

FOR SALE

**Development Opportunity +/- 1.32 OPMU
(Office Professional Mixed Use)
Commercial Zoned Land Available**

**10707 White Rock Road,
Rancho Cordova, CA**



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CalDRE #02134436

OVERVIEW

PDF powered by eXp Commercial is pleased to present this approximate 1.32 AC parcel for sale southwest of Zinfandel Drive and Highway 50 in Rancho Cordova, CA. This infill opportunity is located within the Rancho Cordova market, and is surrounded by hotels, service stations, and class A office and retail centers. There are also dense residential developments within 2 miles of this site. This high exposed parcel is right off the Zinfandel Drive exit which sees almost 145,000 cars daily.

PROPERTY HIGHLIGHTS

- +/- 1.32 AC Infill Opportunity Available for Sale
- Purchase Price - \$1,450,000
- Average Daily Traffic Counts of Almost 145,000
- Zoning: Office Professional Mixed Use (city of Rancho Cordova)
- Permitted Uses: Car wash, Restaurant, Caretaker housing, Indoor Fitness/Sports Facility, Religious/Community Assembly, Hotel/Motel, Medical/Dental Services, Neighborhood Market
- Parcel Number: 072-0210-099-0000

AREA DEMOGRAPHICS

POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2024 Population	20,364	81,090	216,886
2028 Population Projection	21,471	83,483	223,057
2024 Household Income (Average)	\$81,950	\$89,832	\$104,918
2024 Household Income (Median)	\$70,936	\$71,455	\$81,207

MAJOR DEVELOPMENT AND PROJECTS IN THE AREA

Rio Del Oro - Specific Plan

- Total dwelling units 12,189
- Location: Northeast of Sunrise Blvd and Douglas Rd
- Developer: Gencorp Realty and Elliott Homes
- Housing Type: A variety of types, styles and price points

Sunridge - Specific Plan Projects

- Total dwelling units 4,097
- Location: Southwest corner of Douglas Rd and Rancho Cordova Pkwy
- Developer: Montelena Douglas, LLC and Premier Homes, and more
- Housing Type: Single family detached

The Ranch

- Total dwelling units 1,329
- Location: East of Rancho Cordova Pkwy, approximately 1/2 mile south of Douglas Rd
- Developer: K. Hovnanian Homes
- Housing Type: Single family detached (traditional and active adult)

Suncreek - Specific Plan Projects

- Total dwelling units 4,702
- Location: East of Rancho Cordova Pkwy and South of North Campus Rd
- Developer: Callahan, and more
- Housing Type: A variety of types, styles and price points



SURROUNDING AREA MAP



LOCATION OVERVIEW

Rancho Cordova, CA (Sacramento MSA)

Rancho Cordova, located in Sacramento County, California, is a vibrant and growing city with a rich history and a promising future. Nestled along the American River, Rancho Cordova offers a mix of urban amenities and picturesque landscapes. The city boasts a strategic location, situated just 12 miles east of downtown Sacramento, providing easy access to the state capital's cultural attractions, employment opportunities, and recreational offerings. Home to a diverse community, Rancho Cordova is known for its friendly neighborhoods, excellent schools, and a robust business environment. The Mather Field Airport, a former military airfield turned general aviation facility, adds a unique touch to the city's character. With a thriving business community, ample parks and recreational spaces, and a commitment to community development, Rancho Cordova is an ideal place for both residents and businesses alike. Explore the dynamic blend of history, nature, and modern conveniences that make Rancho Cordova a standout destination in the Sacramento region.

Source: CoStar - Market Analytics



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