

10655
COLOMA ROAD

RANCHO CORDOVA | CA

For Sale

±2,340 Square Feet

Freestanding second-gen
restaurant with frontage &
signage in Rancho Cordova

- VCMU zoning supports retail, office, and mixed use commercial concepts.
- Located along Coloma Road at a signalized intersection with ±17,627 ATC.
- Full kitchen with included equipment supporting restaurant or food service operations.



ZACK HAYES

Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

JUAN GARCIA

Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



CAPITAL RIVERS
COMMERCIAL

EXECUTIVE SUMMARY

10655
COLOMA ROAD
RANCHO CORDOVA | CA

PROPERTY OVERVIEW

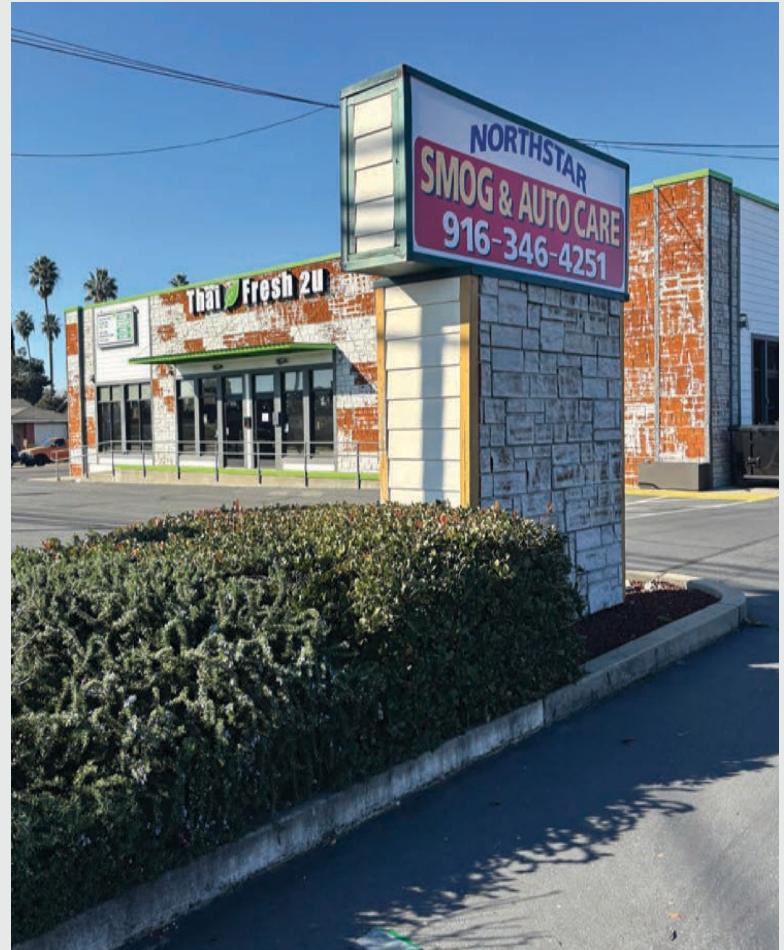
10655 Coloma Road is a single story freestanding second-generation restaurant building totaling $\pm 2,340$ square feet on a ± 0.26 acre parcel in Rancho Cordova. Constructed in 2010, the building offers modern "B" class improvements suitable for retail, office, or professional services. The property is zoned VCMU Village Commercial Mixed Use, allowing a broad range of commercial and pedestrian oriented uses. Interior improvements include a full commercial kitchen with equipment included in the sale, supporting continued food service use or adaptive reuse for other permitted concepts. The site features ± 79 feet of frontage along Coloma Road and includes 12 on site parking spaces.

The property is located at the northeast signalized corner of Coloma Road and McGregor Drive, adjacent to the CenterPoint Shopping Center and approximately 1.3 miles east of Sunrise Boulevard. Coloma Road functions as an alternative commuter route to South Sunrise Boulevard and Highway 50 and carries average daily traffic counts of $\pm 17,627$ vehicles. The signalized intersection, strong street presence, and surrounding neighborhood retail contribute to consistent visibility and accessibility for customers, employees, and visitors.

OFFERING SUMMARY

Zoning: VCMU (Village Commercial Mixed Use)

Price: \$1,100.000 (\$470 PSF)



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

ZACK HAYES

Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

JUAN GARCIA

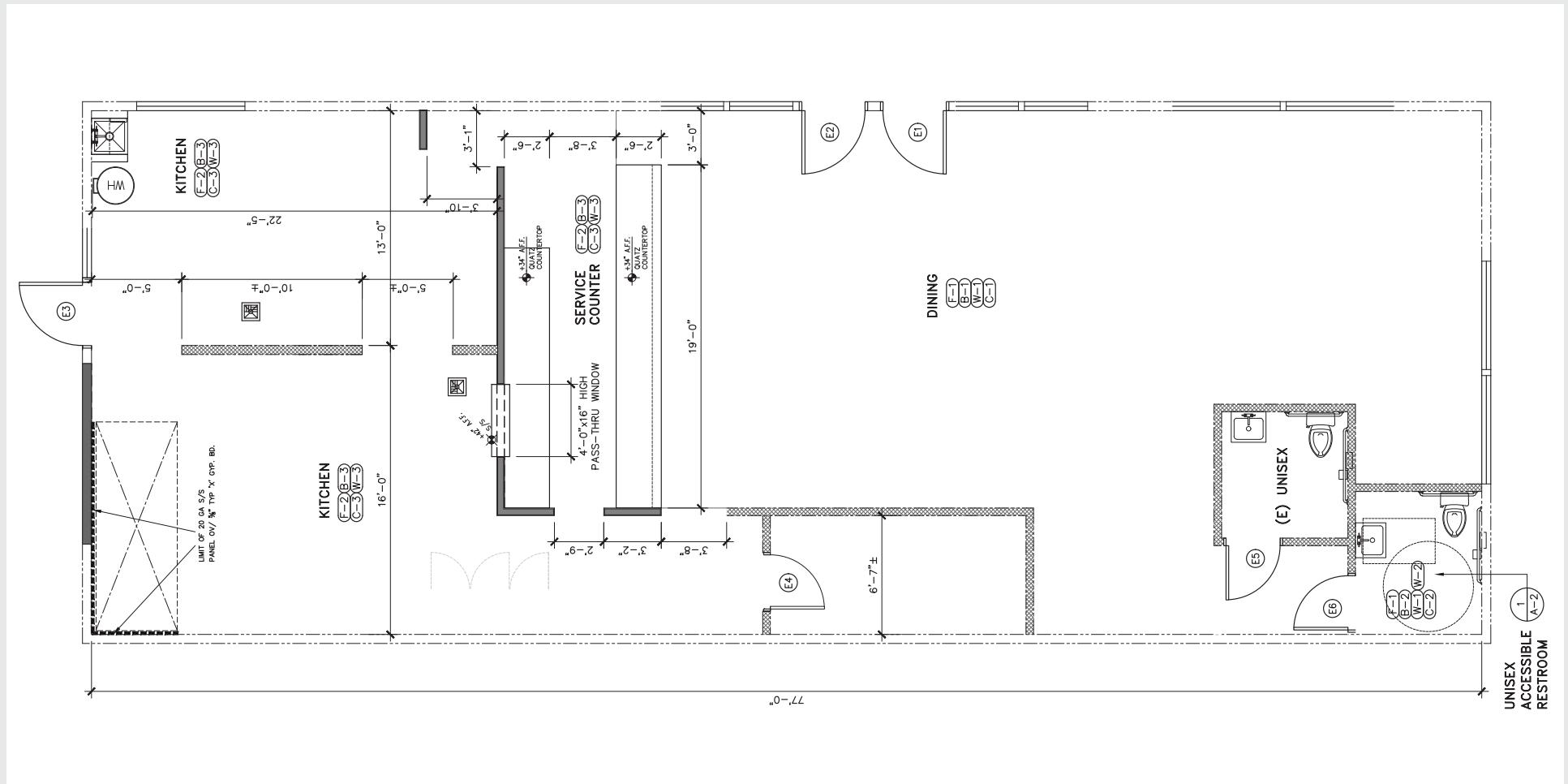
Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



CAPITAL RIVERS
COMMERCIAL

FLOOR PLAN

10655
COLOMA ROAD
RANCHO CORDOVA | CA



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

ZACK HAYES

Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

JUAN GARCIA

Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



CAPITAL RIVERS
COMMERCIAL

PROPERTY PHOTOS

10655
COLOMA ROAD
RANCHO CORDOVA | CA



ZACK HAYES
Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

JUAN GARCIA
Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



CAPITAL RIVERS
COMMERCIAL

FULLY EQUIPPED KITCHEN

10655
COLOMA ROAD
RANCHO CORDOVA | CA

ITEMS INCLUDED

- Fryer
- Six-burner range with oven
- 24-inch grill
- Three-door freezer
- Two two-door refrigerators
- Ice machine
- Two bar back beer refrigerators
- Two sandwich prep refrigerators
- Water station
- Auto-chlor dishwasher
- Prep sink
- Three compartment sink



ZACK HAYES
Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

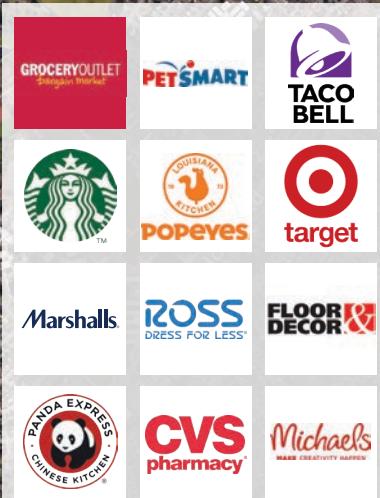
JUAN GARCIA
Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



CAPITAL RIVERS
COMMERCIAL

LOCAL AREA

10655
COLOMA ROAD
RANCHO CORDOVA | CA



Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

JUAN GARCIA

Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



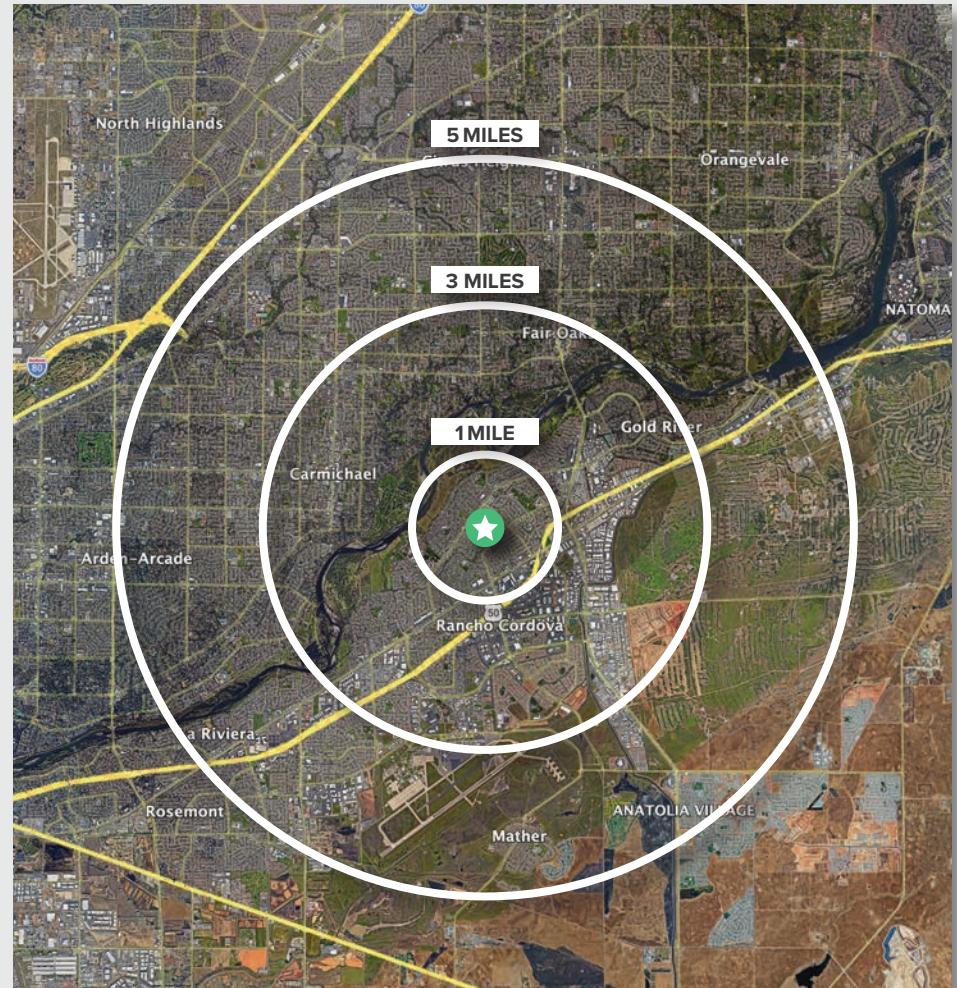
CAPITAL RIVERS
COMMERCIAL

REGIONAL DEMOGRAPHICS

10655
COLOMA ROAD
RANCHO CORDOVA | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	16,084	105,910	267,025
2030 Projected Population	15,691	103,660	261,962
2020 Census Population	16,968	107,518	269,237
2010 Census Population	15,552	96,837	243,547
2025 Median Age	37.8	40.6	40.7
HOUSEHOLDS			
2025 Estimated Households	6,039	41,975	106,370
2030 Projected Households	5,982	41,374	105,043
2020 Census Households	6,172	41,452	105,280
2010 Census Households	5,774	38,478	98,078
INCOME			
2025 Estimated Average Household Income	\$99,786	\$123,583	\$125,610
2025 Estimated Median Household Income	\$87,357	\$98,712	\$99,621
2025 Estimated Per Capita Income	\$37,502	\$49,154	\$50,216
BUSINESS			
2025 Estimated Total Businesses	205	5,077	11,029
2025 Estimated Total Employees	1,215	50,598	106,932

Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1



ZACK HAYES
Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

JUAN GARCIA
Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



CAPITAL RIVERS
COMMERCIAL

ABOUT CAPITAL RIVERS

10655
COLOMA ROAD
RANCHO CORDOVA | CA

CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

ZACK HAYES

Director of Sales & Leasing
916.514.5225 x124
zack.hayes@capitalrivers.com
DRE #02192167

JUAN GARCIA

Director of Sales & Leasing
916.514.5225 x123
juan.garcia@capitalrivers.com
DRE #02191324



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

SACRAMENTO, CA:

MAIN OFFICE
1821 Q Street
Sacramento, CA 95811
916.514.5225

CHICO, CA:

250 Vallombrosa Ave.
Suite 450
Chico, CA 95926
530.570.5107

REDDING, CA:

280 Hemsted Drive
Suite 104
Redding, CA 96002
530.221.1127



CAPITAL RIVERS
COMMERCIAL