

10324 PLACER LANE

OFFICE / FLEX BUILDING IN PIONEER BUSINESS PARK IN RANCHO CORDOVA, CA



VIRTUAL TOUR



TURTON
COMMERCIAL REAL ESTATE



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VIRTUAL TOUR

THE PROPERTY

\$550,000
PURCHASE PRICE

± 3,990
SF FLEX BUILDING

OWNER-USER
OPPORTUNITY

HWY 50
DIRECT ACCESS

FUNCTIONAL OFFICE BUILDING WITH A WAREHOUSE AREA + ROLL-UP DOOR

Turton Commercial is pleased to present for sale 10324 Placer Lane, an approximately 3,990 square foot office/flex building in the sought-after Pioneer 50 Business Park. The Property has long served as an office for the California Public Defender’s Association, and is ready for it’s next owner-occupant. The Property features a functional layout ideal for a wide range of office, light industrial, and service-oriented users, with many

private offices, open workspace, conference room, break room, and a designated warehouse area with a roll up door. Ample parking and efficient access to Highway 50 enhance day-to-day operations for both employees and clients.

Situated in a prime Sacramento-area business corridor, the Pioneer 50 Business Park provides convenient connectivity to major thoroughfares, supporting regional access and strong tenant de-

mand. The surrounding area is home to a diverse mix of professional, industrial, and commercial users, creating a stable and business-friendly setting. This offering represents an excellent opportunity to acquire a well-located flex asset with long-term usability at a cost of approximately \$138 per square foot, well below replacement value.



BUILDING DETAILS

Address:	10324 Placer Lane Sacramento, CA 95827
Building Size:	± 3,990 SF
Purchase Price:	\$550,000
Price PSF:	\$138/SF

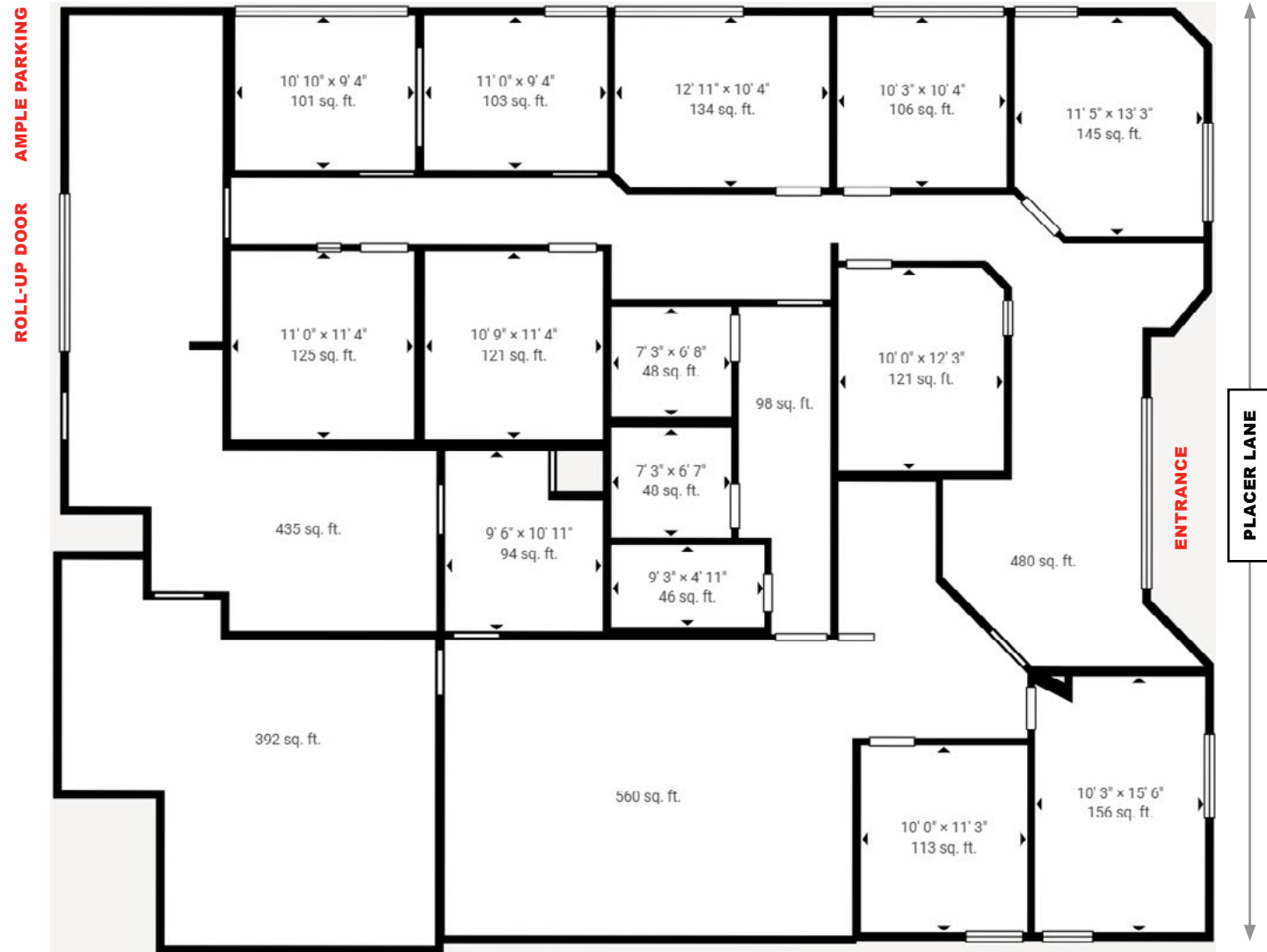
FEATURES:	
10 Private Offices	Break Room
Conference Room	Ample Parking
Open Workspace	Warehouse + 1 Roll-Up Door



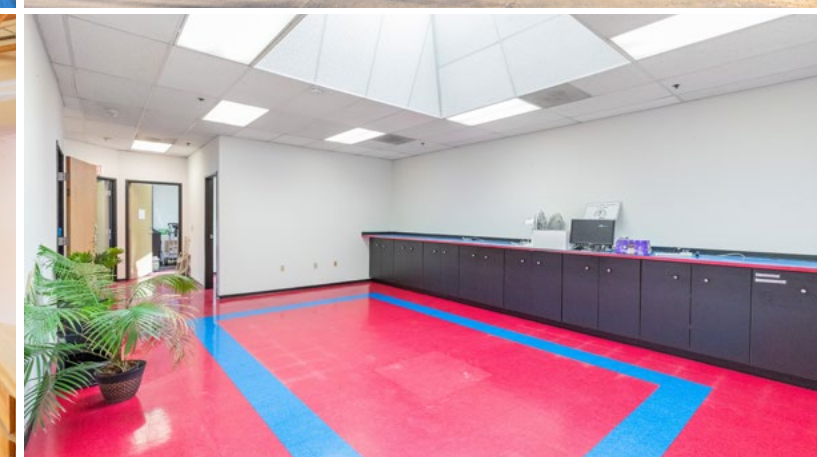
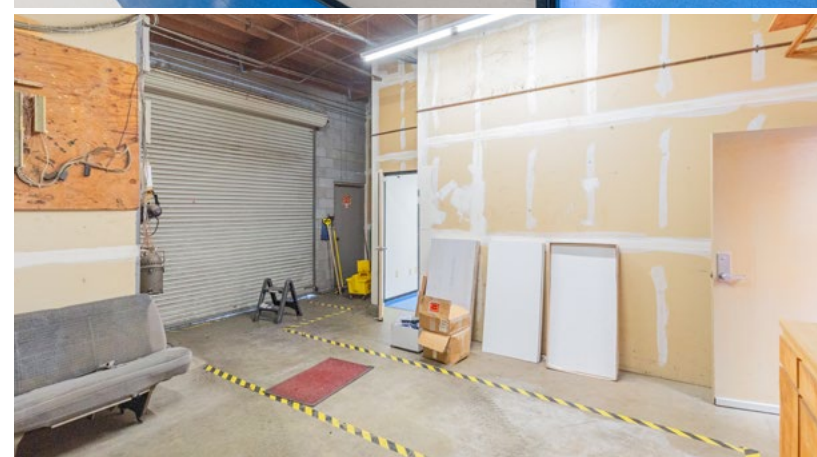
FLOOR PLAN

AMPLE PARKING

± 3,990 SF BUILDING SIZE



VIRTUAL TOUR



RANCHO CORDOVA



46.8K
EMPLOYEES



80.7K
RESIDENT POPULATION



3.9K
TOTAL # OF BUSINESSES

Placer.ai
2026

 **QUICK ACCESS TO HWY 50 AND IS A SHORT DRIVE TO SACRAMENTO'S URBAN CORE**

Rancho Cordova is one of the Sacramento region's most established and durable employment markets, making it a strategic location for industrial and office-flex ownership. The city supports a deep and diverse workforce drawn from surrounding residential neighborhoods with direct access to the American River Parkway, extensive trail systems, and a wide range of housing options that help retain employees locally.

Rancho Cordova is home to more than 3,000 businesses, anchored by major employers including VSP Vision, Dignity Health, Health Net, and Centene. The city continues to expand its technology footprint, highlighted by Nvidia's

planned collaboration to establish an AI and robotics ecosystem, reinforcing Rancho Cordova's evolution into a regional hub for innovation. Building on this momentum, the City's "Downtown Dova" plan is actively reshaping Sunrise and Folsom Boulevards into a concentrated civic and commercial core, supporting long-term employment density and demand for flexible workspace.

The South-of-50 Corridor remains one of the most active growth areas in Northern California. To the east, Folsom Ranch is underway with more than 11,000 new homes, alongside large-scale master-planned communities including Braden, significantly expanding the regional workforce and con-

sumer base. Established communities including Anatolia, Sunridge, and Rio Del Oro already contribute thousands of rooftops that support consistent demand for employment, services, and light industrial uses.

Located along U.S. Highway 50, 10324 Placer Lane is approximately 15 minutes from Downtown Sacramento, offering efficient regional access without the congestion or cost structure of the urban core. Planned infrastructure improvements, including the future Capital South-East Connector linking Elk Grove, Rancho Cordova, and Folsom, will further strengthen regional connectivity and reinforce long-term demand for industrial and office-flex space.



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Most Healthiest City in the U.S.
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials

The Sac Bee 2025

POPULATION GREATER SACRAMENTO REGION

2,623,204

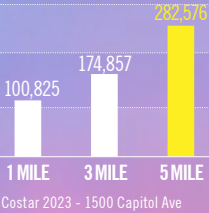
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

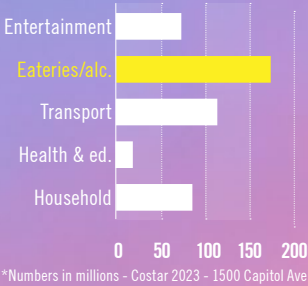
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

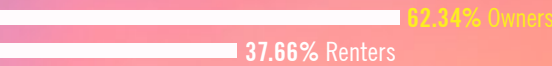
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

#1 California's top farmers market

#3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit
walkscore.com
1500 Capitol



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