

**FOR
OR SALE
LEASE**

**3017 GOLD CANAL DR,
RANCHO CORDOVA**

+/- 13,660 SF OFFICE/MEDICAL BUILDING

BRAND NEW TURN-KEY VET SPACE



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

BRAND NEW TURN-KEY VET SPACE

SALES PRICE:

\$3,399,000.00

Total Size: +/- 13,660 SF, \$249 PSF

Turnkey build-out

Ideal for a veterinary clinic

FOR LEASE:

SUITE	SIZE	PRICING
100	7,460 SF	\$2.40, NNN PSF
500	6,200 SF	\$1.00, NNN PSF
100-500	13,660 SF	\$1.00-\$2.40, NNN PSF

- **Turnkey Vet Clinic:** \$1,000,000 investment in a fully equipped veterinary clinic, ideal for vet owner-users.
- **Dual Occupancy Potential:** 6,200 SF available in warm shell condition, allowing for another owner-user to occupy or lease to a vet.
- **Convenient Access:** Situated near Sunrise Blvd & 50 FWY for easy connectivity.
- **Current Infrastructure:** No roll-up doors or warehouse space currently available.
- **Visibility and Branding Opportunities:** Monument signage available to enhance business visibility.
- **Ample Parking:** Plenty of parking space available for tenants and visitors.
- **Ready for Immediate Occupancy:** Can be delivered furnished with desks and cubicles within 30 days.



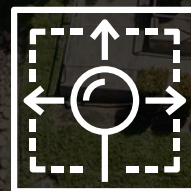
ABUNDANT PARKING

45 SPACES



COMMERCIAL / MEDICAL

072-0470-015-0000



+/- 13,660 SQ.FT

BUILDING SIZE

+/- 43,560 SQ.FT

LOT SIZE



OIMU

PROPERTY ZONING

OFFICE

INDUSTRIAL

MIXED-USE

SACRAMENTO COUNTY



INTERIOR PICTURES





EXTERIOR PICTURES



FLOOR PLAN

SUITE 100:
+/- 7,460 SQ.FT
\$2.40 PSF, NNN

3D Tour
Click Here 

NNN COSTS: ASK BROKER
PRISTINE MOVE IN READY VET PRACTICE SPACE WITH A RECENT \$1,000,000 REMODEL. IT FEATURES 6 EXAM ROOMS, A SPACIOUS TREATMENT ROOM, ADMIN OFFICE, LAUNDRYROOM, AND BEAUTIFUL LOBBY. THIS IS ABSOLUTELY THE NICEST VETERINARIAN SPACE AVAILABLE FOR LEASE IN THE SACRAMENTO AREA. IT COULD BE MODIFIED FOR DENTAL OR MEDICAL USE IF NEEDED.



INTERIOR PICTURES



FLOOR PLAN

SUITE 500:
+/- 6,200 SQ.FT
\$1.00 PSF, NNN

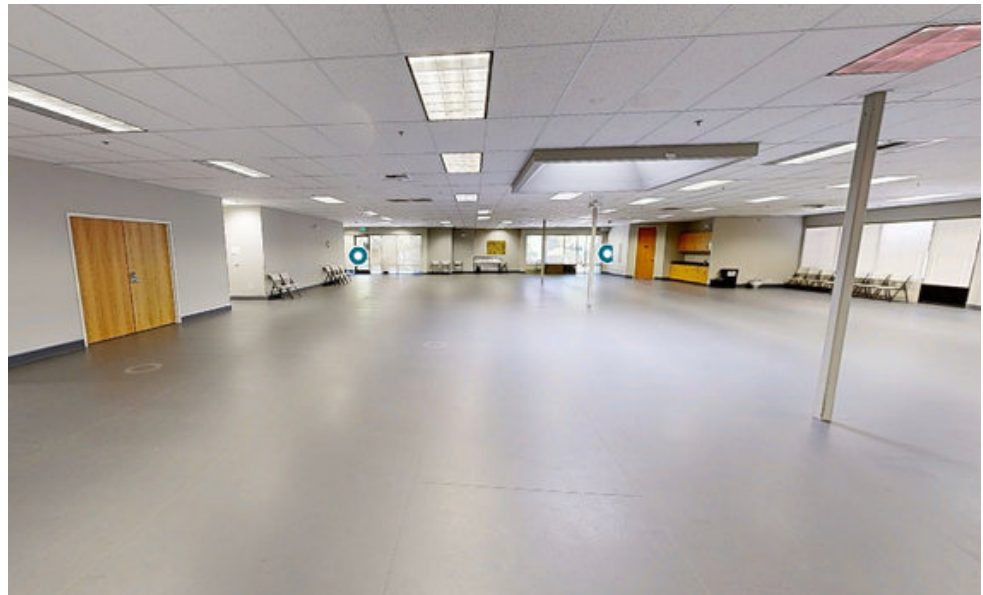
3D Tour
Click Here 

NNN COSTS: ASK BROKER

MOVE IN READY WARM SHELL CONDITION WITH LIMITED BUILD OUT. MOVE IN READY WITH BRAND NEW FLOORING, INTERIOR PAINT, AND CEILING GRID. INCLUDES A LARGE OUTDOOR FENCED AREA FOR ADDITIONAL SQUARE FOOTAGE. IDEAL FOR GYMS, FITNESS CLASSES, CHURCHES, MEETING SPACES, BUSINESS STORAGE, CALL CENTERS, AND OTHER USES THAT DON'T REQUIRE A LOT OF ROOMS.



INTERIOR PICTURES



BRAND NEW TURN-KEY VET SPACE

+/- 13,660 SQ.FT **\$1.00 - \$2.40 PSF, NNN**

SUITE 500

MOVE IN READY WARM SHELL CONDITION WITH LIMITED BUILD OUT. MOVE IN READY WITH BRAND NEW FLOORING, INTERIOR PAINT, AND CEILING GRID. INCLUDES A LARGE OUTDOOR FENCED AREA FOR ADDITIONAL SQUARE FOOTAGE. IDEAL FOR GYMS, FITNESS CLASSES, CHURCHES, MEETING SPACES, BUSINESS STORAGE, CALL CENTERS, AND OTHER USES THAT DON'T REQUIRE A LOT OF ROOMS.

SUITE 100

PRISTINE MOVE IN READY VET PRACTICE SPACE WITH A RECENT \$1,000,000 REMODEL. THIS IS THE NICEST VETERINARIAN SPACE AVAILABLE FOR LEASE IN THE SACRAMENTO AREA. IT COULD BE MODIFIED FOR DENTAL OR MEDICAL USE BUT THE IDEAL TENANT OR BUYER WOULD BE A VET PRACTICE.



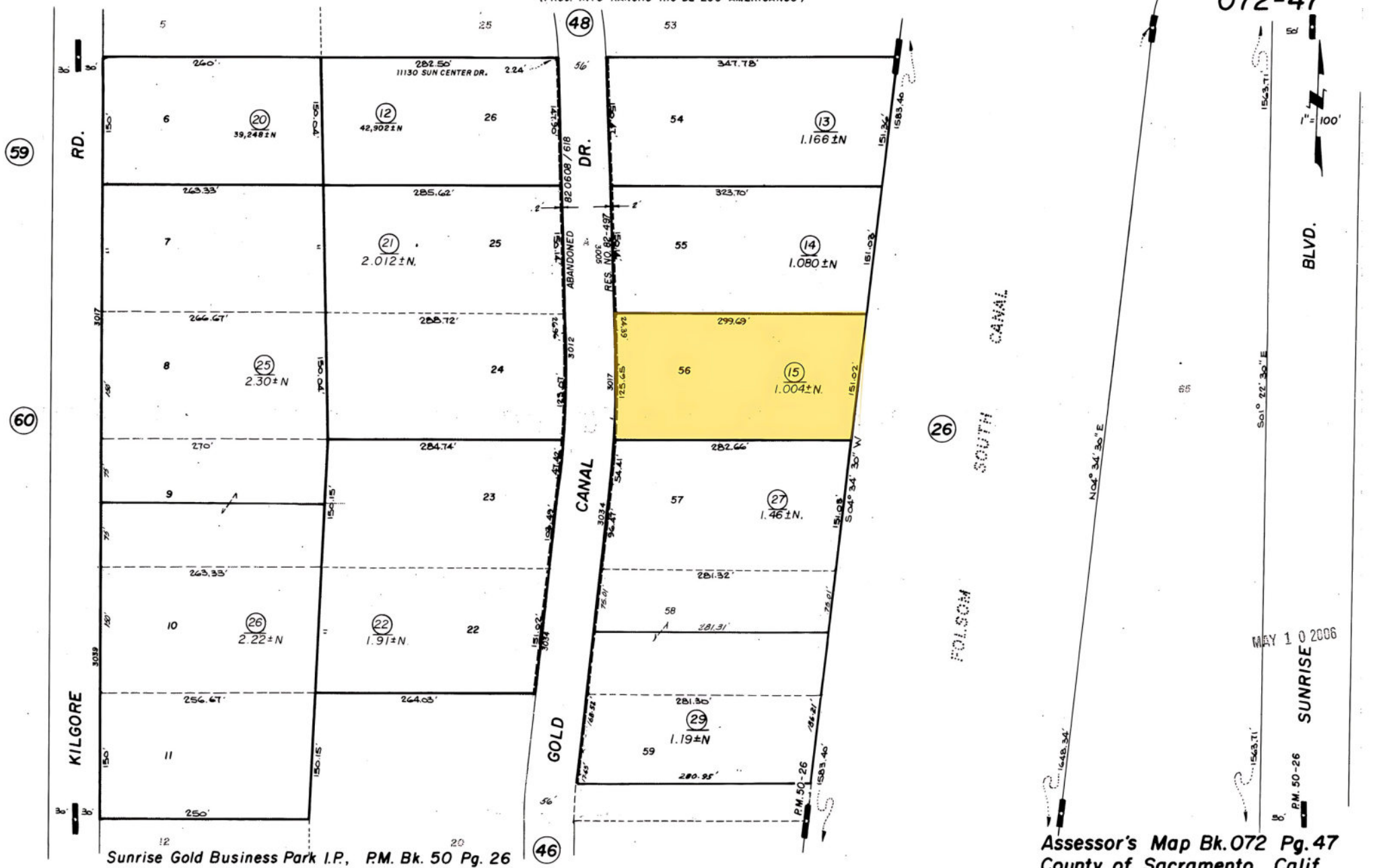
PARCEL LINE

APN # 072-0470-015-0000

+/- 43,560SF PARCEL

ZONING: OIMU - OFFICE INDUSTRIAL MIXED-USE

POR. SEC. 36, T.9N., R.6E., M.D.B. & M.
(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)



IMMEDIATE VICINITY AERIAL

JACKS URBAN EATS, Starbucks, BEL AIR, THE MAJOSA HOUSE, RITE AID

Denny's, IN-N-OUT BURGER, Shell, Starbucks, McDonald's

Smart & Final, Dollar Tree, I LOVE TERIYAKI, Chick-fil-A, Sportsman's Warehouse, FIVE GUYS BURGERS and FRIES, PET CLUB FOOD AND SUPPLIES, Chevron, Carl's Jr., Quick Quack CAR WASH

ROSS DRESS FOR LESS, Bargain Market, Marshalls, PET SMART, CVS, target, TACO BELL

Sunrise Blvd

PROPERTY LOCATION

COSTCO WHOLESALE

WHITE ROCK CORPORATE CAMPUS

LOWE'S, rubio's COASTAL GRILL, CVS pharmacy, SUBWAY, Panera BREAD

Walmart Save money. Live better., 99c ONLY STORES, Jersey Mike's SUBS, CHIPOTLE MEXICAN GRILL, Jack in the box, SAFEWAY

Zinfandel Dr

Cordova High School Home of the Lancers

KAISER PERMANENTE, Dignity Health

Viva SUPERMARKET, planet fitness, See's CANDIES, McDonald's, dd's DISCOUNTS, KFC

US 50



DEMOGRAPHIC SUMMARY REPORT

3017 GOLD CANAL DR, RANCHO CORDOVA, CA 95670



POPULATION 2023 ESTIMATE

3-MILE RADIUS 63,045
5-MILE RADIUS 182,408
10-MILE RADIUS 787,393

POPULATION 2028 PROJECTION

3-MILE RADIUS 63,430
5-MILE RADIUS 183,514
10-MILE RADIUS 794,025



HOUSEHOLD INCOME 2023 AVERAGE

3-MILE RADIUS \$99,817.00
5-MILE RADIUS \$114,057.00
10-MILE RADIUS \$104,349.00

HOUSEHOLD INCOME 2023 MEDIAN

3-MILE RADIUS \$81,588.00
5-MILE RADIUS \$90,424.00
10-MILE RADIUS \$80,203.00



POPULATION 2023 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	32,375	107,112	441,126
BLACK	5,309	11,895	54,458
HISPANIC ORIGIN	14,058	32,672	164,584
AM. INDIAN & ALASKAN	756	1,757	8,635
ASIAN	7,996	21,020	88,907
HAWAIIAN/PACIFIC ISLAND	641	1,290	5,643
OTHER	15,968	39,335	188,623

REACH OUT

TO LEARN MORE ABOUT
THIS OPPORTUNITY!



Dave Carlsten

VICE PRESIDENT

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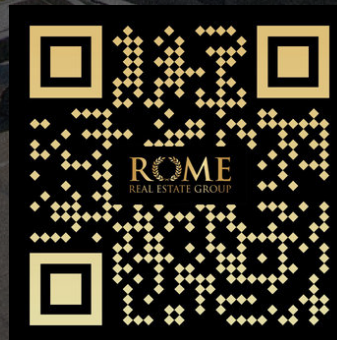
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