

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
COLOMA ROAD
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PROPERTY OVERVIEW

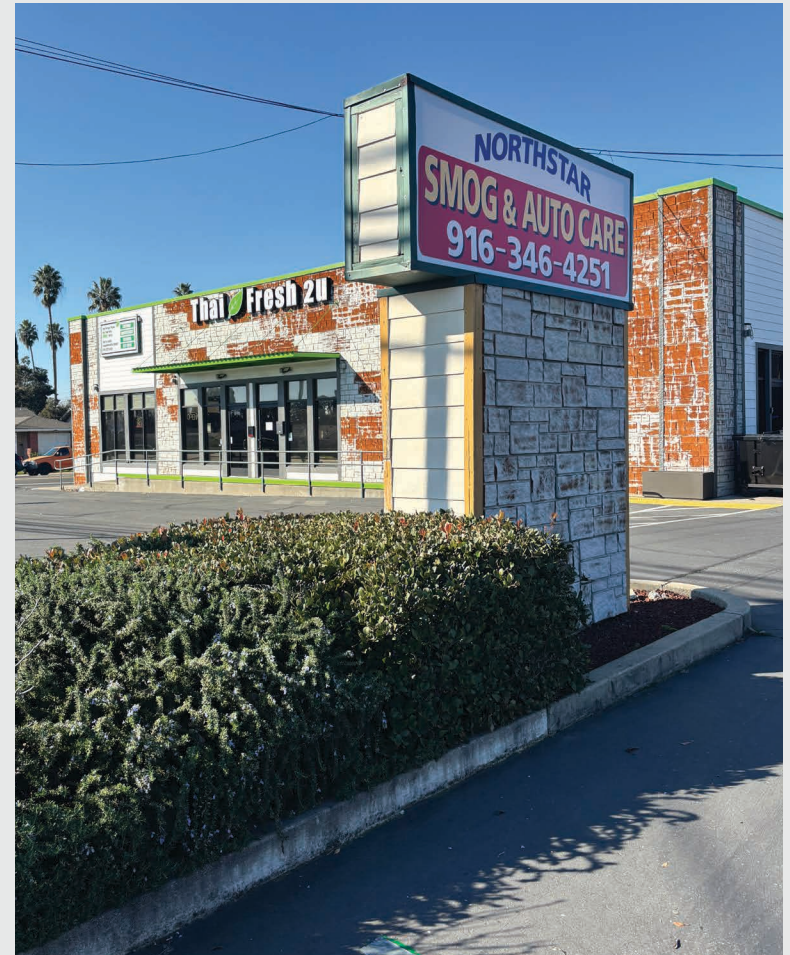
10655 Coloma Road is a single story freestanding second-generation restaurant building totaling $\pm 2,340$ square feet on a ± 0.26 acre parcel in Rancho Cordova. Constructed in 2010, the building offers modern “B” class improvements suitable for retail, office, or professional services. The property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



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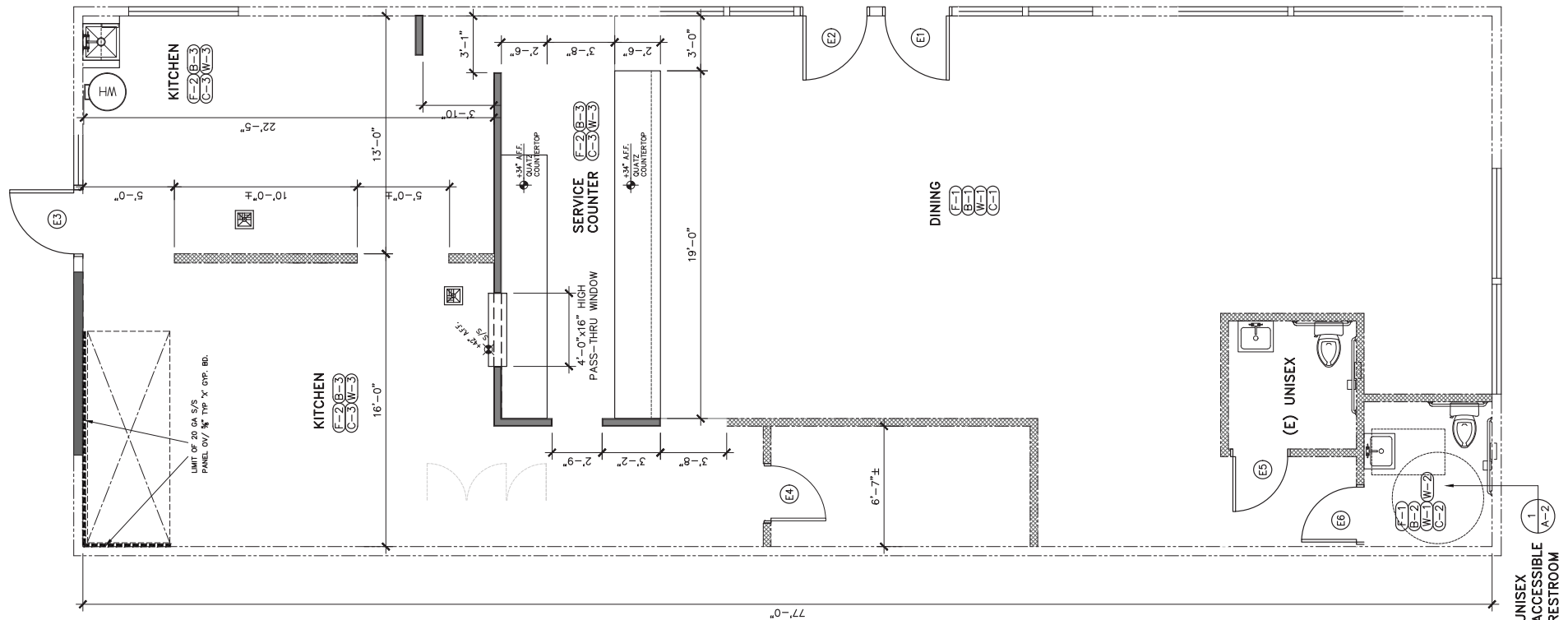
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FLOOR PLAN

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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
- Prep sink
- Three compartment sink



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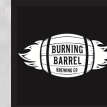


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LOCAL AREA

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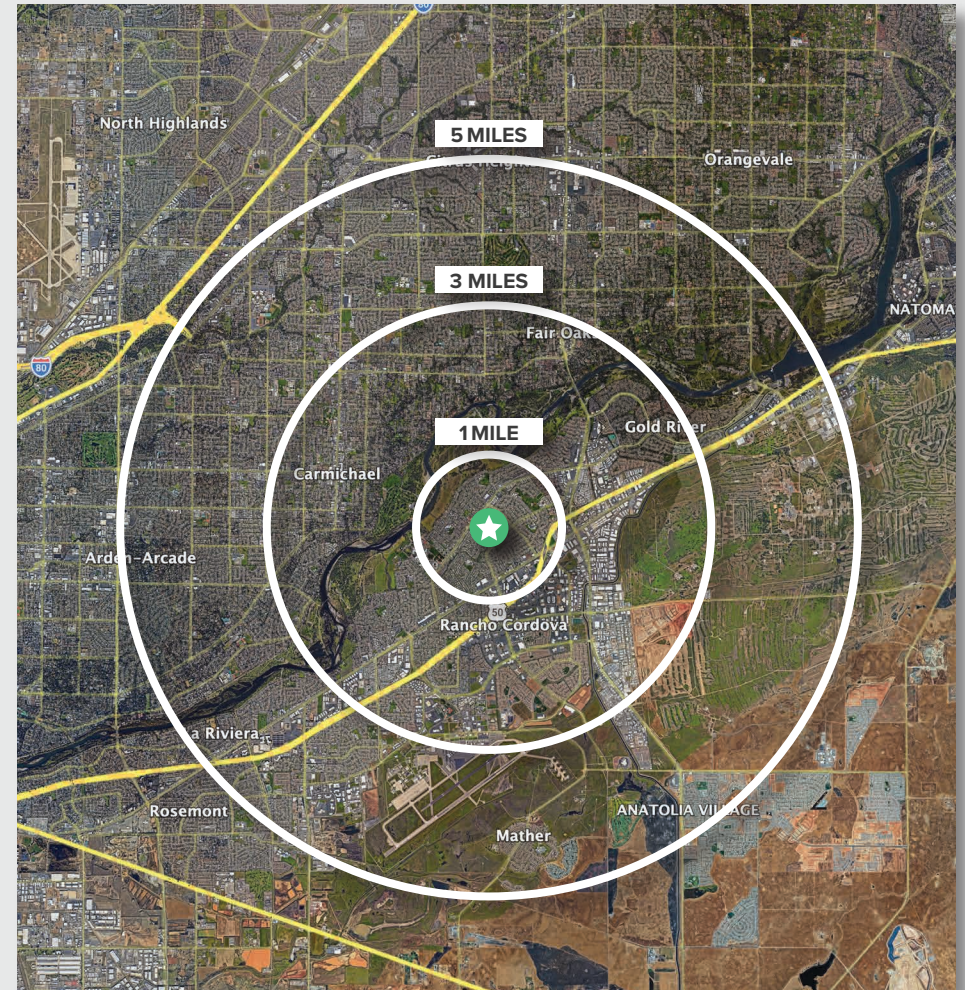
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REGIONAL DEMOGRAPHICS

10655
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	15,762	104,726	263,782
2020 Census Population	16,960	107,560	269,179
2010 Census Population	15,546	96,873	243,493
2026 Median Age	37.8	40.6	40.7
HOUSEHOLDS			
2026 Estimated Households	5,995	42,054	106,313
2020 Census Households	6,169	41,466	105,253
2010 Census Households	5,771	38,492	98,052
INCOME			
2026 Estimated Average Household Income	\$103,401	\$127,348	\$129,669
2026 Estimated Median Household Income	\$86,436	\$101,107	\$102,684
BUSINESS			
2026 Estimated Total Businesses	206	5,103	11,046
2026 Estimated Total Employees	1,206	53,594	111,351

Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

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