

**3215 PROSPECT PARK DR  
RANCHO CORDOVA, CA**

**FOR SALE OR LEASE**

**±21,000 SF - ±102,000 SF OFFICE/FLEX/  
TECH SPACES AVAILABLE**

**EETHAN CONRAD**  
PROPERTIES INC.

**REMODEL NOW COMPLETE**

FOR MORE INFORMATION CONTACT:

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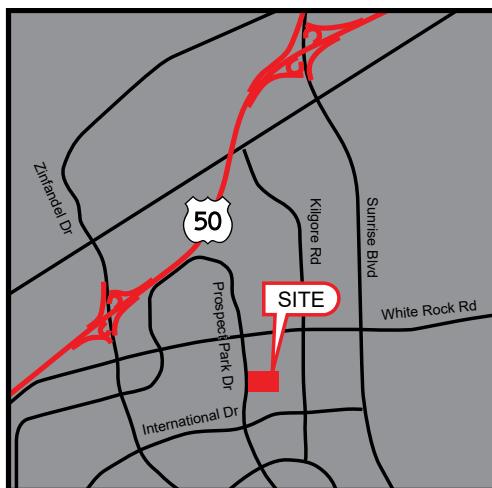
**VIEW VIRTUAL TOUR**

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC.  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

FEATURES:

- 14' - 16' clear height and is adequate for multiple uses
- Office ceiling grid height is 9'
- Insulated roof deck
- Sprinkler density of 0.210 GPM PSF over 1,500 SF.
- Full commercial kitchen improvements
- Loading dock with two (2) 8'x10' roll-up doors
- On-site diesel generator 800kw, ATS equipment in place
- 6:1,000 SF parking ratio
- Eight (8) multi-stall restrooms totaling 30 toilets.
- Building and Monument Signage Available
- Built: 1988
- Power: 3,200 amps, 277/480v, 3-phase, 4 wire



PROPERTY DETAILS:

±101,000 SF Office/Flex building is located in the centrally located Prospect Park sub-market along Hwy 50 in Sacramento County.

The property is zoned OPMU which allows a variety of uses ranging from medical, office and schools to religious institutions, manufacturing, R&D, and gym/sports facilities. Also allowed, small scale manufacturing which includes minor manufacturing, so long as the activity occurs on a small scale and within spaces less than 20,000 square feet in size.

LEASE RATES:

Suite 100	55,645 SF	\$0.89 - \$1.05 PSF, MG
Divisible to 22,658 SF		
Suite 200	46,010SF	\$0.89 - \$1.05 PSF, MG
Divisible to 21,301 SF		

Lease rate dependent on size and TI's needed.

Office:	\$1.15 - \$1.29 PSF MG
Flex/Warehouse:	\$0.65 - \$0.79 PSF MG
Yard:	\$0.09 - \$0.15 PSF

Potential for 3.2 acres of fenced and gated parking area.

PURCHASE PRICE:

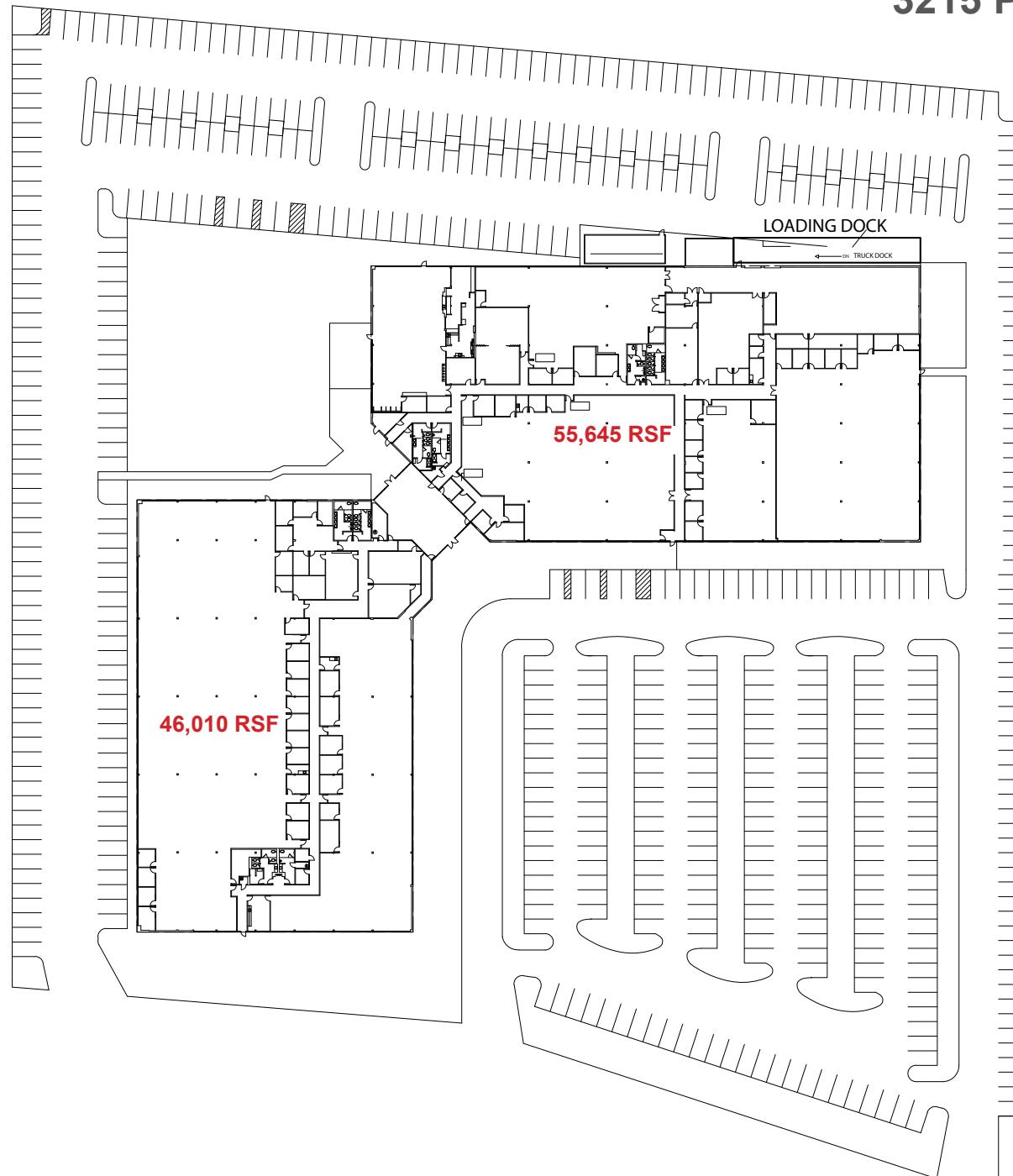
\$7,979,000.00 (\$79.00 PSF)

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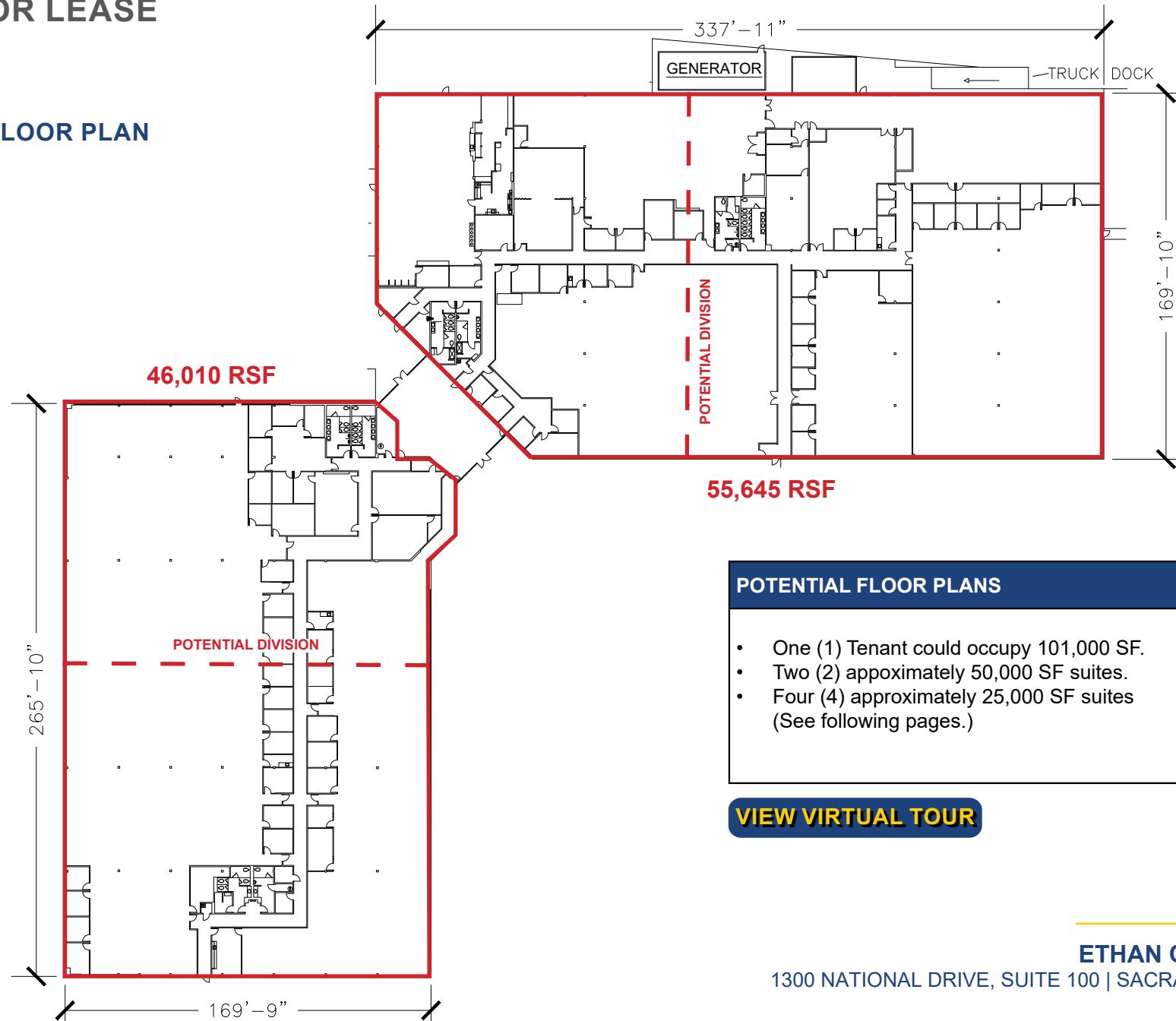
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SITE PLAN



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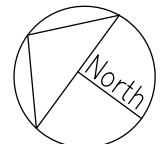
FLOOR PLAN



POTENTIAL FLOOR PLANS

- One (1) Tenant could occupy 101,000 SF.
- Two (2) approximately 50,000 SF suites.
- Four (4) approximately 25,000 SF suites  
(See following pages.)

[VIEW VIRTUAL TOUR](#)



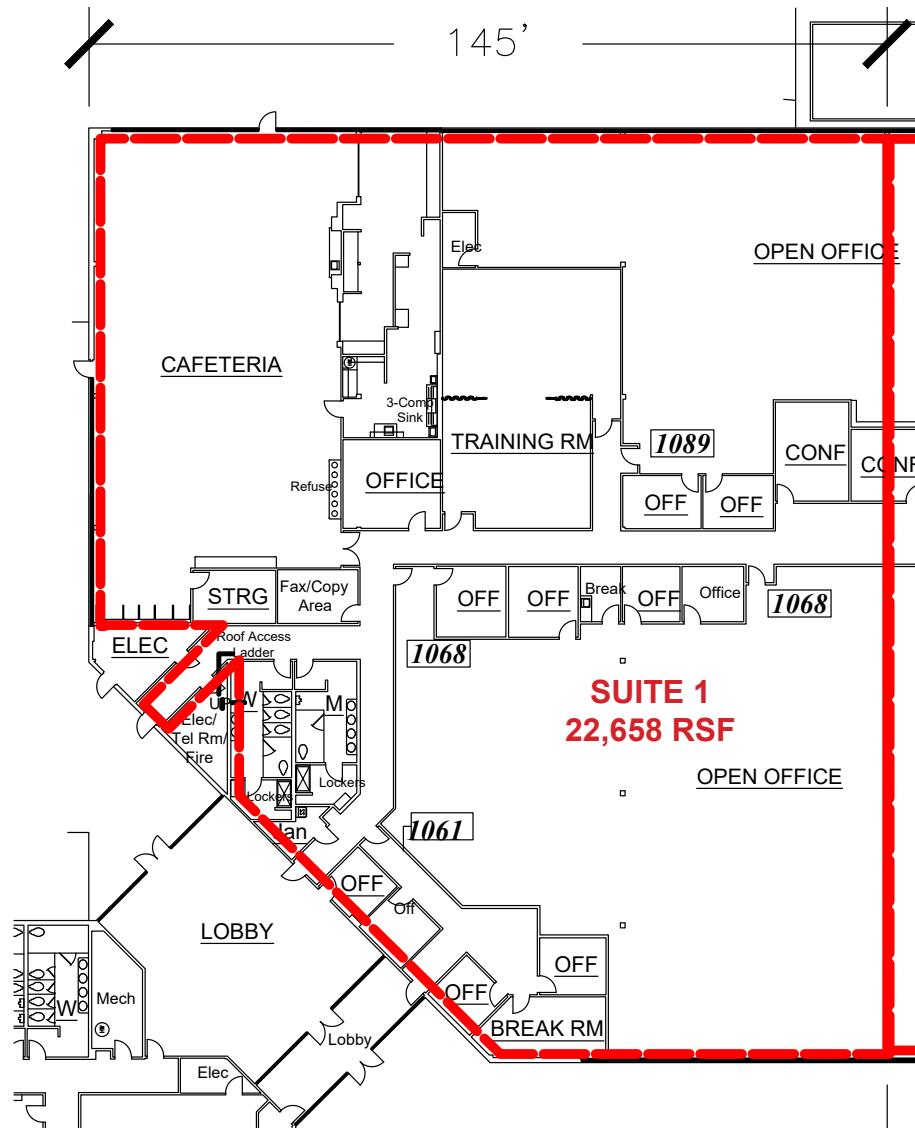
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POTENTIAL  
FLOOR PLAN



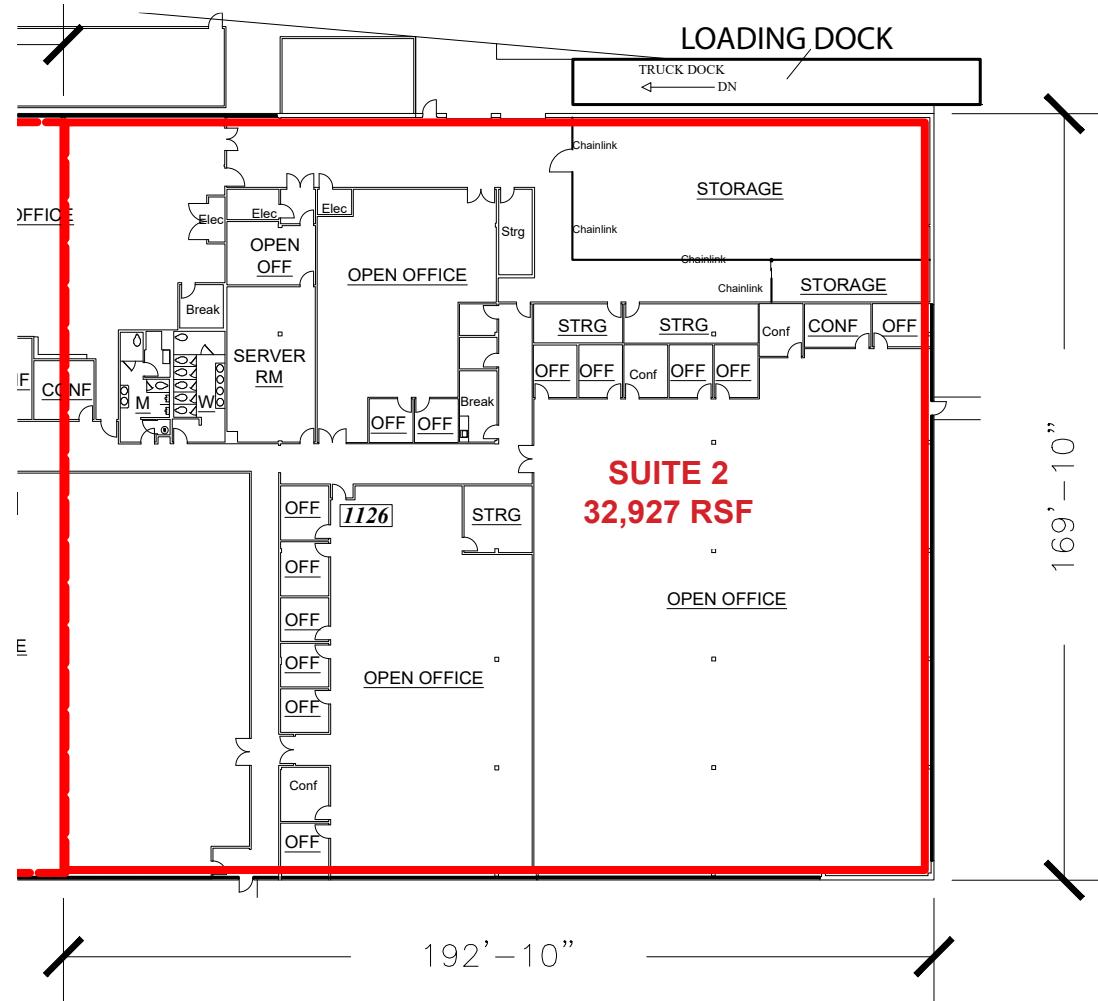
SUITE 1

- 11 private offices
- 1 cafeteria with commercial kitchen
- 2 open office areas
- 2 breakrooms
- 2 conference rooms
- 1 training room
- 1 printer room
- 2 showers
- 5 toilets
- 1 urinal

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POTENTIAL  
FLOOR PLAN



**SUITE 2**

- 13 private offices
- 1 warehouse
- 5 open office areas
- 2 breakrooms
- 4 conference rooms
- 1 server room
- 4 storage rooms
- 2 roll-up doors
- 1 loading dock

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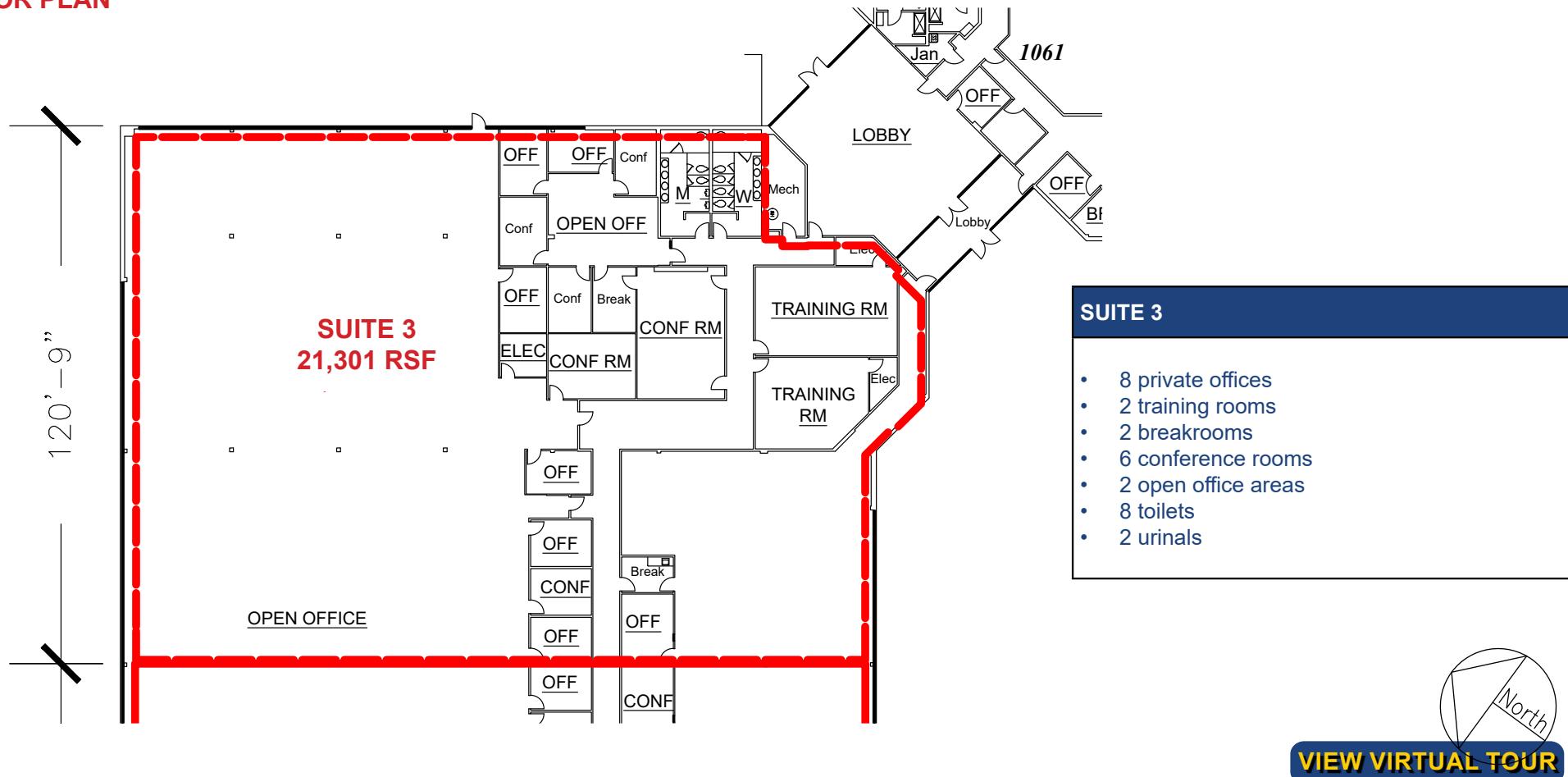
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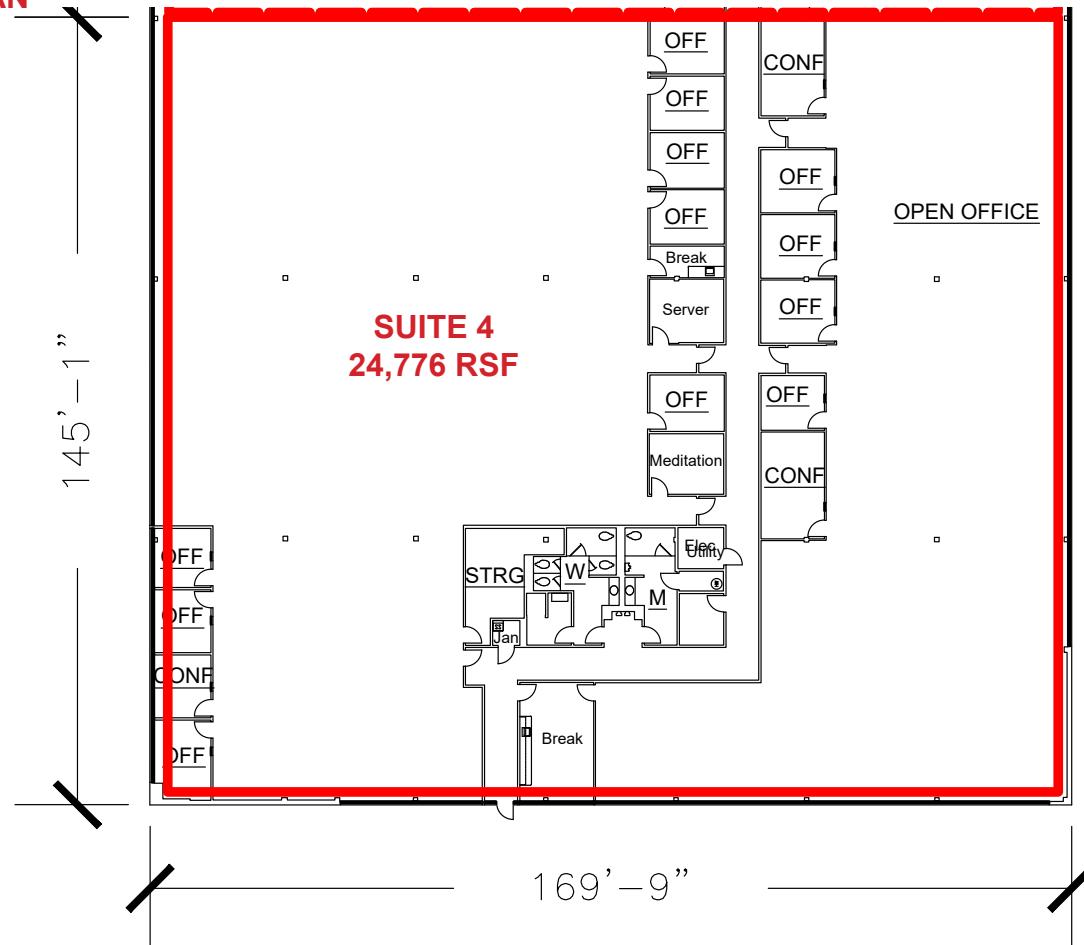
POTENTIAL  
FLOOR PLAN



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# POTENTIAL FLOOR PLAN



SUITE 4

- 12 private offices
- 3 conference rooms
- 2 breakrooms
- 1 server room
- 2 large open office areas
- 3 toilets
- 1 urinal



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The zoning at this property is OPMU which is flexible and allows quite a few uses beyond an office use.



**City of Rancho Cordova  
Zoning District: OPMU**

**Permitted Uses:**

- Artisanal and Specialty Manufacture, Display, and Sales
- Banks and Financial Services
- Brewery, Winery, Distillery
- Broadcasting and Recording Studio
- Business Support Services
- Call Centers
- Clubs, Lodges and Private Meeting Halls
- Community Centers/Civic Uses
- Indoor Amusement/Entertainment Facility
- Indoor Fitness and Sports Facility
- Libraries And Museums
- Manufacturing, Small Scale
- Medical Services, General
- Medical Services, Hospitals
- Offices, Accessory
- Offices, Business and Professional
- Religious Institutions
- Research And Development
- Schools, Private and Special/ Studios
- Schools, Public
- Theaters And Auditoriums

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## Business Incentives

### City of Rancho Cordova Programs

#### Job and Talent Attraction Program

Must create at least 20 net new full-time equivalent jobs to receive \$10,000 per job in incentives with a maximum of award of up to \$100,000 per company.

To receive incentives per job, average wage criteria must be at or above \$100,000 in W2 wages. Industries in the city include advanced manufacturing, R&D, semiconductors, life sciences, and engineering.

Companies should be post-revenue or have recently secured a Series A or successive round of funding that is sufficient to sustain capital and operating expenses.

#### Economic Development Grants

Economic development grant awards up to \$50,000. Special requests over \$50,000 may be considered but must clearly demonstrate significant financial and economic benefits to the City. Requests over \$50,000 will require approval by the economic development committee.

Economic Development Grants may be used for needs like:

- Rental assistance
- Equipment and furnishings
- Marketing
- Promotion of grand opening activities
- Other items related to the opening, expanding, or locating of the business in the city as may be approved by the city

[Learn more.](#)

Immediate Area Defined

Amenities

The immediate area is rich in amenities due to a high concentration of large employers as well as new housing developments. Within a 5 minute drive of 3215 Prospect Park are 16 hotels, 95 restaurants, and 57 shopping centers.



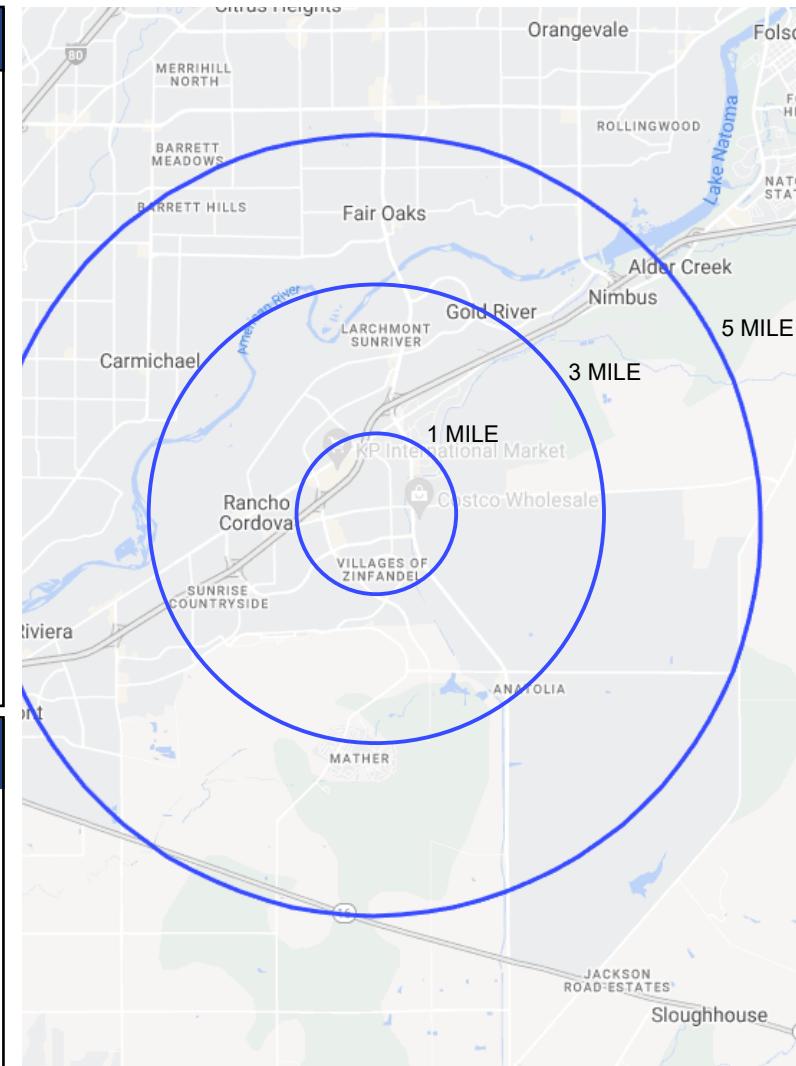
Demographics

1 Mile

3 Miles

5 Miles

2023 Population	7,466	59,941	159,481
2023 Households	2,545	25,742	71,656
Median Home Value	\$400,060	\$339,350	\$420,724
Avg. Household Income	\$110,681	\$86,860	\$105,758
Median Age	37.4	37.5	39.9
Businesses	1,126	4,362	8,532



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### A Growing Region

The Sacramento region's six counties, situated at the intersection of Interstate 80 and Interstate 5, are well situated for long term growth already amassing over 2.6 million residents. The Sacramento metro area has seen major net migration and a growing population over the last decade but especially over the last 3 years while many major markets have recorded population declines.

Why does the Sacramento region rank in the top 5 areas for net population inflow in the nation? Simply due to affordability, millennials and transplants from higher cost, usually coastal cities are able to become homeowners with a median home price of \$625,000 which is comparable to Denver, CO and Austin, TX but well below San Francisco at \$1.5mm.

Approximately half of the Greater Sacramento population has a 4 year degree in either Science, technology, engineering or math (STEM) ranking the area top 3 in the West just behind Seattle, WA and San Francisco, CA. The Greater Sacramento has more than 718,000 students enrolled in two- and four-year universities within 100 miles, making it one of the best areas in the country to operate a business.



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Sacramento Employers by the Numbers

Top 10 Locally-Based Private Companies\*

Company	2022 Revenue	Primary Business/Service
1. Sutter Health	\$14.77 Billion	Health System
2. VSP Vision	\$7.7 Billion	Vision Benefits
3. Raley's	\$3.3 Billion	Grocery Retail
4. Blue Diamond Growers	\$1.61 Billion	Food Production
5. River City Petroleum, Inc	\$1.05 Billion	Wholesale Petroleum
6. The Niello Company	\$722.07 Million	Automotive Dealerships
7. Western Health Advantage	\$678.37 Million	Health Insurance
8. Golden 1 Credit Union	\$629.82 Million	Credit Union
9. Building Material Distributors, Inc	\$618.06 Million	Wholesale Building Material
10. Deacon Construction, LLC	\$539.72 Million	Construction Services

\*Sacramento Business Journal - May 2023

Top 10 Employers in Sacramento County\*

Company	Employees	Primary Business/Service
1. State of California	107,876	Government
2. UC Davis Health	16,075	Healthcare
3. Sacramento County	13,252	Government
4. Kaiser Permanente	10,934	Healthcare
5. U.S. Government	10,507	Government
6. Sutter Health	9,595	Healthcare
7. Dignity Health	7,353	Health System
8. Intel	5,000	Technology
9. San Juan Unified School District	4,801	Public School District
10. Los Rios Community College District	3,049	Public Two-Year Community College District

\*Sacramento Business Journal - June 2023