

ZINFANDEL CROSSING
2800 - 2868 ZINFANDEL DR
RANCHO CORDOVA, CA
FOR LEASE
1,062 SF - 10,006 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

99¢
only
STORES

MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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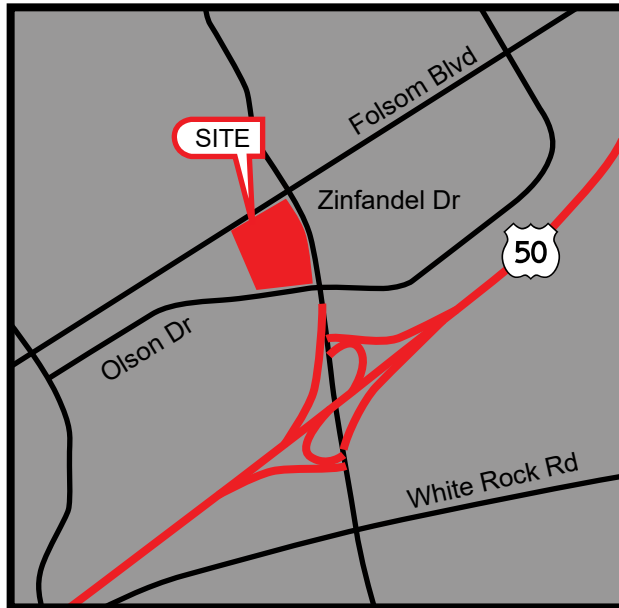
ROME
REAL ESTATE GROUP

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Prominent location at the intersection of Zinfandel Dr & Folsom Blvd
- Easy access to Hwy 50 at Zinfandel Dr
- Junior anchor space available
- Dense residential and daytime population
- Monument signage available
- Adjacent to Zinfandel light rail station

**PROPERTY DETAILS:**

Zinfandel Crossing is a prominent neighborhood shopping center that benefits from many national neighboring tenants such as: Walmart Supercenter, Target, Michaels, Ross Dress for Less, Boot Barn, PetSmart and more. Also adjacent to several hotels, Rancho Cordova City Hall, Sacramento Children's Museum and many corporate businesses.

Surrounded by 12 million SF of office and industrial space. Rancho Cordova is Sacramento's largest employment core with a daytime population of over 51,000 workers.

LEASE RATES:

\$0.98 - \$1.59 PSF, NNN

NNN costs are approximately \$0.39 PSF.
NNN costs for Junior Anchor is \$0.29 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2021 Total Population (est):	17,797	82,327	217,697
2021 Average HH Income:	\$83,006	\$95,760	\$105,657
2021 Traffic Count @ Zinfandel Dr & Folsom Blvd:	43,917		

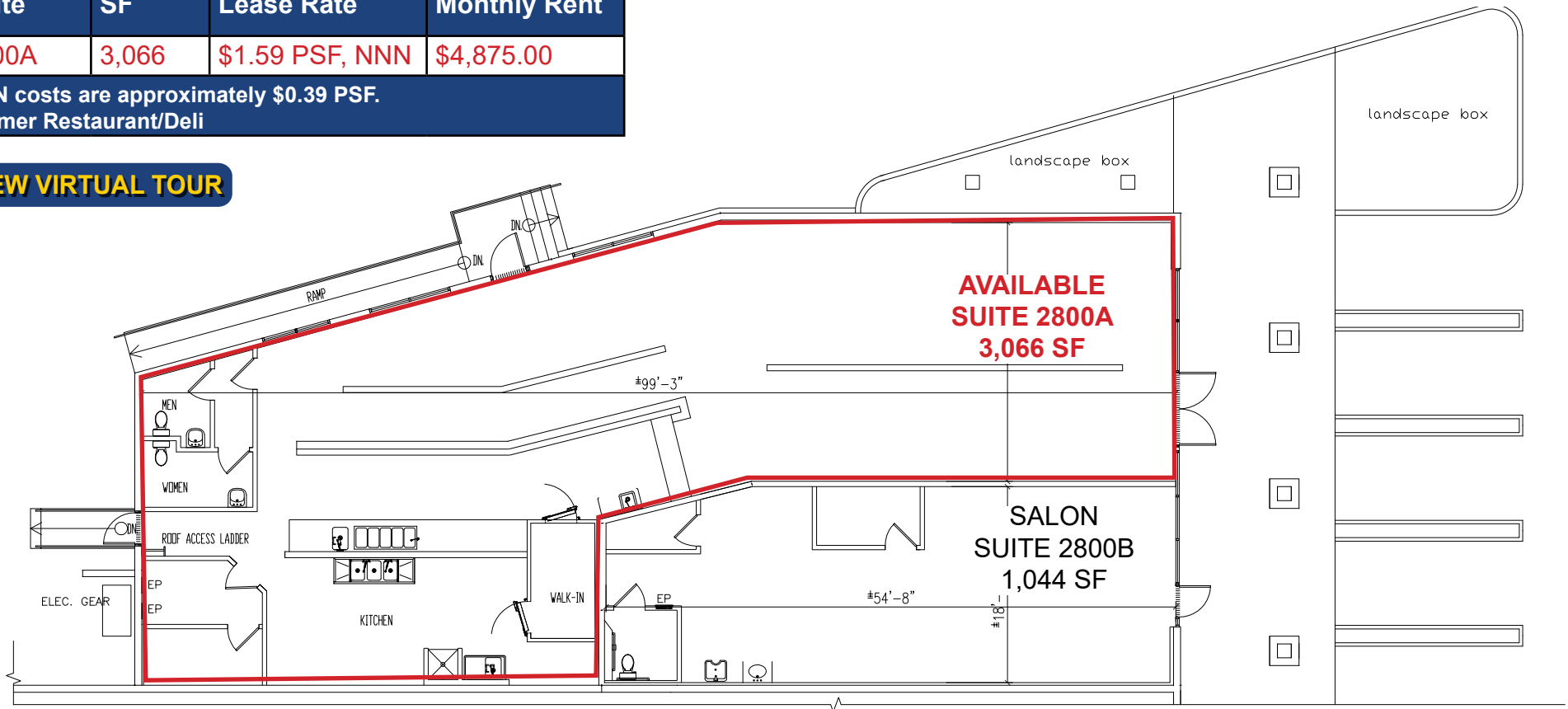
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FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
2800A	3,066	\$1.59 PSF, NNN	\$4,875.00
NNN costs are approximately \$0.39 PSF. Former Restaurant/Deli			

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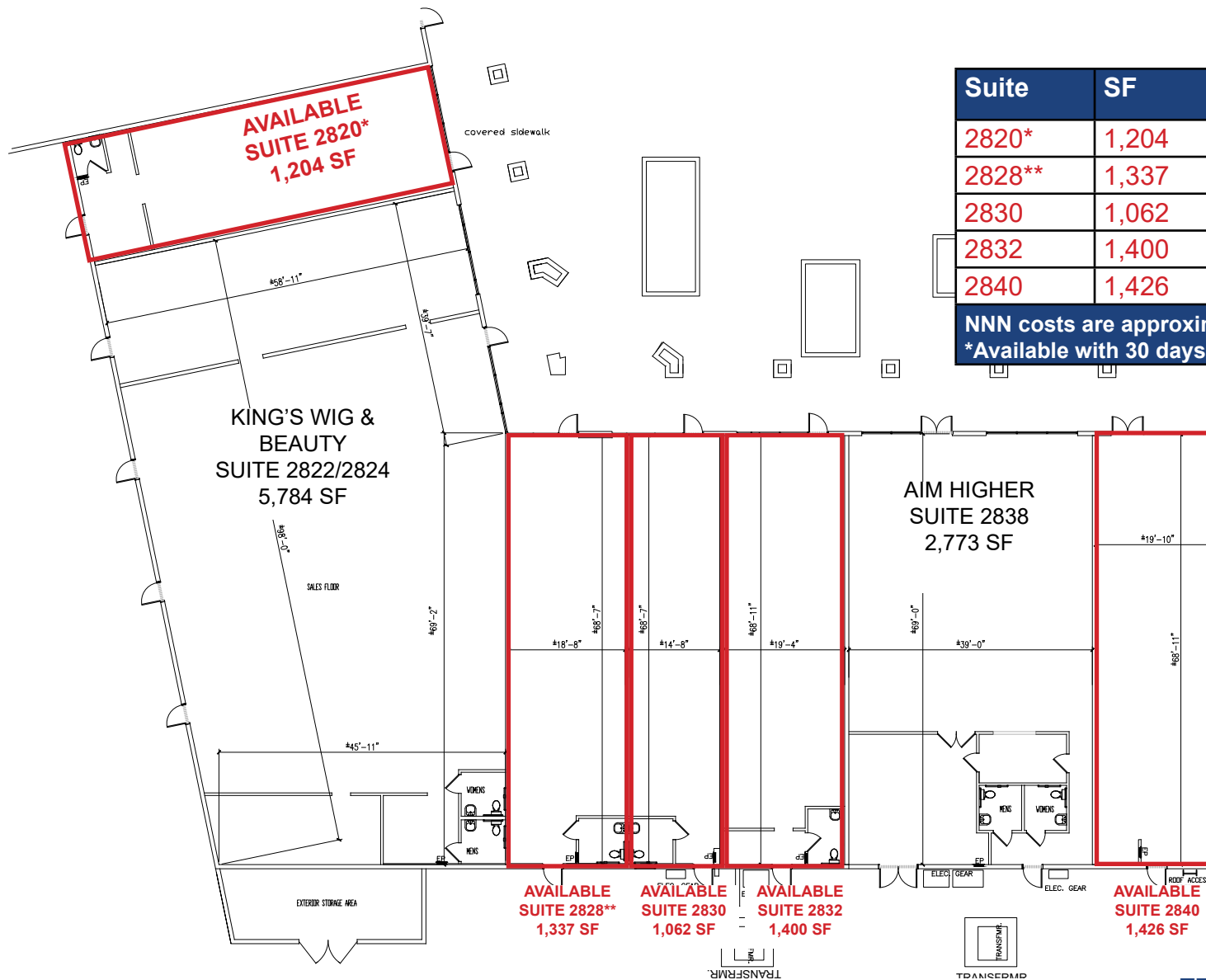
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Suite	SF	Lease Rate	Monthly Rent
2820*	1,204	\$1.45 PSF, NNN	\$1,746.00
2828**	1,337	\$1.45 PSF, NNN	\$1,939.00
2830	1,062	\$1.45 PSF, NNN	\$1,540.00
2832	1,400	\$1.45 PSF, NNN	\$2,030.00
2840	1,426	\$1.35 PSF, NNN	\$1,925.00

NNN costs are approximately \$0.39 PSF.
***Available with 30 days notice. **Available with 60 days notice.**

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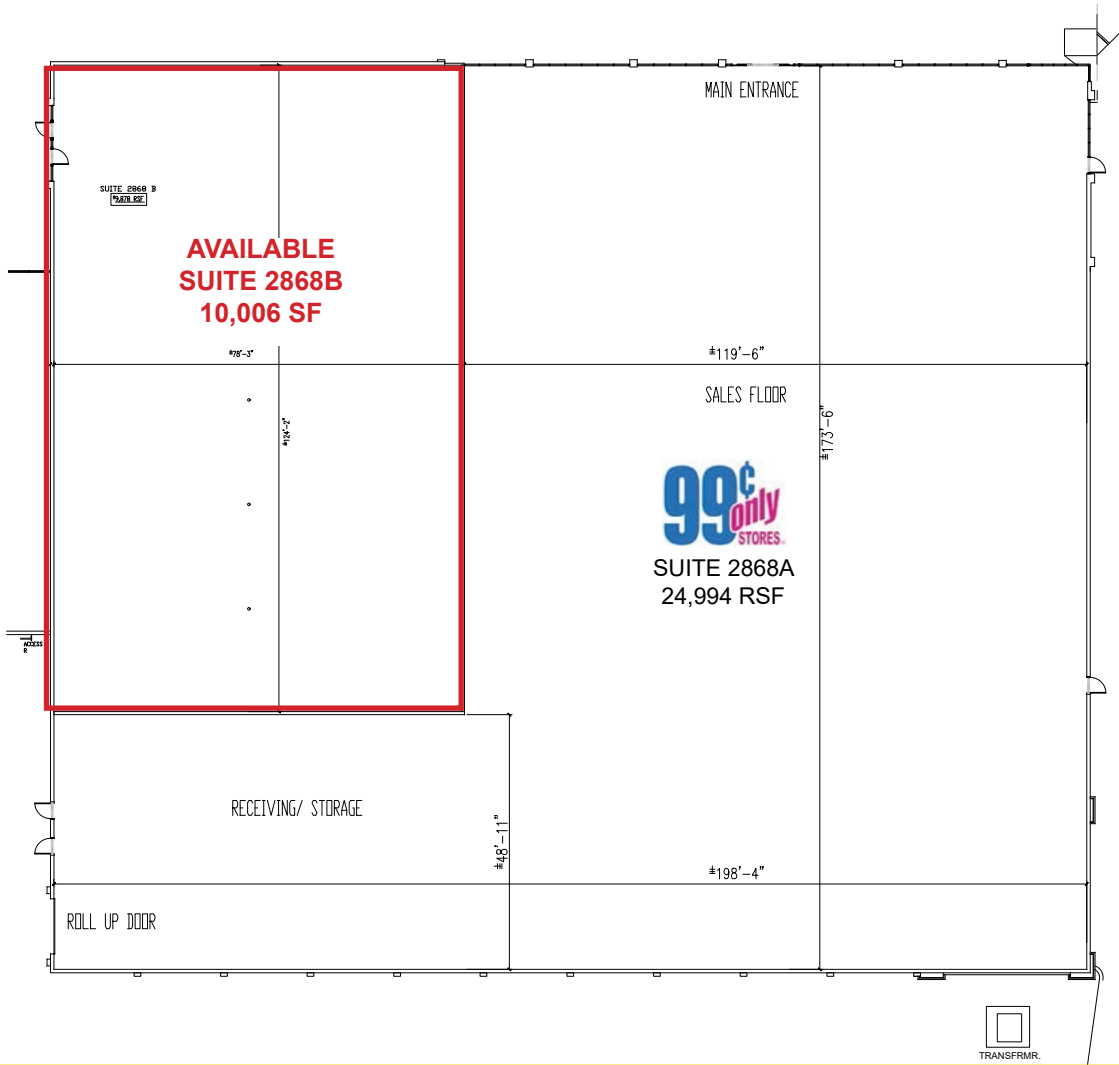

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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
2868B	10,006	\$0.98 PSF, NNN	\$9,806.00
NNN costs for Junior Anchor is \$0.29 PSF.			

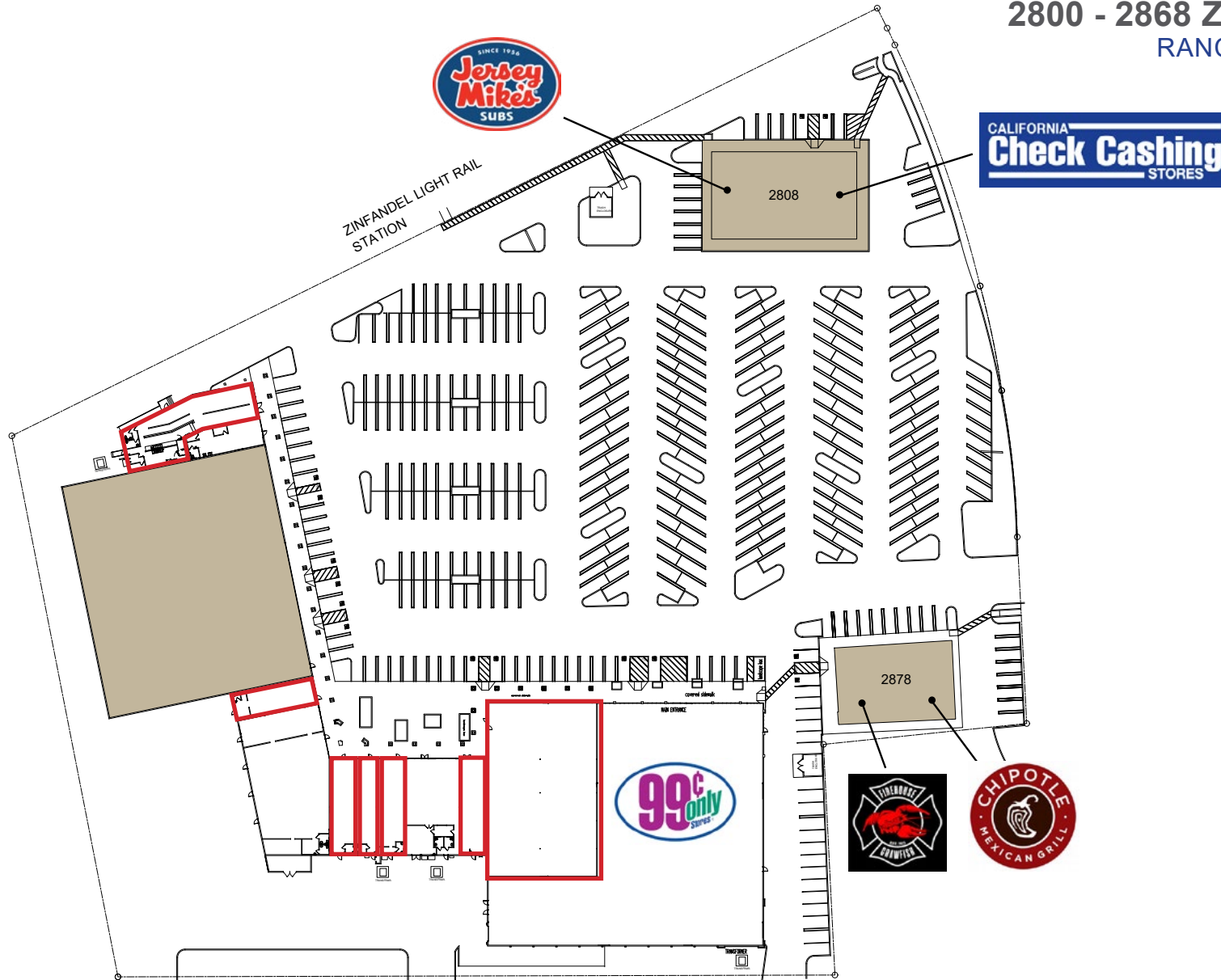
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SITE PLAN



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