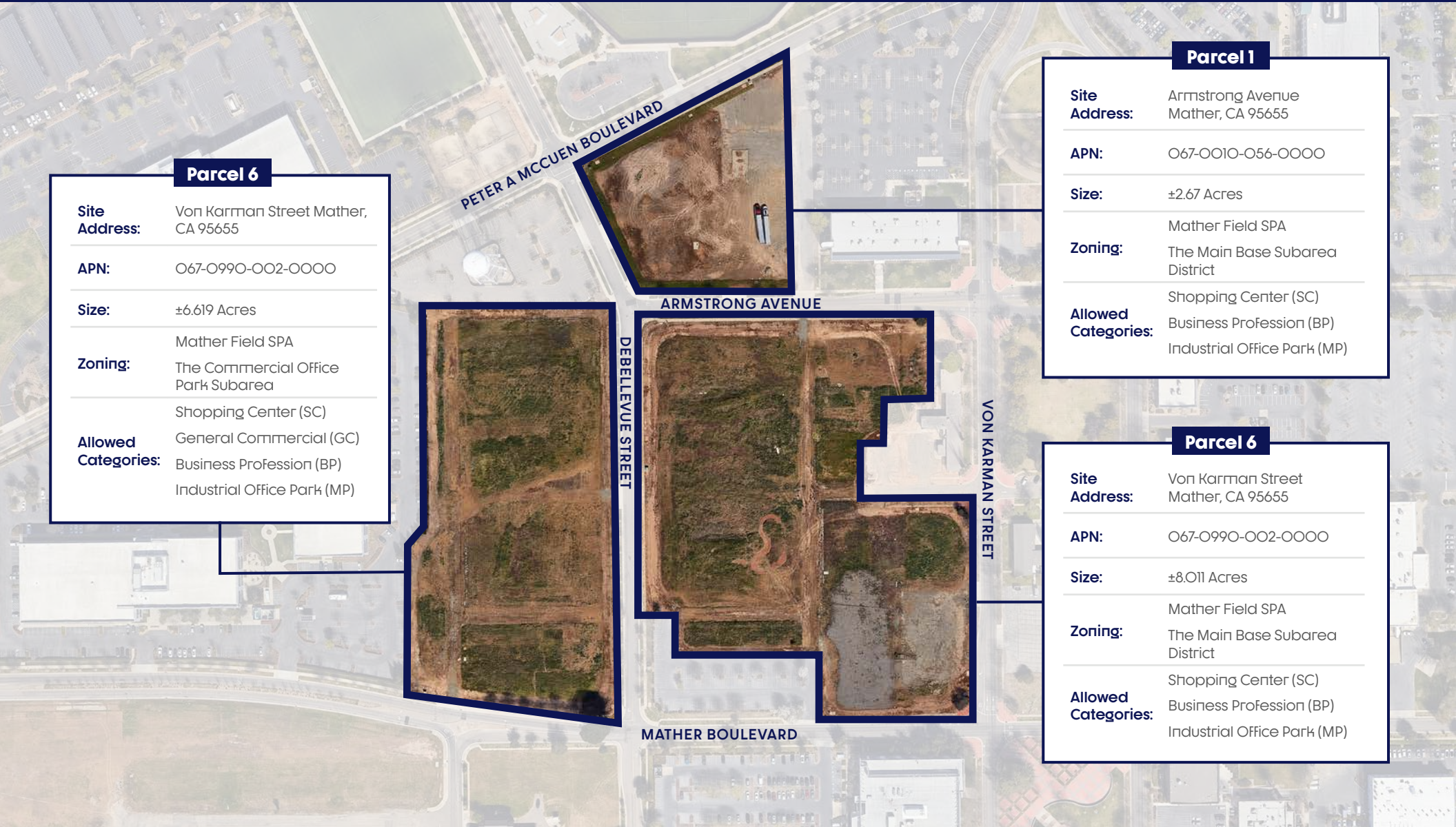
Site Address: Von Karman Street Mather, CA 95655

APN: 067-0990-002-0000

Size: ±8.011 Acres

Zoning: Mather Field SPA
The Main Base Subarea District

Allowed Categories: Shopping Center (SC)
Business Profession (BP)
Industrial Office Park (MP)



Parcels



Parcels 2, 3, 4, + 5

Parcel 2

Site Address: Bleckely Street
Mather, CA 95655

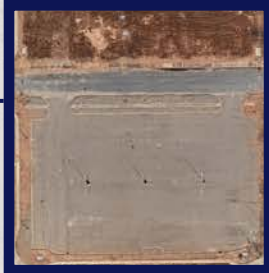
APN: O67-1000-002-0000

Size: ±1.9 Acres

Zoning: Mather Field SPA
The Office Subarea within the Campus District

Allowed Categories: Business Profession (BP)
Industrial Office Park (MP)

BULLARD STREET



BLECKELY STREET

GRISSOM AVENUE

Parcel 5

Site Address: Bullard Street
Mather, CA 95655

APN: O67-0010-061-0000

Size: ±1.18 Acres

Zoning: Mather Field SPA
The Office Subarea within the Campus District

Allowed Categories: Business Profession (BP)
Industrial Office Park (MP)



MATHER BOULEVARD

Parcel 3

Site Address: Bleckely Street
Mather, CA 95655

APN: O67-1000-003-0000

Size: ±0.66 Acres

Zoning: Mather Field SPA
The Office Subarea within the Campus District

Allowed Categories: Business Profession (BP)
Industrial Office Park (MP)

NORDEN AVENUE



Parcel 4

Site Address: Bleckely Street
Mather, CA 95655

APN: O67-1000-004-0000

Size: ±0.66 Acres

Zoning: Mather Field SPA
The Office Subarea within the Campus District

Allowed Categories: Business Profession (BP)
Industrial Office Park (MP)



Area Overview

Amenities

1. Capitol Village

- » Lowe's
- » Panera Bread
- » US Bank
- » Rubio's Coastal Grill
- » Starbucks
- » Chili's
- » Wingstop

2. Costco

3. The Home Depot Staples

4. Rancho Cordova Town Center

- » Target
- » Michael's
- » Ross Dress For Less
- » Marshall's
- » Ulta
- » Five Below

5. Cordova Village

- » Walmart Supercenter
- » Safeway

6. Rivergate Shopping Center

- » Sportsman Warehouse
- » Smart & Final Extra
- » Chick-Fil-A
- » Chipotle
- » Five Guys
- » Carl's Jr
- » Dollar Tree
- » Chevron
- » Quick Quack Car Wash

Demographics

	1 Mile	3 Mile	5 Mile
2023 Total Population	11,355	69,723	187,179
2028 Total Population	11,475	70,077	188,616
2023 Households	4,176	24,999	70,730
Median Household Income	\$68,297	\$80,299	\$87,673
Median Home Value	\$420,833	\$442,043	\$515,068



Tenants in the Market



1. California Military Department
2. California Army National Guard
3. Construction Innovations
4. Sheet Metal Workers School
5. ACCO Engineered Systems
6. Vitalant Laboratories
7. Vitalant Headquarters
8. Sacramento VA Medical Center
9. Sacramento Metropolitan Fire District Headquarters
10. Bell Brothers Plumbing Heating & Air
11. EVA Flight Training Academy
12. Sacramento County Office of Education
13. Duncan Aviation
14. Mather Sports Center
15. Sutter Health
16. Cal OES - Building D
17. Cal OES - Building E
18. Cal OES/Homeland Security - Building F
19. Mather Aviation
20. CEAR (California Electronic Asset Recovery)





New Residential

Rancho Cordova and Folsom, California is experiencing a remarkable surge in residential development, capturing the attention of both homebuyers and investors alike. The city's strategic location, nestled between the bustling San Francisco Bay Area and the scenic beauty of Northern California, has fueled its growth.



Rancho Cordova Active Planning Projects

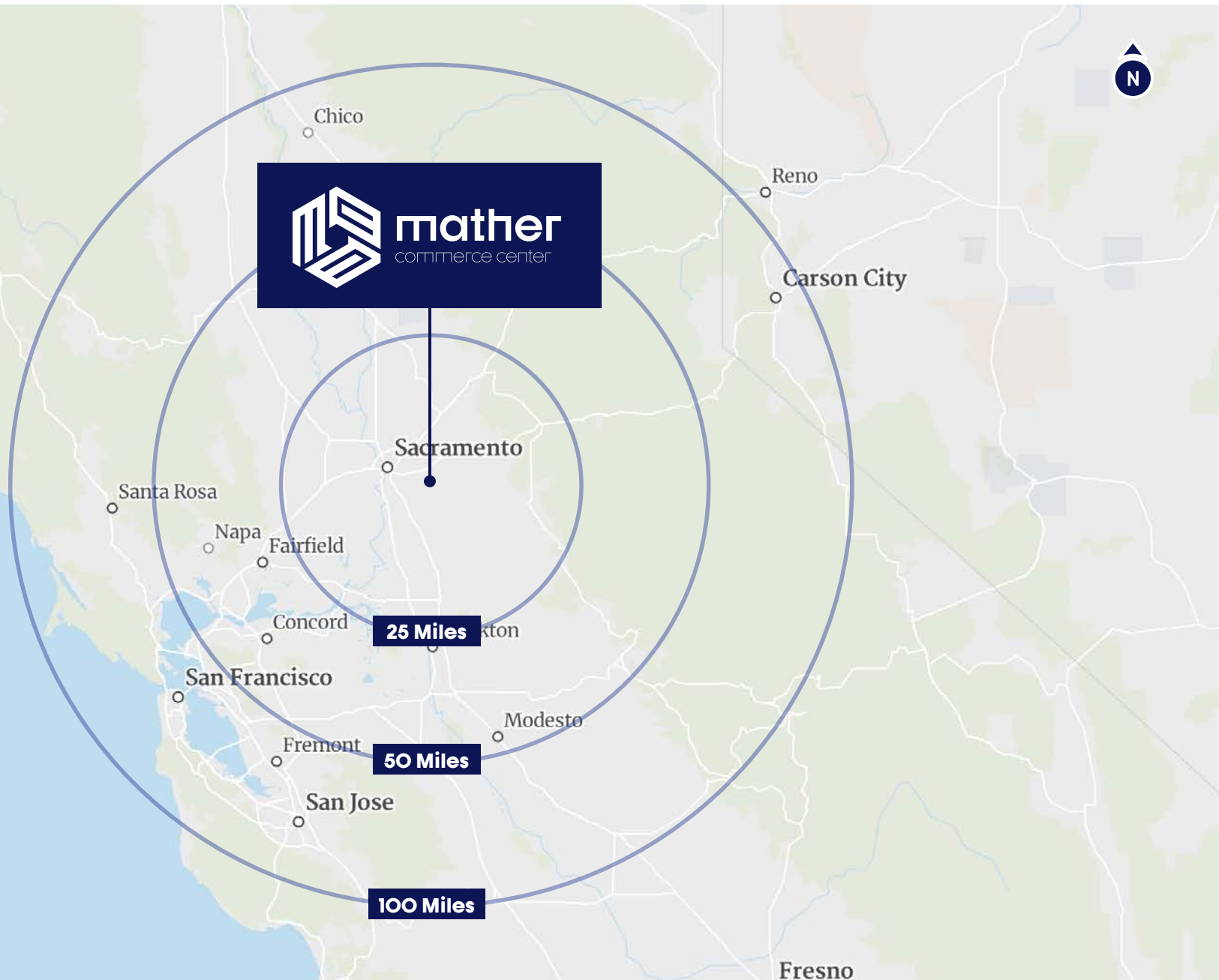


Folsom Plan Area Specific Plan



Planned Residential

Regional Overview



Sacramento

25 Miles

50 Miles

100 Miles





mather
COMMERCE CENTER

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FULCRUM

