

**FOR
OR SALE
LEASE**

**10361 ROCKINGHAM DR,
SACRAMENTO, CA**

+/- 1,409 SF - 14,407 SF OFFICE/RETAIL/WAREHOUSE SPACE



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BUZZ OATES


ROME
REAL ESTATE GROUP

ROCKINGHAM BUSINESS PARK

SALES PRICE

Contact Broker for Pricing


SUITE	SIZE	LEASE RATE
500	6,512 RSF	Contact Broker for Pricing
600	4,209 RSF	Contact Broker for Pricing
700	2,277 RSF	Contact Broker for Pricing
800	1,409 RSF	Contact Broker for Pricing
500-800	14,407 RSF	Contact Broker for Pricing



PROPERTY HIGHLIGHTS

- **Prominent Rockingham Drive Visibility:** Highly visible location on Rockingham Drive and Old Placerville Road, offering excellent visibility and immediate access to key thoroughfares. Immediate access to HWY 50 at Mather Field, enhancing accessibility and convenience for employees and clients.
- **Flexible Space Options:** Mixture of office, showroom, and warehouse space ranging from 2,000 SF to 14,407 SF to accommodate different business needs.
- **Great Co-Tenancy:** The property spans 34,202 square feet. The majority of the building is currently leased to Sacramento County Parks Department, and there is also a restaurant tenant in the building.
- **Monument & Building Signage:** Available to enhance brand visibility and presence.
- **Potential Uses:** Ideal for offices, schools, adult day care, religious facilities, medical, veterinary services, warehousing, gatherings, and more.

APN COMMERCIAL RETAIL BUILDING
077-0040-052

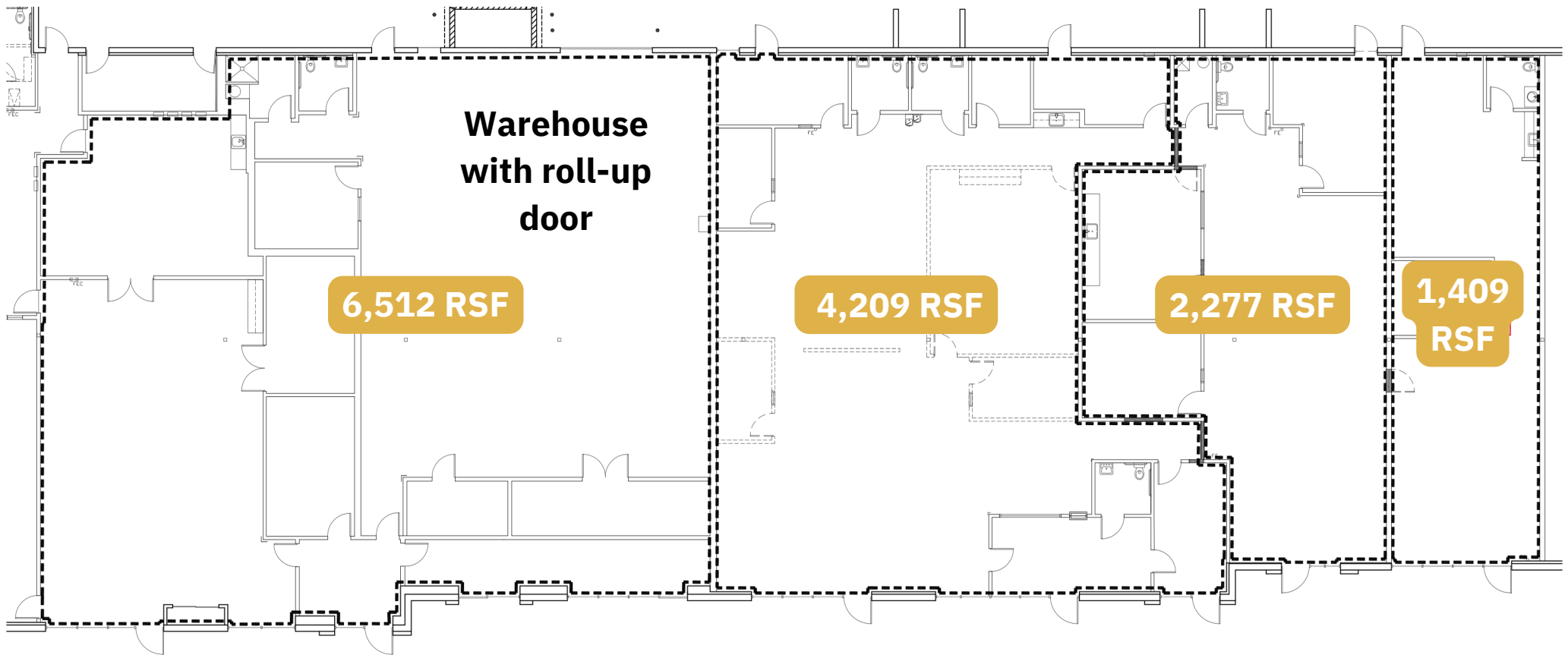
 +/- 34,544 SQ.FT
BUILDING SIZE
+/- 137,214 SQ.FT
LOT SIZE

 PROPERTY ZONING
COMMERCIAL
MIXED USE
SACRAMENTO COUNTY

FLOOR PLAN

AVAILABLE SUITES

+/- 1,409 - 14,407 RSF



SITE PLAN

ROCKINGHAM BUSINESS PARK

10361 ROCKINGHAM DR. RANCHO CORDOVA, CA





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

Arden Fair Mall

Mather Airport

American River

SACRAMENTO STATE



Raley's

Carl's Jr.

99c only STORES.

Starbucks

Jack in the box

DEMOGRAPHIC SUMMARY REPORT

10361 ROCKINGHAM DR, SACRAMENTO, CA 95827



POPULATION 2024 ESTIMATE

1-MILE RADIUS 20,442
5-MILE RADIUS 209,800
10-MILE RADIUS 949,599

POPULATION 2029 PROJECTION

1-MILE RADIUS 20,580
5-MILE RADIUS 211,013
10-MILE RADIUS 955,387



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS \$73,529.00
5-MILE RADIUS \$109,913.00
10-MILE RADIUS \$96,699.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS \$62,045.00
5-MILE RADIUS \$85,973.00
10-MILE RADIUS \$73,807.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	8,704	118,768	456,145
BLACK	2,724	15,717	80,640
HISPANIC ORIGIN	5,329	40,278	235,965
AM. INDIAN & ALASKAN	245	2,129	12,289
ASIAN	2,498	23,799	133,657
HAWAIIAN/PACIFIC ISLAND	326	1,543	9,908
OTHER	5,944	47,845	256,960

CONTACT US!

FOR MORE INFORMATION ABOUT
10361 ROCKINGHAM DRIVE



Chase Burke

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