

RETAIL 365



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Century21
COMMERCIAL

M&M AND ASSOCIATES

M
MUELLER
COMMERCIAL
TEAM

**AVAILABLE
FOR LEASE**

2801 ZINFANDEL DR. RANCHO
CORDOVA CA 95670

+/-5,160 SF TOTAL AVAILABLE



2801 ZINFANDEL DR.
Rancho Cordova CA
95670



+/- 5,160 SF
TOTAL AVAILABLE



LEASE RATE
\$1.35 PSF NNN

 **HIGHLIGHTS**

- Prominent Signage
- Zoning LC
- Parcel # 072-0330-009

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THE PROPERTY

This property is located between Zinfandel Dr. and Folsom Blvd. Placed in the center of one of Rancho Cordova's fastest growing retail trade areas. This property is anchored by The Grocery Outlet, Target and CVS. Surrounded by some of the most well-known retail stores and restaurants such as Walgreens, Marshalls, Game Stop, Ross, Starbucks, Popeyes, Taco Bell, Burger King, Chipotle, Jamba Juice and so much more.

The City is intending to offset Olsen Drive traffic adjacent to the south side of building creating excellent exposure and opportunity.

RANCHO CORDOVA

Rancho Cordova is Sacramento County's newest city; incorporated in 2003. It is the fastest growing city in the county; 2nd fastest growing city in the metropolitan area:

- 74,500+ population; 1.53+ million in the county
- 7.5% project population increase between 2018-2023
- 30,000 residential units proposed, planned or currently under construction

The strategic location of Rancho Cordova is a magnet for growing businesses; with Highway 50 running from the state capital through Rancho Cordova all the way to South Lake Tahoe. Rancho Cordova has four light rail stations which ride to about 40,000 passengers a day during the week, a Rancho Cordova shuttle and RTD bus service public transportation help ease congestion and multiple resources to service people in and out of the area. This site is situated in the neighborhood of Sacramento's second largest employment center hub with companies such as the State of California(3,000 employees), VSP Global (2,500 employees) and much more which attracts over 50,000 commuters.

Rancho Cordova lease rates are 9% more affordable than the greater Sacramento market average. The suburban community appreciated for its central location, business park climate, and recreational opportunities.

Home to the fast growing Barrel District which is comprised of micro distilleries, craft breweries, and a meadery (honey wine). Two of the region's most popular recreation destinations are American River Parkway and Lake Natoma are located right in Rancho Cordova.



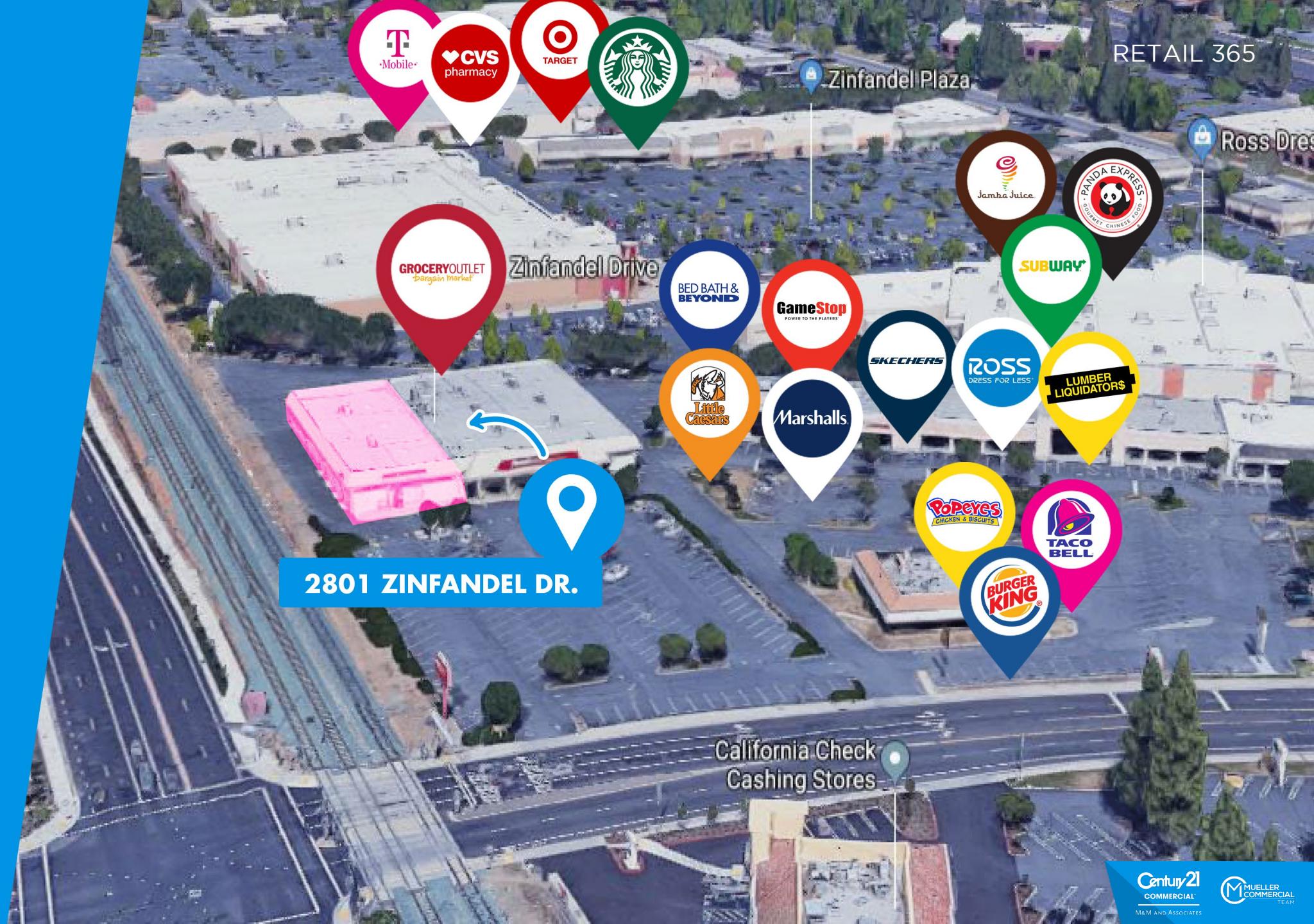


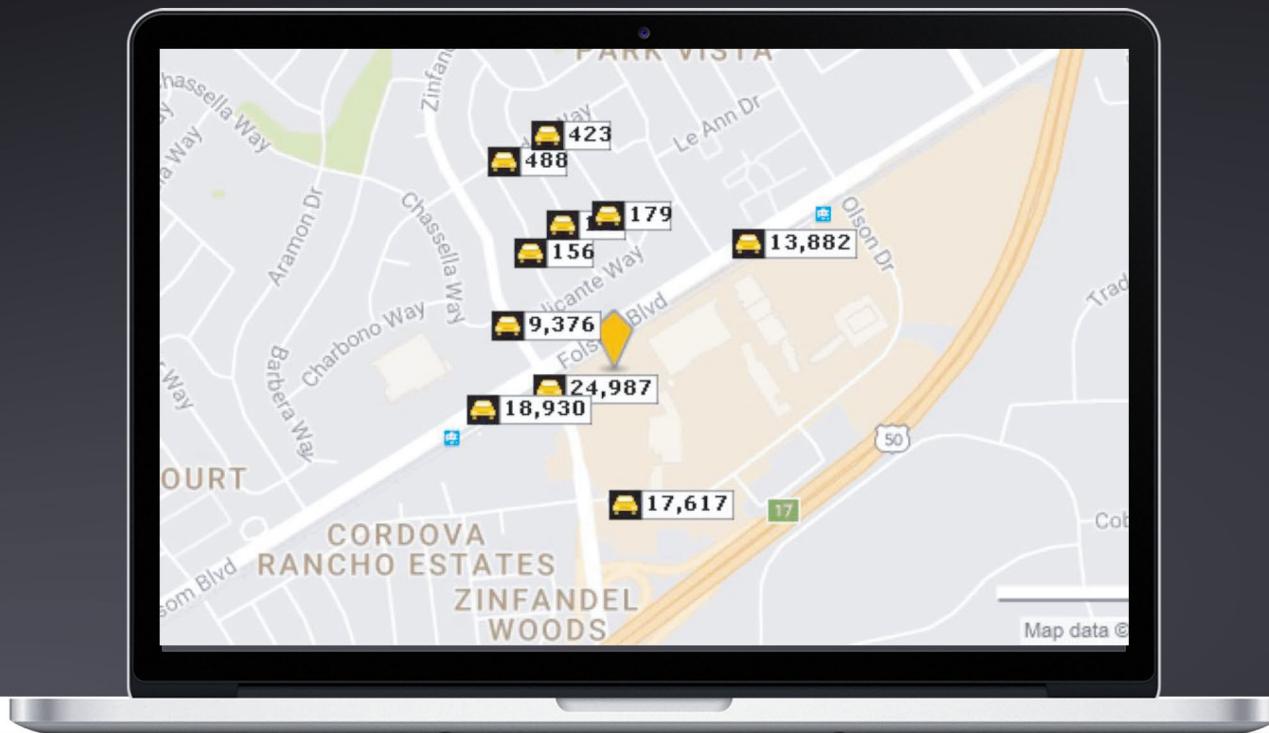
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Located North of Highway 50 and east of Folsom Blvd. The center is situated to serve dense residential neighborhoods and the large surrounding industrial market.

MORE HIGHLIGHTS

- +/- 28,800 Total Building Size
- Grocery Outlet, Sketchers anchored retail hub create a vibrant high traffic opportunity
- Prominent signage facing Folsom Blvd and Zinfandel Drive
- Easy Freeway access & Walking distance to light rail
- Land Acres 2.199 AC
- Zoning LC
- Parcel # 072-0330-009
- Land and Building totaling approximately 2.199 Acres





DEMOGRAPHICS

POPULATION DEMOGRAPHICS

TOTAL POPULATION

52,886

FEMALE POPULATION

52.1%

MALE POPULATION

47.9%

MEDIAN AGE

36.9

MALE MEDIAN AGE

36.2

FEMALE MEDIAN AGE

38.2

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HOUSING

FAMILY HOUSEHOLDS	67.3%
HOUSEHOLDS WITH KIDS	32.4%
HOUSING UNITS	21,633
OCCUPIED HOUSING UNITS	20,127
OWNER OCCUPIED UNITS	55.8%
AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD	2.61
OCCUPIED HOUSING UNITS	1977
OWNER OCCUPIED UNITS	72.6%

ECONOMIC / EMPLOYMENT

AVERAGE HOUSEHOLD INCOME	\$73,433
WHITE COLLAR	84.1%
BLUE COLLAR	15.9%

TRAFFIC

COLLECTION STREET	CROSS STREET	CROSS ST DIST/DIR	TRAFFIC VOLUME	COUNT YEAR	COUNT YEAR
Zinfandel Dr	Folsom Blvd	0.02 NW	24,987	2016	0.08 mi
Zinfandel Dr	Chassella Way	0.01 NW	9,376	2016	0.14 mi
Olson Dr	Zinfandel Dr	0.05 W	16,617	2012	0.16 mi
Folsom Blvd	Zinfandel Dr	0.08 NE	18,930	2016	0.17 mi
Cabernet Way	Alicante Way	0.08 SW	156	2016	0.18 mi
Riesling Way	Alicante Way	0.08 SW	185	2016	0.2 mi
Mendoza Dr	Alicante Way	0.06 SW	179	2016	0.2 mi
Folsom Blvd	Don Juan Dr	0.05 SW	13,882	2016	0.23 mi
Pedro Way	Cabernet Way	0.02 SW	488	2016	0.3 mi
Pedro Way	Mendoza Dr	0.01 NE	423	2015	0.31 mi



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LEASE

BUY



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