



AVAILABLE
FOR LEASE

3017 - 3039 KILGORE RD.
RANCHO CORDOVA, CA 95670
-/+ 1,826 TO -/+11,012 SF

KILGORE RD.
+/-7,000 VPD

TURN-KEY & CUSTOMIZABLE WAREHOUSE, FLEX, & GYM SPACE FOR LEASE

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CENTURY 21
Select Real Estate, Inc



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COMMERCIAL
TEAM**

THE PROPERTY

3017 - 3039 KILGORE RD. RANCHO CORDOVA, CA 95670

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**RANCHO
CORDOVA**



**-/+ 1,826 TO
-/+ 11,012 SF**



OMIU



**WAREHOUSE
FLEX SPACE
HVAC DISTRIBUTED**



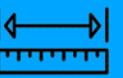
\$1.00 + NNN



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3017 Kilgore Ste. 100 +/-6,226 SF

Perimeter offices, open floor plan, break room, HVAC distributed, and roll up door - \$1.00 PSF + NNN



3017 Kilgore Ste. 120 +/-2,539 SF

Flex suite with front offices, conditioned warehouse, and roll up door \$1.00 PSF + NNN



3017 Kilgore Ste. 130 +/-2,447 SF

Flex suite with front offices, conditioned warehouse, and roll up door \$1.00 PSF + NNN



3039 Kilgore Ste. 170 +/-1,826 SF

Warehouse with roll up door \$1.00 PSF + NNN

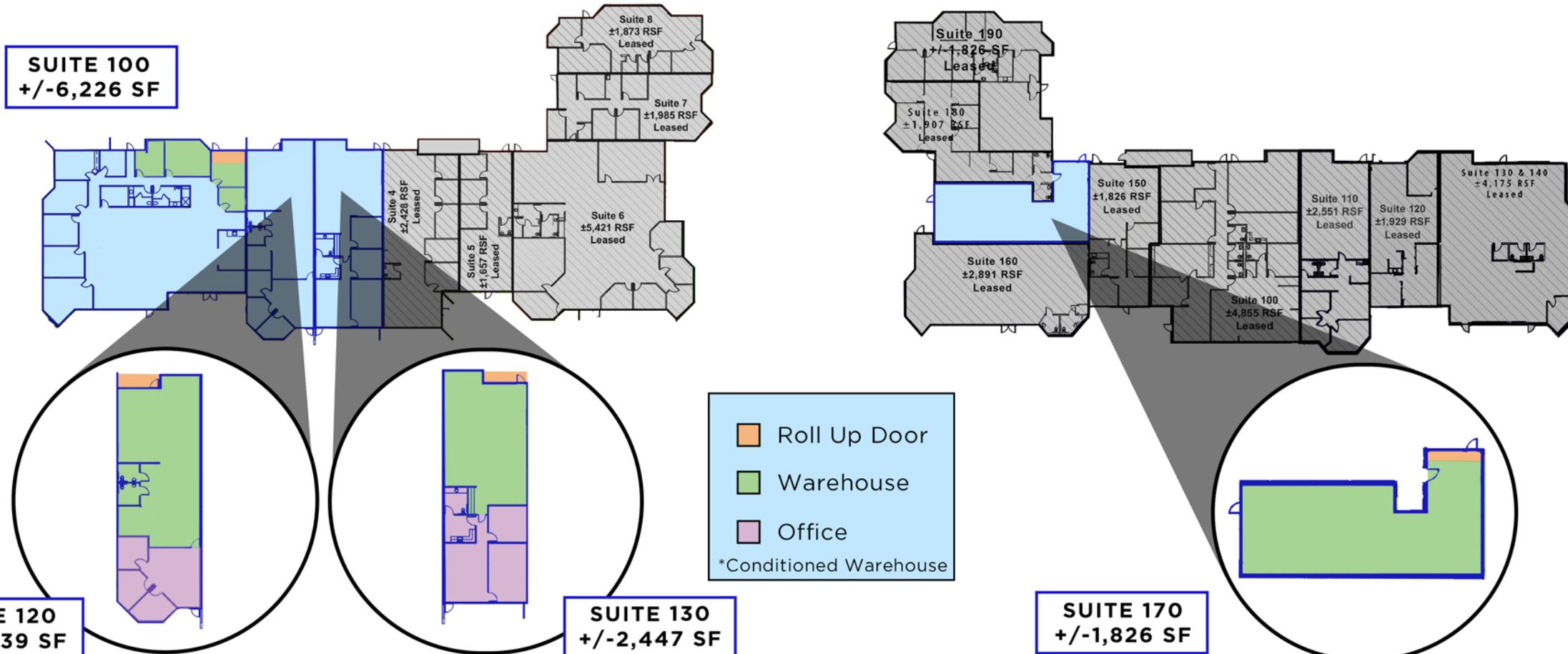


FLOOR PLAN

AVAILABLE

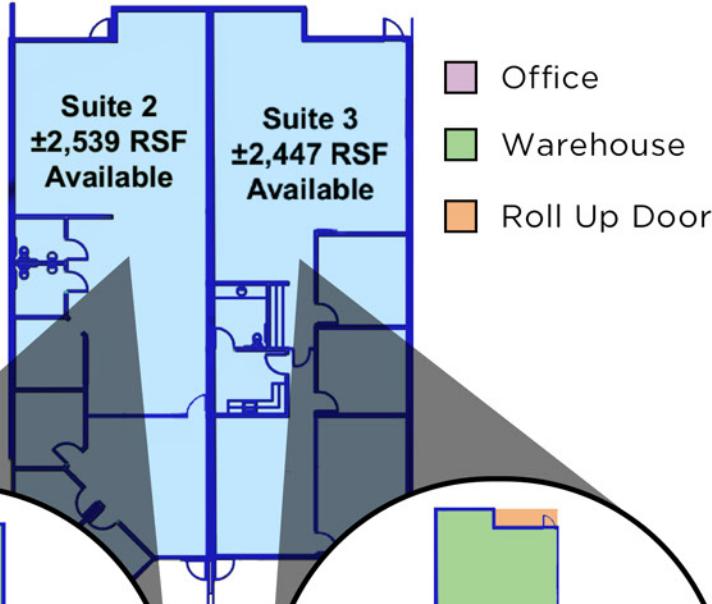
LEASED

3017 KILGORE RD - FOR LEASE

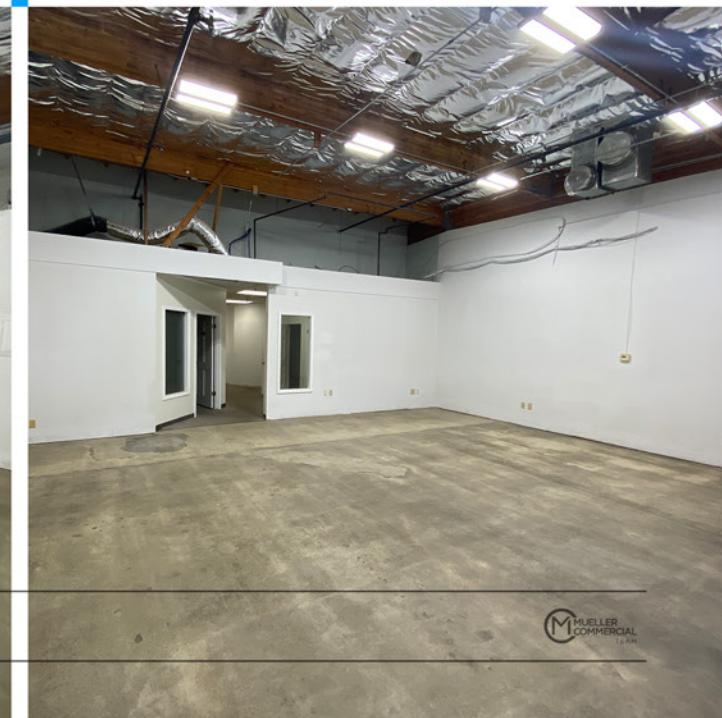
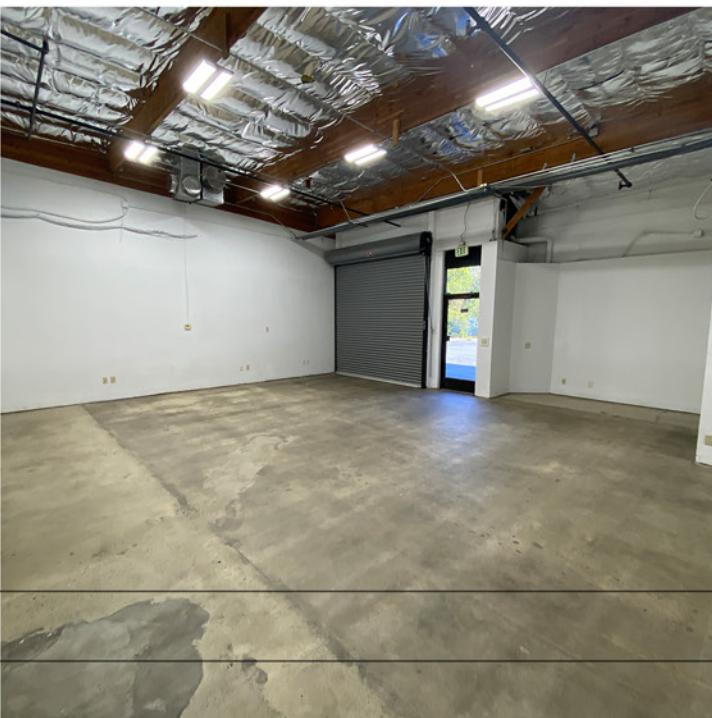


FLOOR PLAN

3017 KILGORE RD - **FOR LEASE**



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3017-3039
KILGORE RD RANCHO CORDOVA

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DOWNTOWN DOVA PROJECT



Basic Facts & Scope

- The development is planned on approximately 28 acres of land near Kilgore Road
- It is a sports anchored, mixed use entertainment district aimed at creating a downtown feel in the city.

Key Components of the Project

- A 7,500 seat indoor arena (expandable to ~8,000 for concerts).
- Minimum of 640 housing units (up to 1,000 depending on market)
- At least two hotels with 800+ rooms combined.
- Retail and dining district covering ~145,000 squarefeet, plus a public plaza.
- Structured parking for over 3,600 vehicles.

Strategic Goals & Impacts

- Create a true downtown destination for Rancho Cordova.
- Fills a regional gap for midsize venues (6,000-10,000 seats).
- Projected 37,000 jobs created over 12 years.
- Estimated \$4.5 billion in economic output.

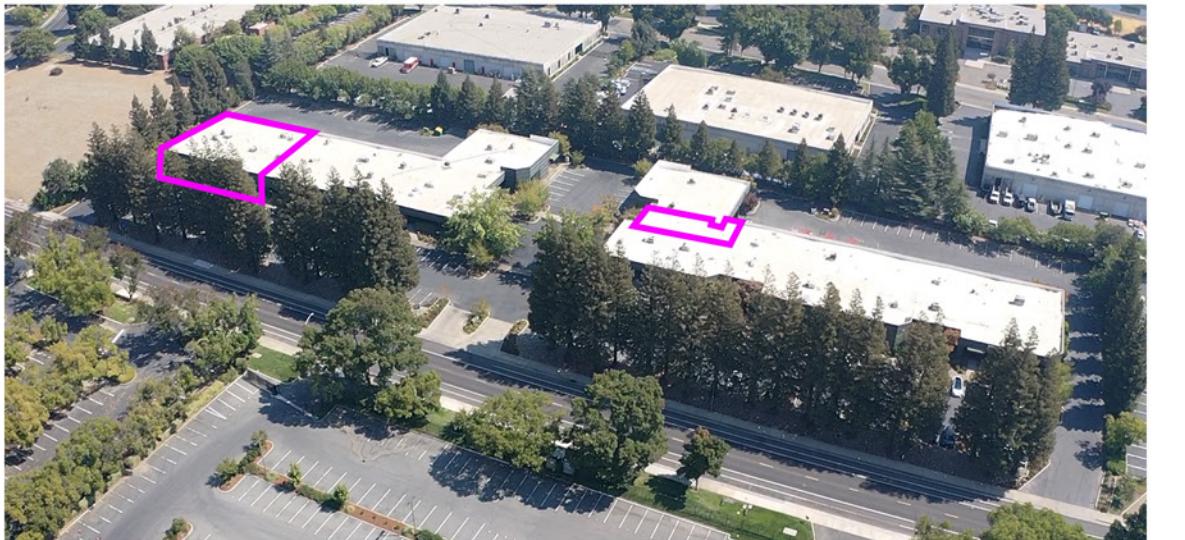
Timing, Phases & Status

- Arena groundbreaking targeted for early 2026.
- Arena opening projected for fall 2027.
- Residential, hotel, and retail phases to follow based on market demand.

Benefits & Considerations

- Drives job creation and tax base growth for Rancho Cordova.
- Adds new housing and amenities to the area.
- Enhances city identity and profile.

3017-3039
KILGORE RD. RANCHO CORDOVA



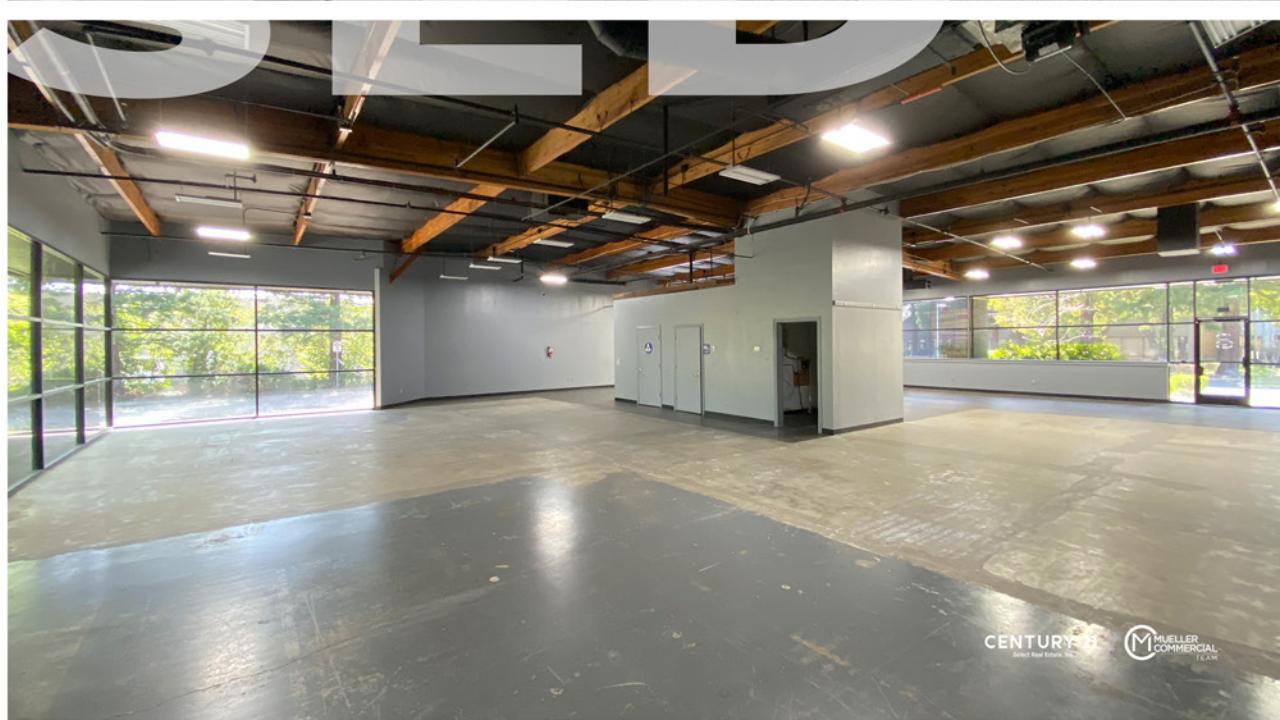
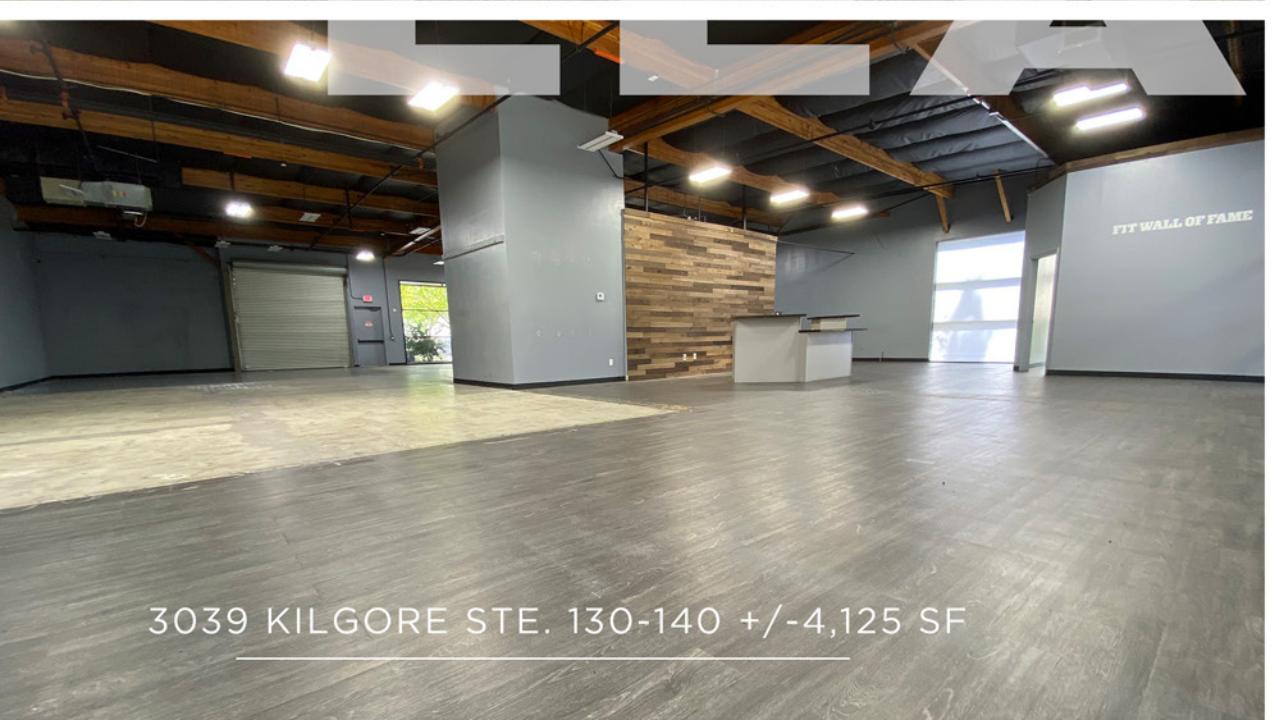
THE BUILDING

3017 - 3039 Kilgore Rd. in Rancho Cordova, CA are two flex buildings that are situated East of Zinfandel Dr. and West of Sunrise Blvd. with White Rock Rd. immediately South and HWY 50 due North. Each building consists of +/-27,239 SF, totaling +/-54,478 SF. 3017 Kilgore Rd. has +/-11,012 SF available of FLEX SPACE and 3039 Kilgore Rd. +/-9,358 SF available. Predominate features of these Flex buildings include multiple roll-up doors with open and a flexible layout for a multitude of users. Tenant's will have the benefit of utilizing the flexible

layout to their advantage to best suit their business needs. Additionally, tenants can benefit from the large parking field and multiple ingress and egress points for large vehicles, not far from Sunrise Blvd. & HWY 50. The buildings offer a grand centralized entrance surrounded by a well-maintained landscape with a clean parking lot that offers ample parking both in the front and rear of the buildings. A competitive lease rate, motivated ownership, a flexible layout, and well-maintained landscape and buildings make this a desirable location for tenancy.



3017-3039
KILGORE RD. RANCHO CORDOVA



3039 KILGORE STE. 130-140 +/-4,125 SF

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3039 KILGORE STE. 170 +/-1,826 SF

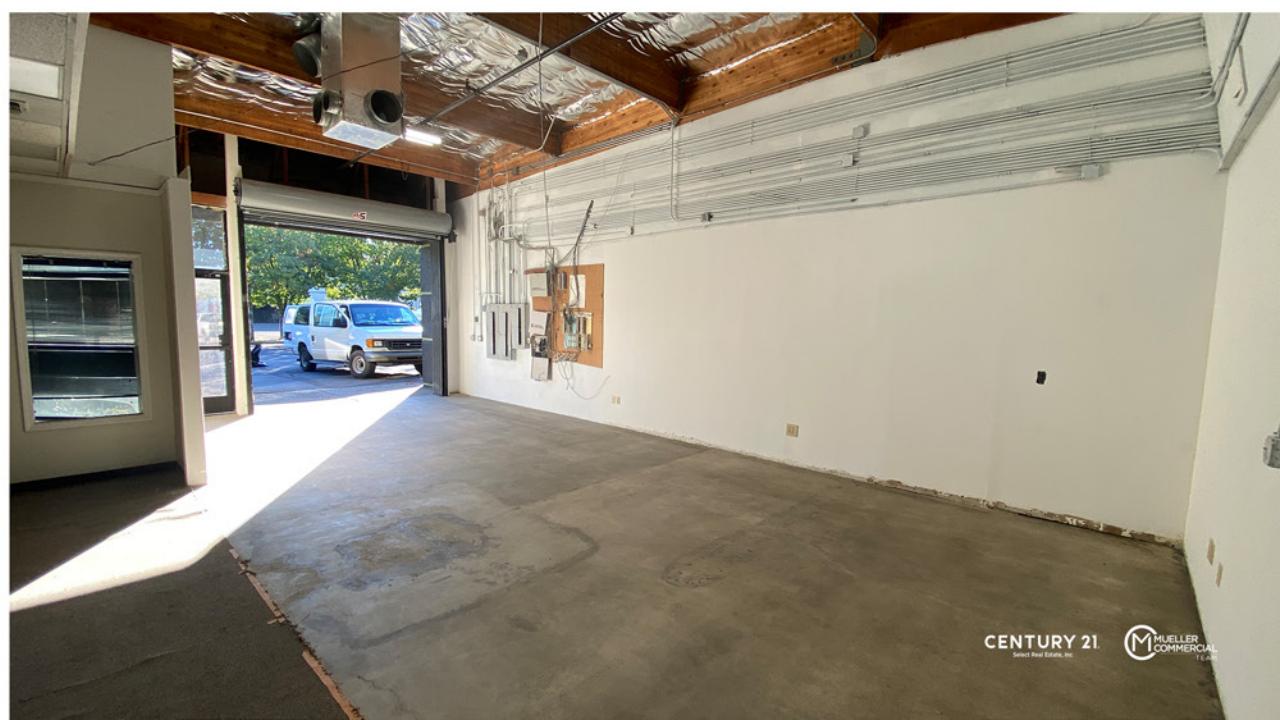


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KILGORE RD. RANCHO CORDOVA



3017-3039
KILGORE RD. RANCHO CORDOVA



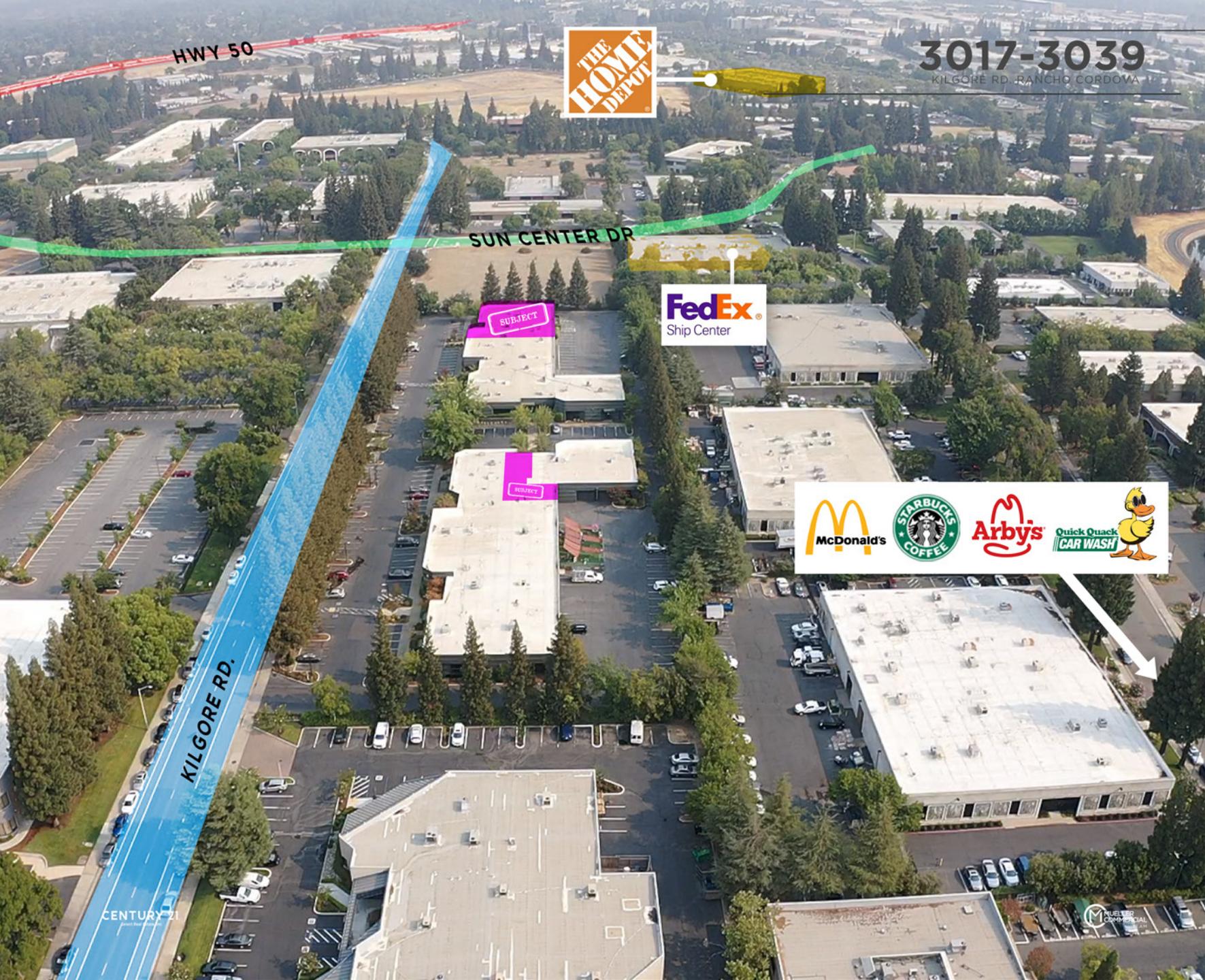
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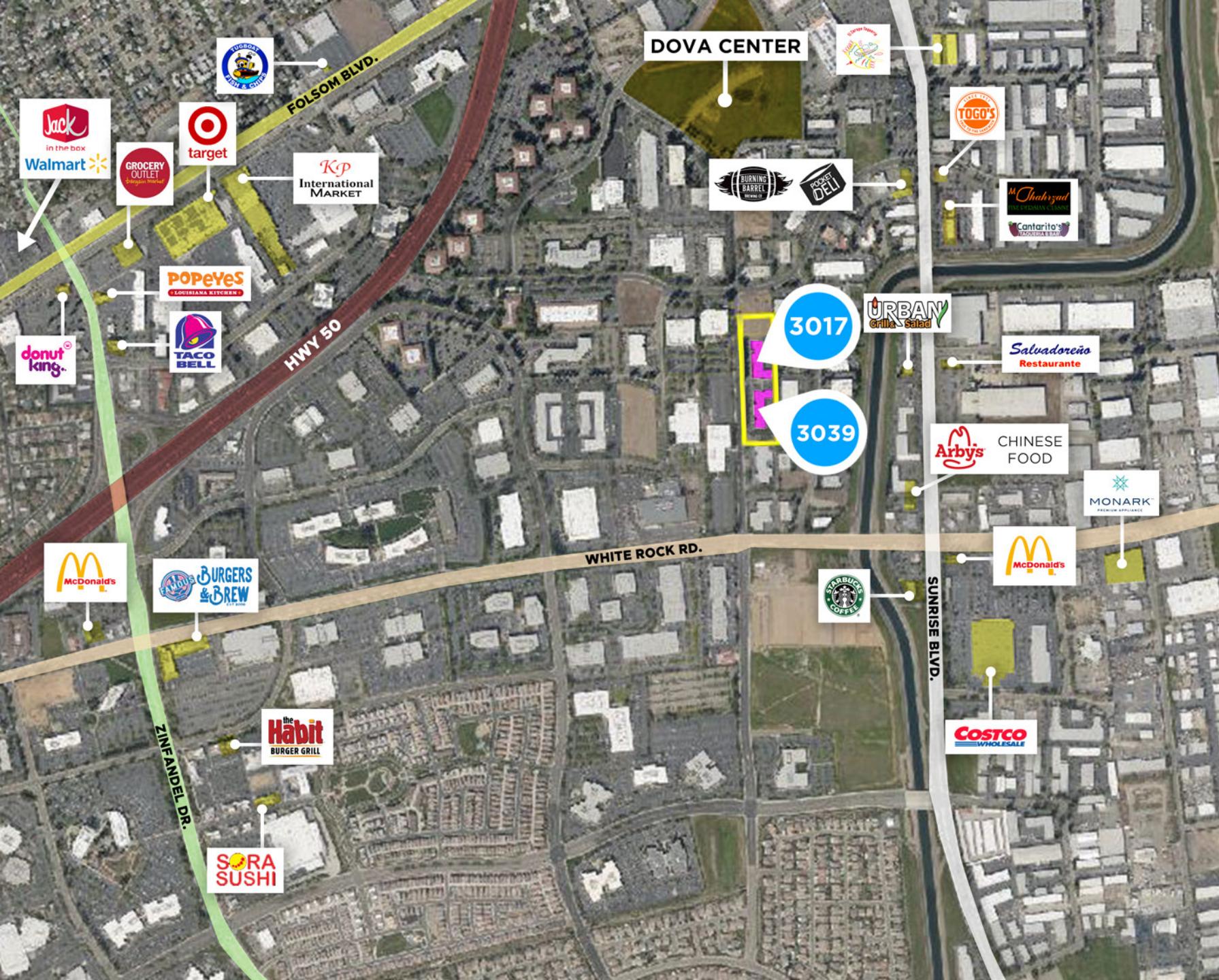
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ESTATE



THE AREA

This expanding business district in Rancho Cordova, CA is surrounded by large office buildings, several local and national food amenities, and existing businesses of similar nature continue to draw expanding businesses and a working population to support the area's continuous growth. In 2019, Rancho Cordova saw a population of approximately 73,000 individuals with a median age of 34.5 and a medium household income of \$65,307. Population growth between 2018 – 2019 saw an increase of 1.51% and a household income growth of 3.3%. The largest universities in Rancho Cordova consists of InterCoast Colleges-Rancho Cordova, Chamberlain University-California, and Independent Training & Apprenticeship Program have awarded 219 degrees. The average property value in Rancho Cordova saw an increase from \$278,800 to \$299,800. The nearby intersection of Sunrise Blvd. and White Rock Rd. has an average daily traffic count of approximately 37,000 vehicles per day. An expanding educated working population that lives within the city limits create a desirable working environment for expanding or beginning business. It's proximity to HWY 50, Sunrise Blvd, Costco, Starbucks, and several other local and national food amenities makes 3017-3039 Kilgore a highly desirable location.



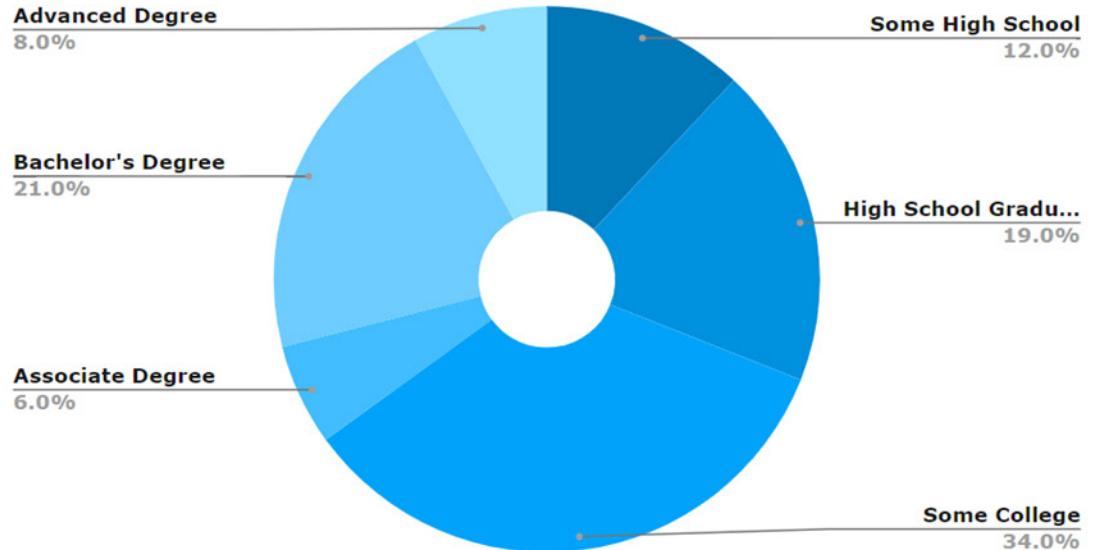


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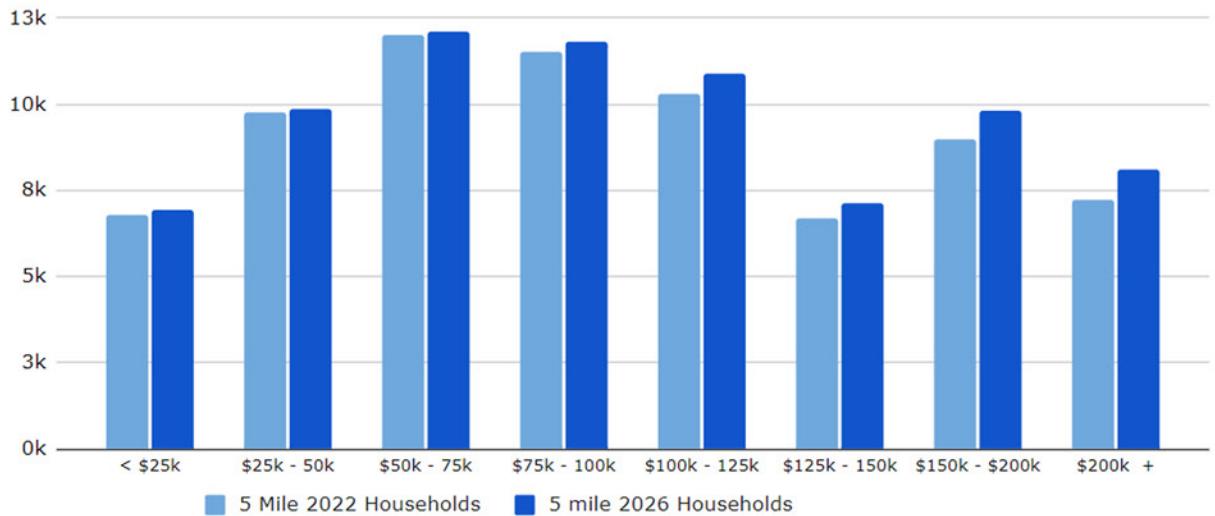
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DEMOGRAPHICS I

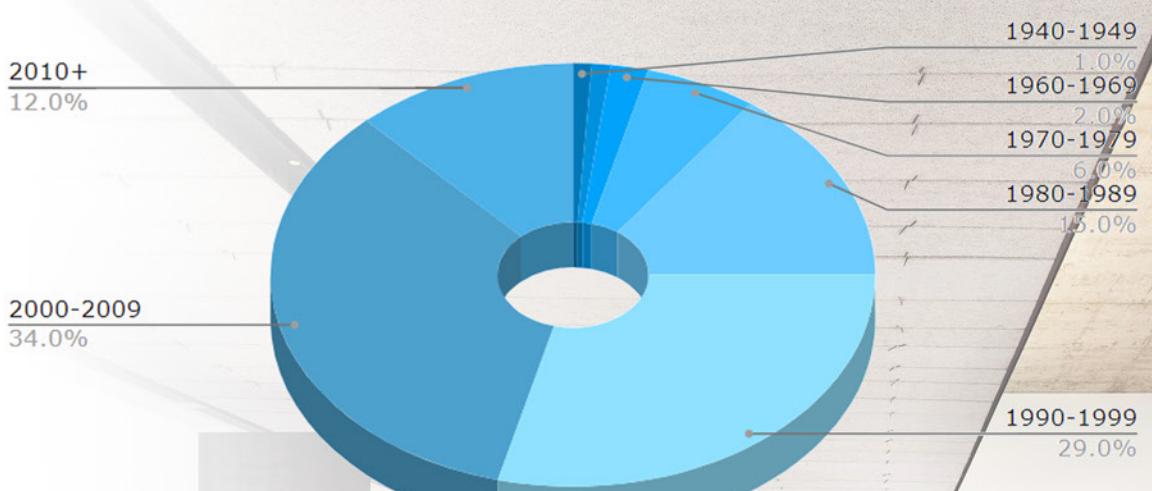
Educational Attainment



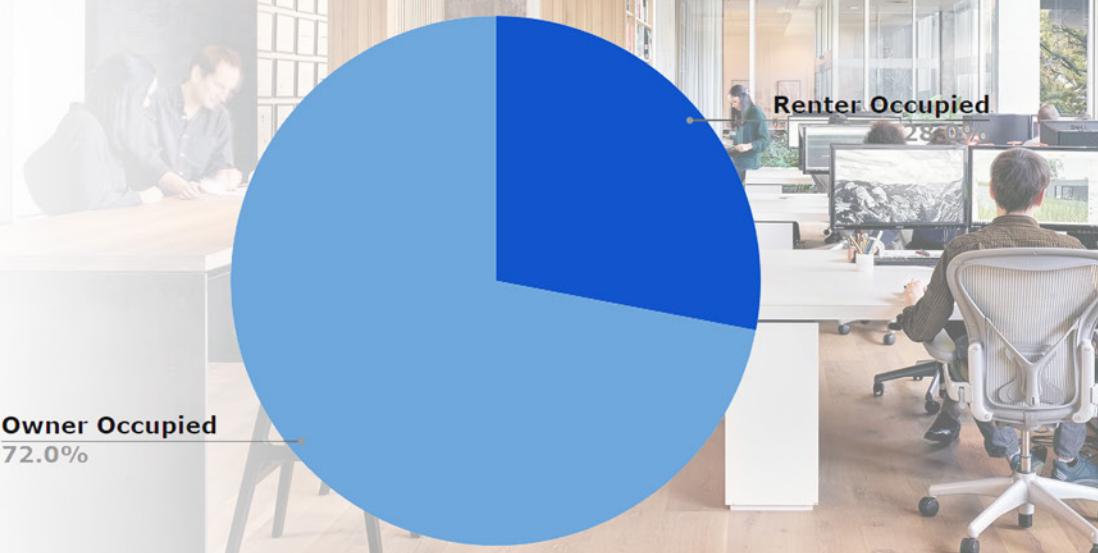
Monthly House Hold Income



Homes Built by Year



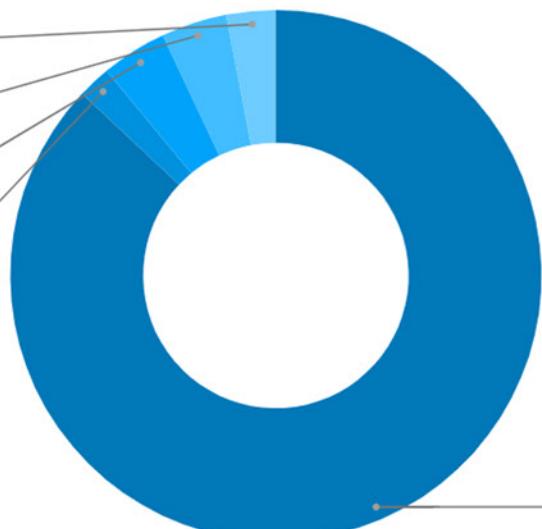
Housing Occupancy



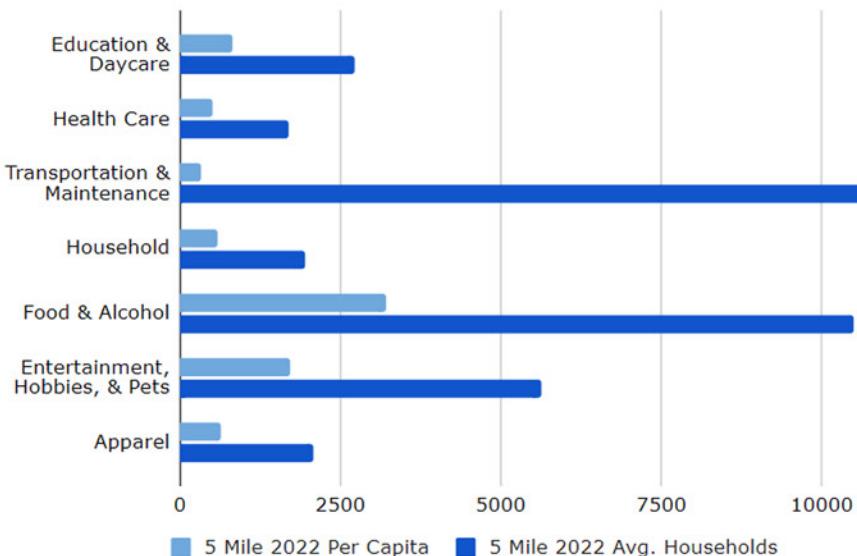
DEMOGRAPHICS II

Housing Type

Group Quarters	3.0%
20+ Units	4.0%
5-19 Units	4.0%
2-4 Units	2.0%

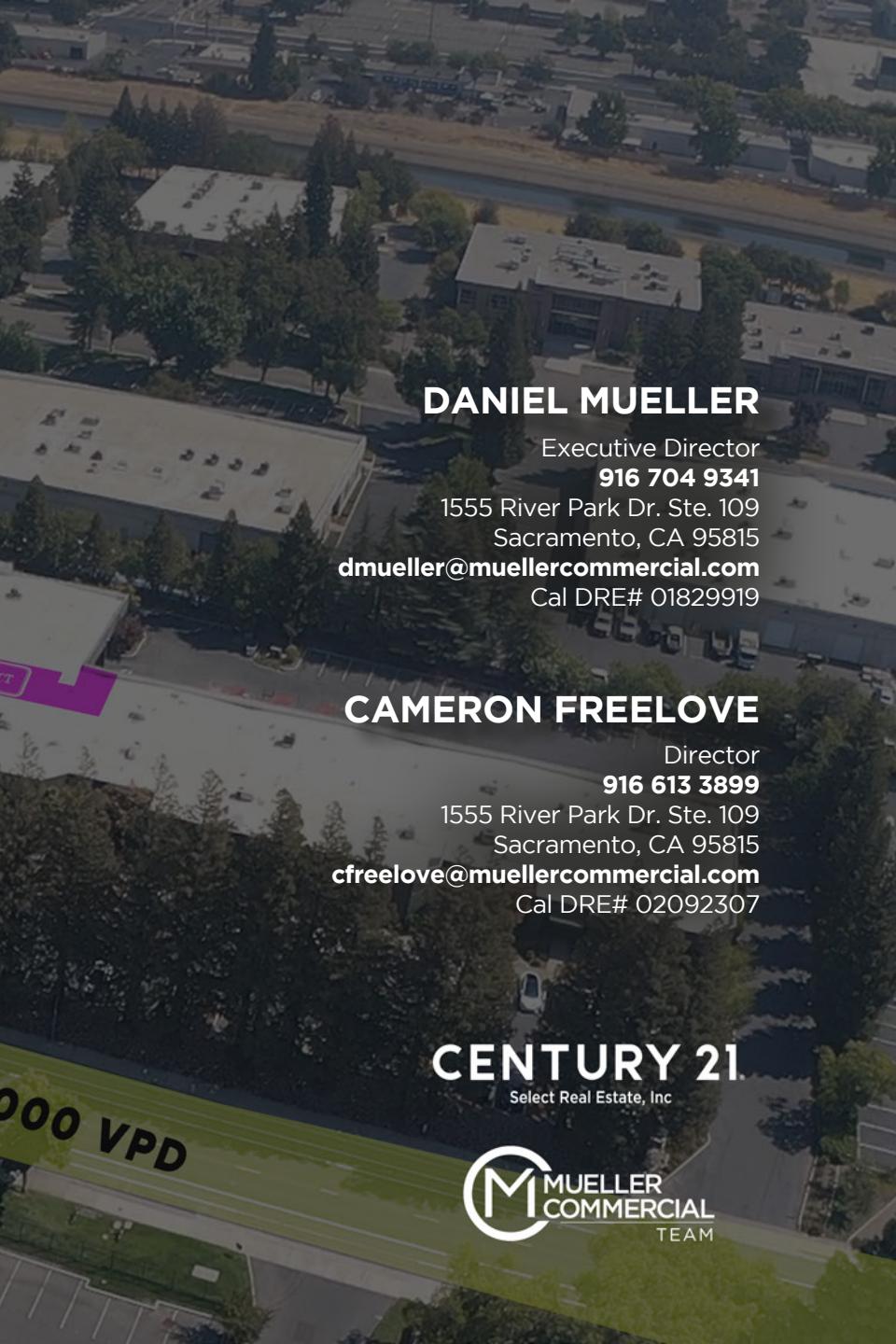


Per Capita & Avg. Household Spending



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	28,765	127,890	362,027
2010	43,432	208,895	460,440
2022	51,387	239,338	513,519
2027	53,812	249,465	533,077





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