

# 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.



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# EXECUTIVE SUMMARY

**10655**  
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## PROPERTY OVERVIEW

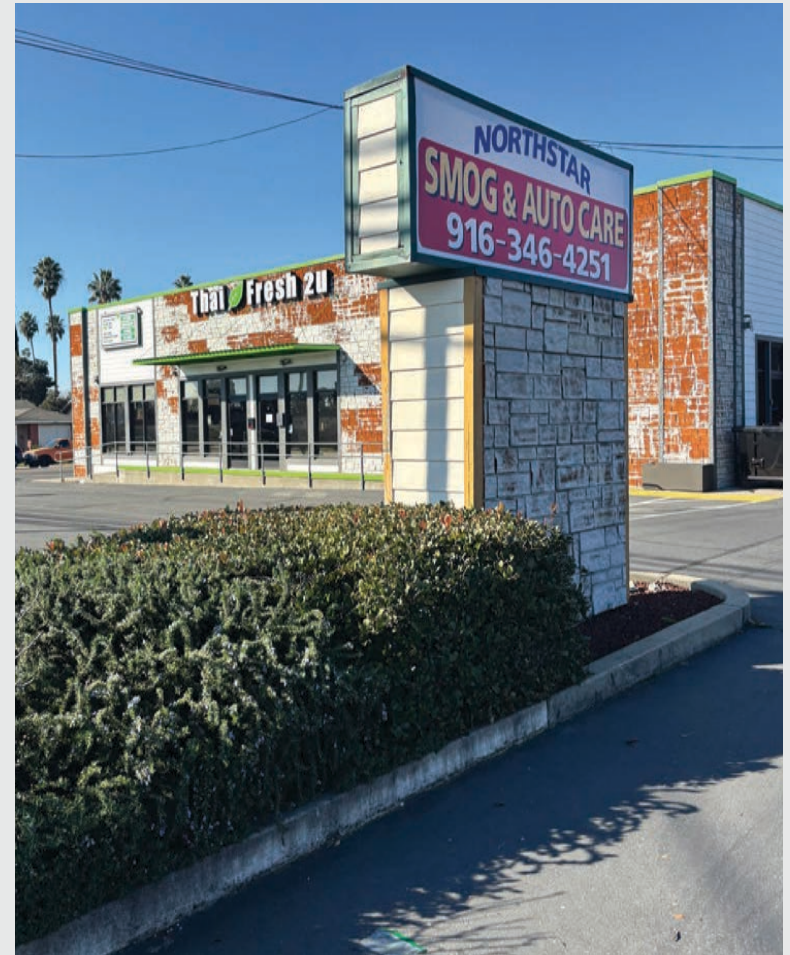
10655 Coloma Road is a single story freestanding second-generation restaurant building totaling  $\pm 2,340$  square feet on a  $\pm 0.26$  acre parcel in Rancho Cordova. Constructed in 2010, the building offers modern “B” class improvements suitable for retail, office, or professional services. The 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  $\pm 79$  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)



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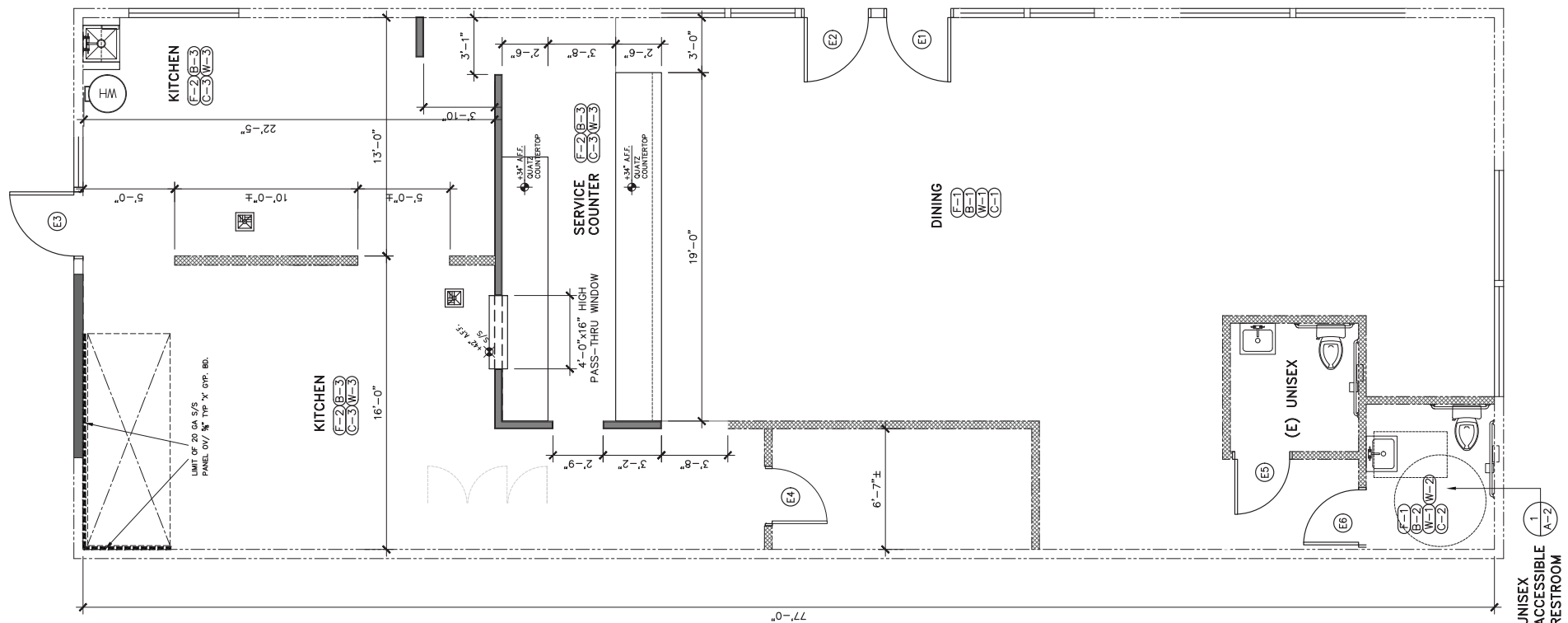
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# FLOOR PLAN

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# PROPERTY PHOTOS

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# FULLY EQUIPPED KITCHEN

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## 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



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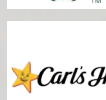
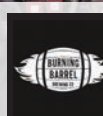
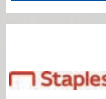
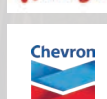
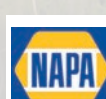


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# LOCAL AREA

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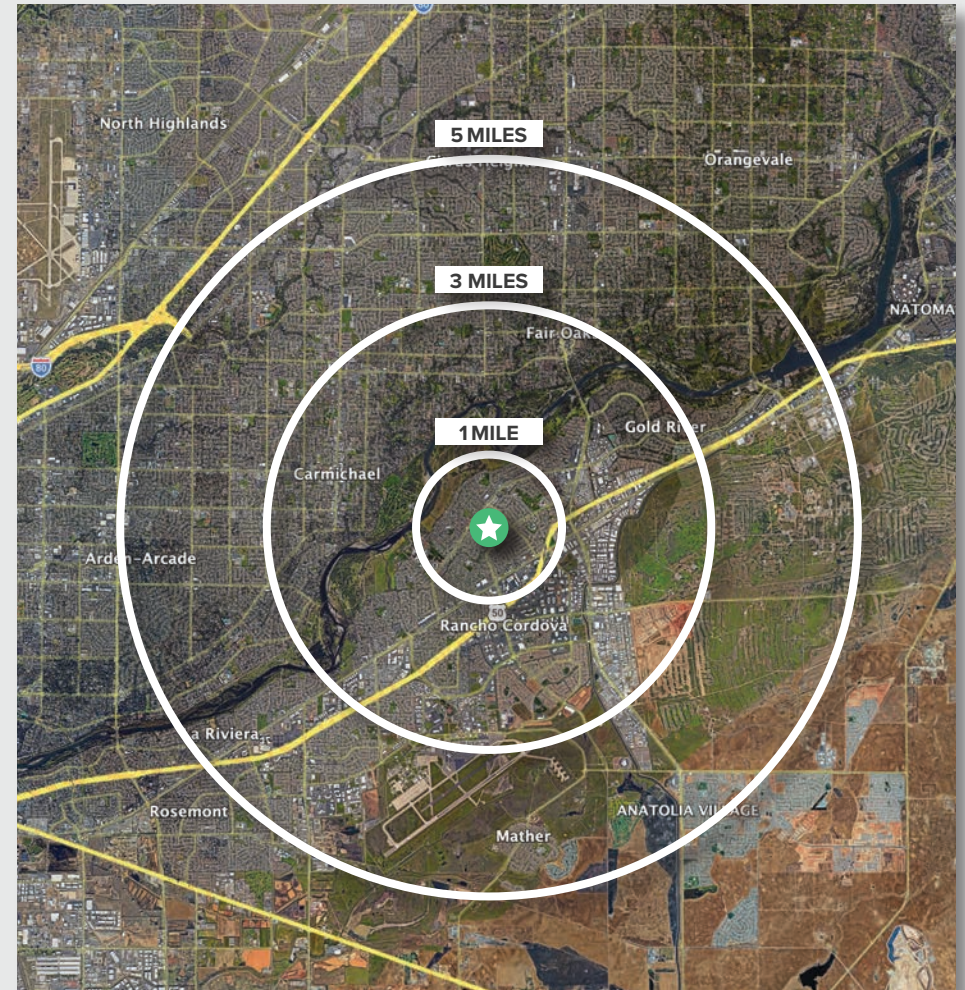
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# REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
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
<b>HOUSEHOLDS</b>			
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
<b>INCOME</b>			
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
<b>BUSINESS</b>			
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



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# ABOUT CAPITAL RIVERS

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