

# 2440 Gold River

2440 Gold River Rd, Rancho Cordova, CA 95670

Presented By:  
Capstone Realty Investments





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## Property Details

**Price: \$6,000,000**

- 2440 Gold River Road is a two-story, prime-condition, multi-tenant professional/ flex building in the Highway 50 Corridor.
- Ideally located within Rancho Cordova, CA, with immediate access to CA 50 and close to Interstates 80 and 5.
- In addition to the sale, leasing is available, enabling strong rental income generation and/or user opportunity (TI support available).
- Building offers flexible floor plans for various uses, including general offices, medical, educational, and professional services.
- Building is equipped with two loading docks and large glass windows for lots of natural sunlight.
- Additional Opportunity: 1.4-acre parcel available separately for \$475,000 – ideal for future development, expansion, or auxiliary use.

View the full listing here: <https://www.loopnet.com/Listing/2440-Gold-River-Rd-Rancho-Cordova-CA/36700456/>

Price:	\$6,000,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	5.60%
Lot Size:	4.31 AC
Gross Building Area:	56,248 SF
Rentable Building Area	53,320 SF
:	
No. Stories:	2
Year Built:	2003
Tenancy:	Multi
Parking Ratio:	5/1,000 SF
Zoning Description:	MP
APN / Parcel ID:	069-0031-053
Cross Streets:	Pyrites Way

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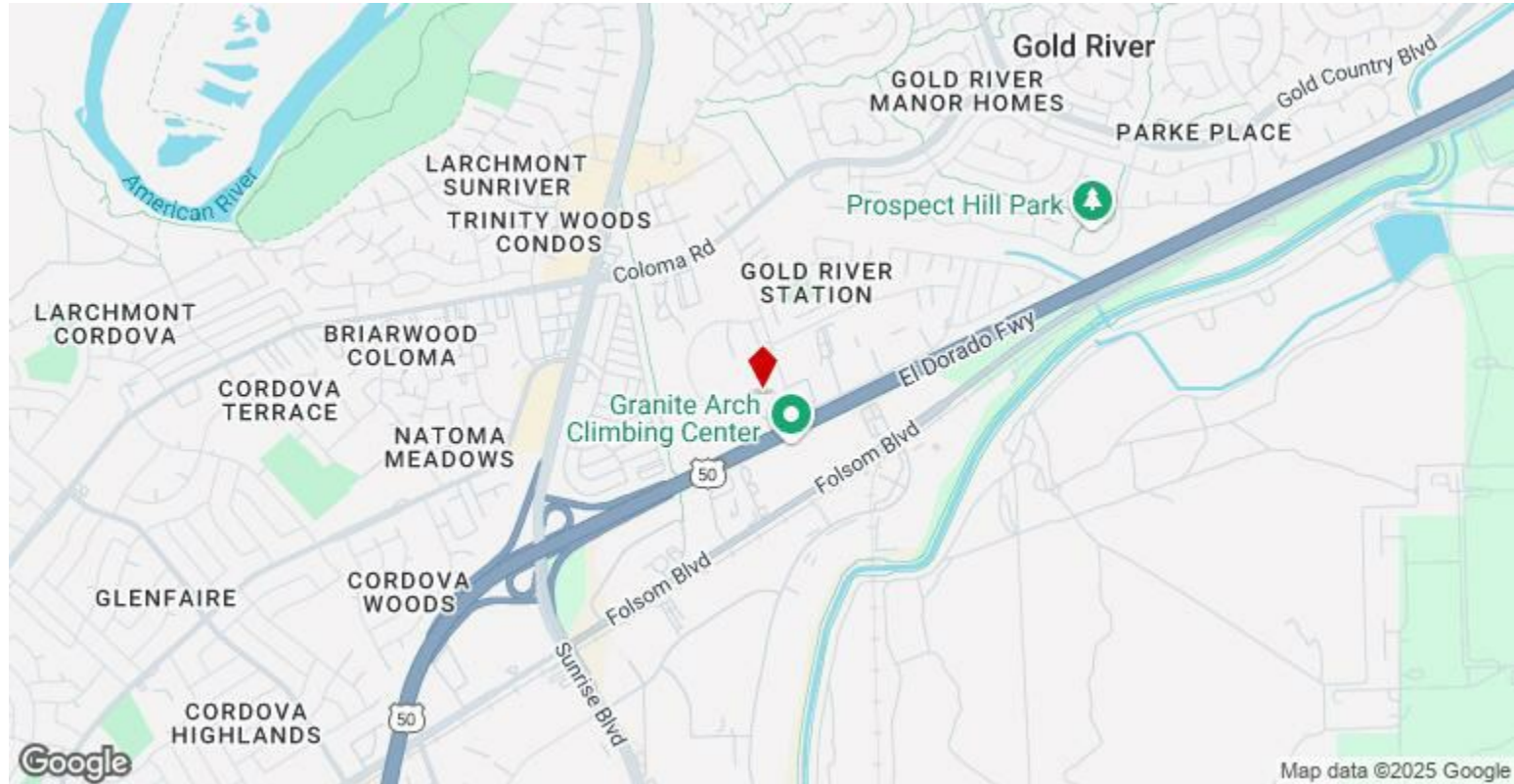
## Major Tenant Information

Tenant	SF Occupied	Lease Expired
K-Designers	-	
McKenzie Real Holdings	-	
Private Label Supplement	-	
S&G Discount Outlet Inc	-	
Semper Solaris	-	

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## Location





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## Property Photos



2440 Gold River Rd



Alternate Building View



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## Property Photos



Entrance



Overview of the Gold River Business Park



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## Property Photos



Lobby



Lobby



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## Property Photos



Hallway



Hallway



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## Property Photos



Hallway



Elevator-Served

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## Property Photos



Hallway



Office Space



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## Property Photos



Kitchen/ Pantry



Office Space

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## Property Photos



Office Space



Office Interior Overview



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Office Interior Overview



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Office Interior Overview



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## Property Photos



Conference Room



Suite Reception

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## Property Photos



Private Office Space



Office Interior Overview



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## Property Photos



Office Interior Overview



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## Property Photos



Office Interior Overview



Second-Floor with Natural Light



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## Property Photos



Picnic Area



Loading Capabilities



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## Property Photos



Aerial Overview of Gold River Business Park, Rancho Cordova, CA



Aerial Overview of Gold River Business Park, Rancho Cordova, CA



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