

**FOR
OR SALE
LEASE**

**10826 OLSON DR,
RANCHO CORDOVA, CA**

HIGH VISIBILITY +/- 9,818 SF RETAIL BUILDING

FEATURES FREEWAY VISIBLE MONUMENT SIGNAGE

Zinfandel Dr

Olson Dr



**3-D Tour
Click Here**



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ROME
REAL ESTATE GROUP

PRIME COMMERCIAL REAL ESTATE OPPORTUNITY: CURRENTLY OCCUPIED BY RESULTS FITNESS, WITH THE FLEXIBILITY TO LEASE BACK OR VACATE

SALES PRICE

\$1,990,000.00

SUITES	SIZE	LEASE RATE	NNN COST
Whole Building	9,818 SF	\$1.39 PSF, NNN	\$0.50 PSF
Suite 100-A	6,348 SF	\$1.59 PSF, NNN	\$0.50 PSF
Suite 100-B	3,470 SF	\$1.59 PSF, NNN	\$0.50 PSF



- **Current Layout:** The layout is an open retail floorplan currently occupied by Results Fitness
- **Visibility:** Amplify your retail presence with building and monument signage visible from Highway 50
- **Zoning:** Designated as Commercial Mixed-Use under the Folsom Blvd Specific Plan (CMU) (FBSP). For more info: [CLICK HERE](#)
- **Neighboring Tenants:** Starbucks, Chevron, Ross, Marshalls, Daiso, PetSmart, Banfield Pet Hospital, The UPS Store, Subway, Panda Express, Ono Hawaiian BBQ, Taco Bell, Domino's, Xfinity, Verizon, and many more.
- **Thriving Population:** With its thriving population of over 75,000 residents Rancho Cordova provides retailers with a vast and expanding customer base.
- **Traffic Counts:** Zinfandel Dr & Folsom Blvd: 24,640 ADT, US 50 HWY: 160,413 ADT

APN COMMERCIAL RETAIL BUILDING
072-0280-052



+/- 9,818 SQ.FT

BUILDING SIZE

+/- 39,640 SQ.FT

LOT SIZE

FLOOR PLAN

[3-D Tour
Click Here](#) 



WHOLE BUILDING

+/- 9,818 SQ. FT

**\$1.39 PSF, NNN PER MONTH
\$0.50 PSF TRIPLE NET**

SUITE 100-A:

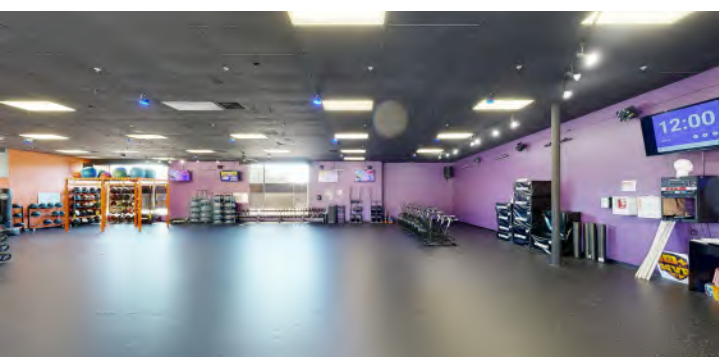
+/- 6,348 SQ. FT

**\$1.59 PSF, NNN PER MONTH
\$0.50 PSF TRIPLE NET**

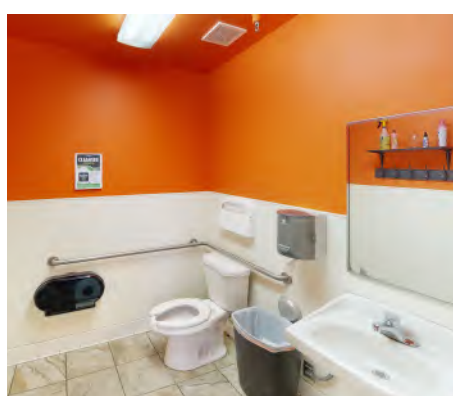
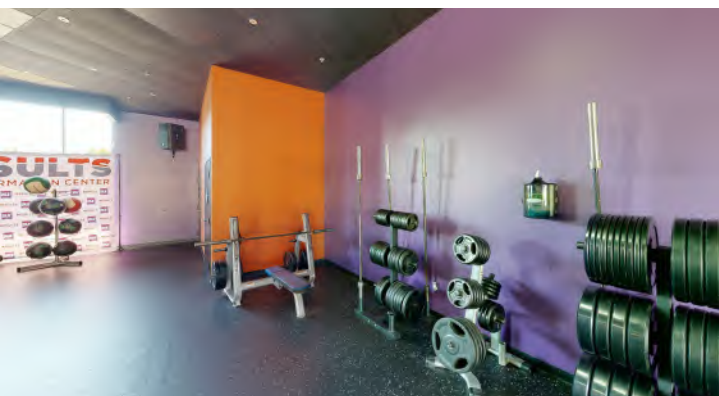
SUITE 100-B:

+/- 3,470 SQ. FT

**\$1.59 PSF, NNN PER MONTH
\$0.50 PSF TRIPLE NET**

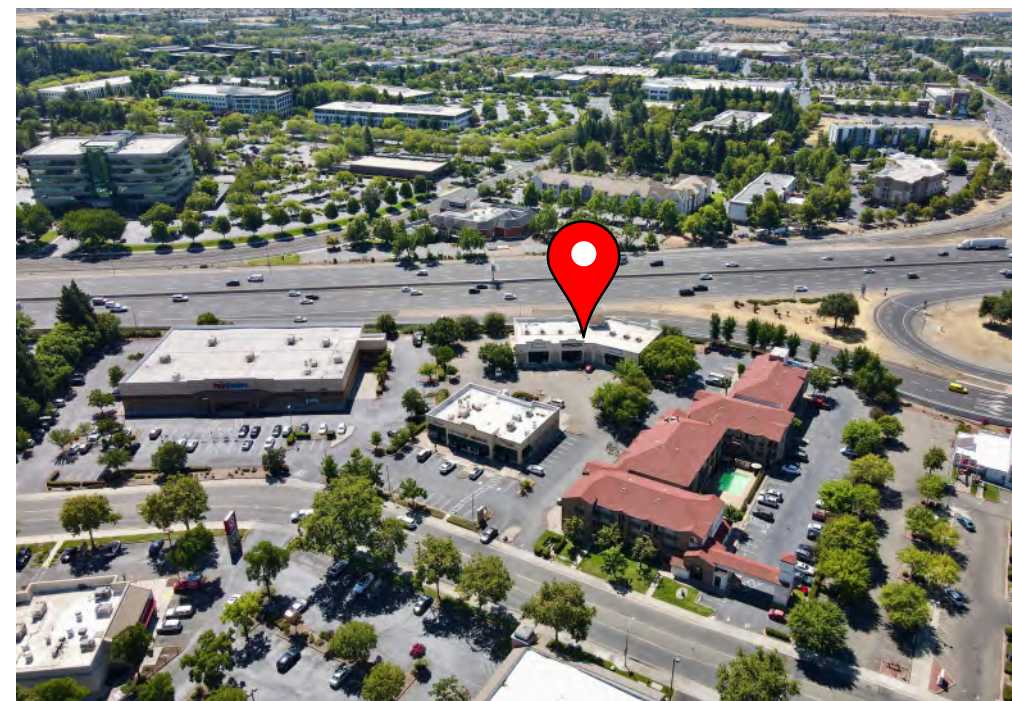


INTERIOR PICTURES





EXTERIOR PICTURES



RANCHO CORDOVA, CA

ROBUST CONSUMER REACH:

- Access a significant community of 75,000 residents within a 3-mile radius, and an extended audience of 210,000 within a 5-mile radius

PROXIMITY TO SACRAMENTO:

- Located adjacent to California's state capital, Sacramento, Rancho Cordova presents retailers with the dual benefit of catering to local residents and state government personnel.

BUSINESS-FRIENDLY ENVIRONMENT:

- Rancho Cordova stands out with its advantageous tax framework and efficient regulations, offering a conducive business environment.

STRATEGIC CONNECTIVITY:

- With close proximity to major routes like the US-50 and I-80, Rancho Cordova guarantees easy access for commuters and visitors, enhancing potential customer traffic for retailers.

COMMUNITY ENGAGEMENT:

- Rancho Cordova thrives on its community-centric ethos. Regular local events and initiatives promote unity, ensuring retailers a dedicated and supportive customer base.



IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

10826 OLSON DR RANCHO CORDOVA, CA 95670



POPULATION

2023 ESTIMATE

1-MILE RADIUS	6,054
3-MILE RADIUS	30,122
5-MILE RADIUS	85,939

POPULATION

2028 PROJECTION

1-MILE RADIUS	6,283
3-MILE RADIUS	31,056
5-MILE RADIUS	88,360



HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS	\$81,798.00
3-MILE RADIUS	\$90,502.00
5-MILE RADIUS	\$106,316.00

HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS	\$73,942.00
3-MILE RADIUS	\$72,000.00
5-MILE RADIUS	\$82,283.00



POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,940	52,871	156,308
BLACK	1,532	7,832	16,346
HISPANIC ORIGIN	4,273	16,592	35,850
AM.INDIAN & ALASKAN	250	1,197	2,763
ASIAN	2,466	10,176	25,572
HAWAIIAN/PACIFIC ISLAND	177	950	1,940
OTHER	1,169	5,708	14,708

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OPPORTUNITY



Chase Burke

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