

FOR SALE

**12178 Tributary Point Drive
Rancho Cordova, CA 95670**

**Excellent Owner/User or Investment Opportunity
+/- 30,880 SF Retail Building**



PDF

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OFFERING MEMORANDUM



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CalDRE #02134436

INVESTMENT OVERVIEW

PDF powered by eXp Commercial is pleased to present a prime investment or owner-user opportunity: a 30,880 square foot retail building on a +/- 1.63-acre parcel, located at 12178 Tributary Point Drive in Rancho Cordova, California. This versatile property includes approximately 22,600 square feet of showroom space on the first floor, complemented by 8,280 square feet of office space on the second floor. Positioned strategically near Highway 50, it offers convenient access and visibility within the Sacramento MSA. The building is in great condition, making it an ideal option for a wide range of retail or office uses. Contact us for further details.



PROPERTY HIGHLIGHTS

- +/- 30,880 SF Two Story Retail Building on +/- 1.63 acres for Sale
- Price: \$3,990,000 (\$129.20 PSF)
- First Floor: +/- 22,600 SF of Showroom / Retail Space - Second Floor: +/- 8,280 SF of Office Space
- Highly Exposed Property with Frontage to Hwy 50
- Year Built: 2000
- Elevators
- Gated Parking Area
- +/- 50 Surface Parking Spaces
- GL Roll Up Door
- APN: 069-0650-011
- Zoning: Light Commercial (LC - County of Sacramento)

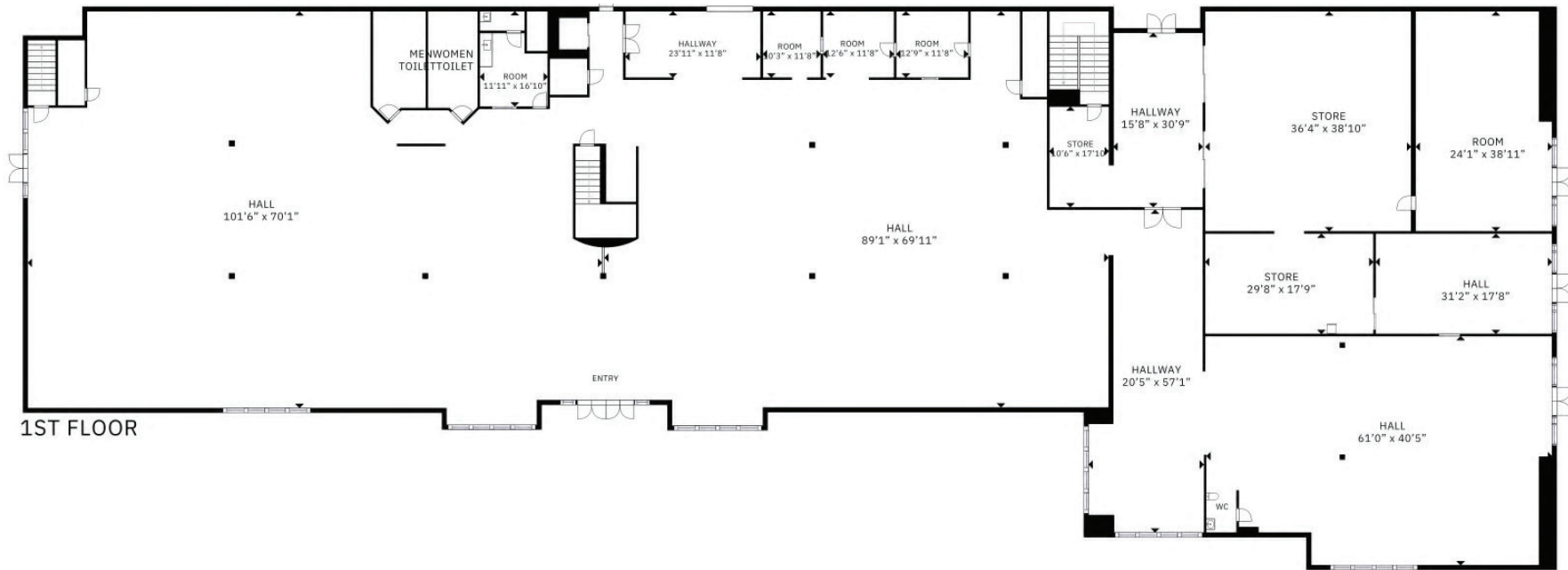


AREA DEMOGRAPHICS			
POPULATION	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
2024 Population	3,187	13,451	41,823
Median Age	45.6	52.2	48.2
Bachelor's Degree or Higher	52%	57%	47%
INCOME			
Average Household Income	\$137,892	\$154,656	\$135,704
Median Household Income	\$111,599	\$126,182	\$109,490
< \$25,000	180	388	1,399
\$25,000-50,000	103	469	1,872
\$50,000-75,000	232	775	2,246
\$75,000-10,0000	100	481	2,261
\$100,000-125,000	236	736	2,351
\$125,000-150,000	53	370	1,342
\$150,000-200,000	240	1,029	2,521
\$200,000+	305	1,485	3,349

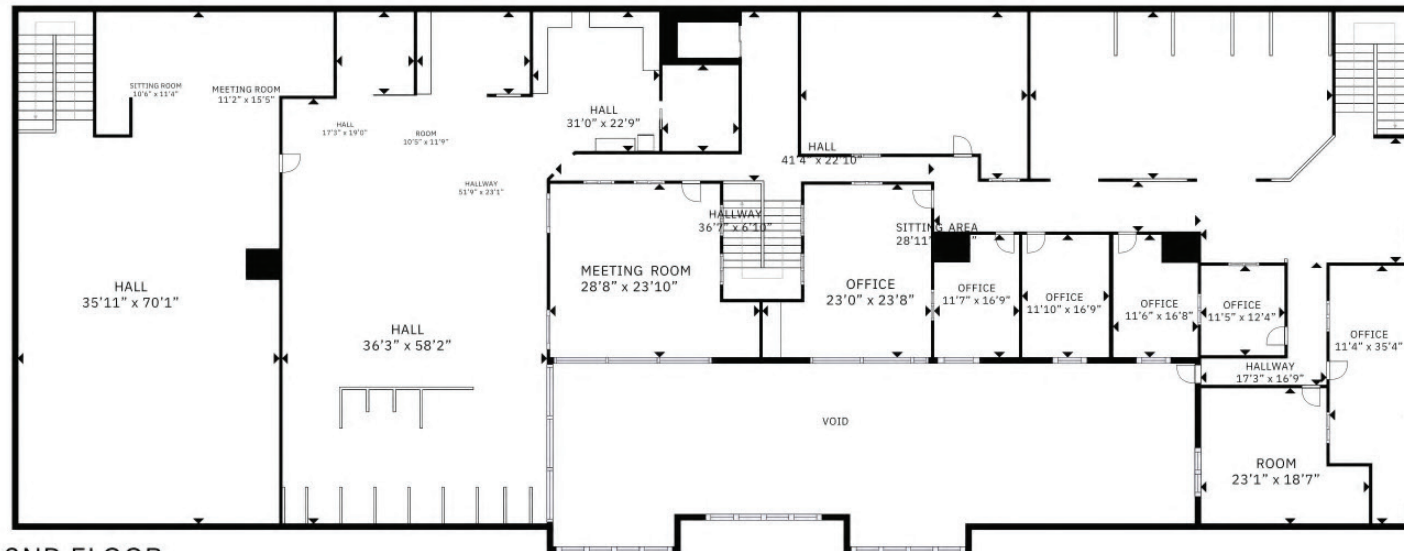
HOUSEHOLDS	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
2020 Households	1,487	5,856	17,477
2024 Households	1,448	5,733	17,342
2029 Household Projection	1,450	5,747	17,423
Annual Growth 2020-2024	0%	0.1%	0.4%
Annual Growth 2024-2029	0%	0%	0.1%
Owner Occupied Household	786	4,273	12,680
Renter Occupies Household	664	1,474	4,743
Average Household Size	2.1	2.3	2.3
Average Household Vehicles	2	2	2
Total Specified Consumer	\$55.9M	\$254.4M	\$717M



FLOORPLANS



1ST FLOOR



2ND FLOOR

SURROUNDING AREA MAP





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