

# AVAILABLE FOR LEASE

2801 ZINFANDEL DR.  
RANCHO CORDOVA, CA 95670  
+/- 23,616 SF



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**CENTURY 21**  
Select Real Estate, Inc.



**+/-23,616 SF 2nd Gen. Grocery Anchor for Lease**





# THE PROPERTY

 **2801 ZINFANDEL DR. RANCHO CORDOVA, CA 95670**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**Rancho Cordova**  
**City of Rancho**  
**Cordova**

APN: 072-0330-064  
(building + antenna)  
APN: 072-0330-063  
(parking lot)



**-/+28,800 SF**  
**Building**  
**-/+2.93 Acres**  
**+/-23,616 SF**  
**Available**



**CMU - (FBSP)**  
**Commercial**  
**Mixed Use**



**Multi Tenant Retail**  
**NNN**  
**Grocery Outlet**  
**Available**



**\$1.15 PSF**  
**+ NNN**



This free standing retail building is located within mile North of the Zinfandel Dr. exit off HWY 50 in Rancho Cordova, CA. The subject property is directly adjacent to the Target shopping centre.



This fully leased asset consists of two separate parcels. The first parcel (+/-2.22 Acres) holds the fully stabilized +/-28,800 SF building along with the income producing antenna in the rear of the parcel. The second parcel holds (+/-0.71 Acres) the majority of the parking lot closer to Zinfandel Dr., totaling +/-2.93 SF.



The asset is zoned CMU (FBSP) - Commercial Mixed Use (Folsom Blvd. Specific Plan).

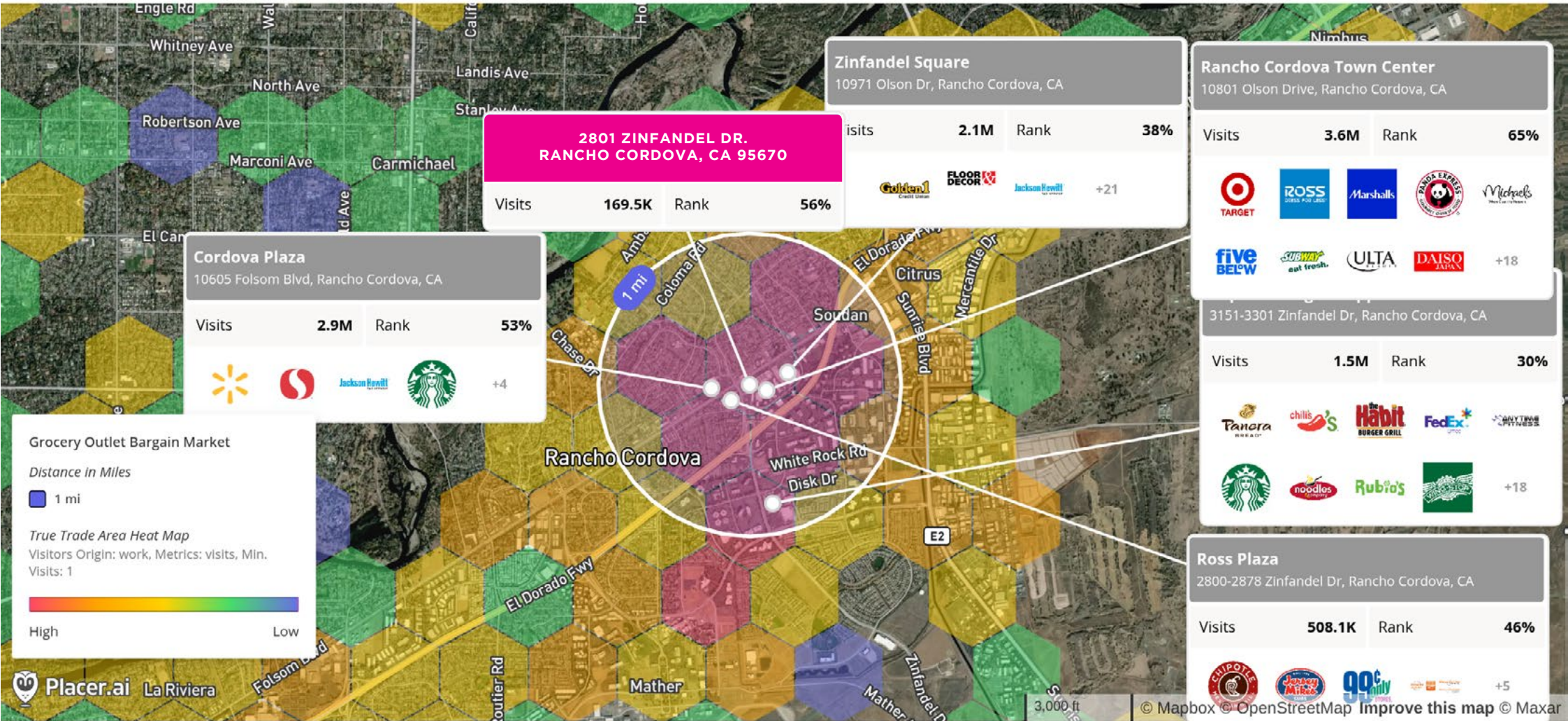


The Grocery Outlet will become available soon.





Top Performing Shopping Center Ranking - Trade Area Heat Map



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Apr 1, 2024 - Mar 31, 2025. Ranking listed in callouts are based on Category - State, Category - Nationwide.  
Data provided by Placer Labs Inc. (www.placer.ai)







ZINFANDEL DR.

Lowe's

HYATT PLACE  
Hampton  
Fairfield Inn & Suites by Marriott

WHITE ROCK  
CORPORATE CAMPUS



CALIFORNIA NORTHSTATE UNIVERSITY  
College of Health Sciences

State Water Resources Control Board

50

ZINFANDEL DR.

CHIPOTLE MEXICAN GRILL  
ARCO  
ampm  
FIT REPUBLIC

2801  
ZINFANDEL DR.  
RANCHO CORDOVA  
CA 95670

Jack  
in the box

SAFEWAY

Walmart

FOLSOM BLVD

AutoZone  
BIG 5 SPORTING GOODS

ZINFANDEL DR.

PHILIPS

Kinney High School

Bej  
BEST SHOP

FOLSOM BLVD

Pep Boys

target BURGER KING GROCERY OUTLET Ono Hawaiian BBO TACO BELL verizon  
five BELOW Marshalls POPEYES LOUISIANA KITCHEN KP International MARKET  
ROSS DRESS FOR LESS PANDA EXPRESS CVS SKECHERS FLOOR DECOR







# THE BUILDING

- This multi tenant free standing triple net building was built in 1974 and is conveniently positioned at the intersection of Folsom Blvd. and Zinfandel Dr. The asset consists of two separate parcels, a fully stabilized NNN retail building, and a cell phone tower that generates additional income.
- This building is surrounded by other large shopping centers with national tenants that serve the local population. Popeys, Chipotle, Taco Bell, Marshalls, and Ross are a few of the national retail tenants within the immediate area.



**ROSS**  
DRESS FOR LESS®

**Marshalls**

**Michael's**



**crumbl**

**ULTA**  
REBECCA

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**FOR LEASE**



Link to Map





# THE REGION

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for the Gold Rush, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

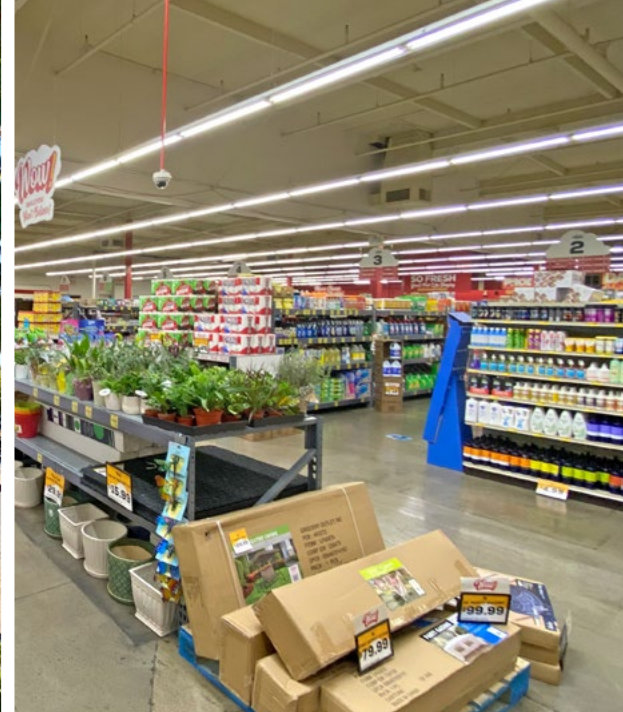
Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

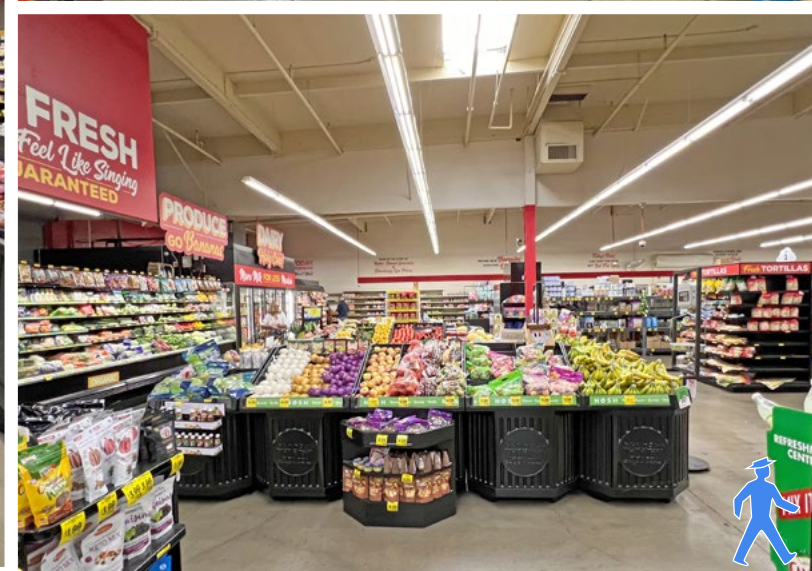
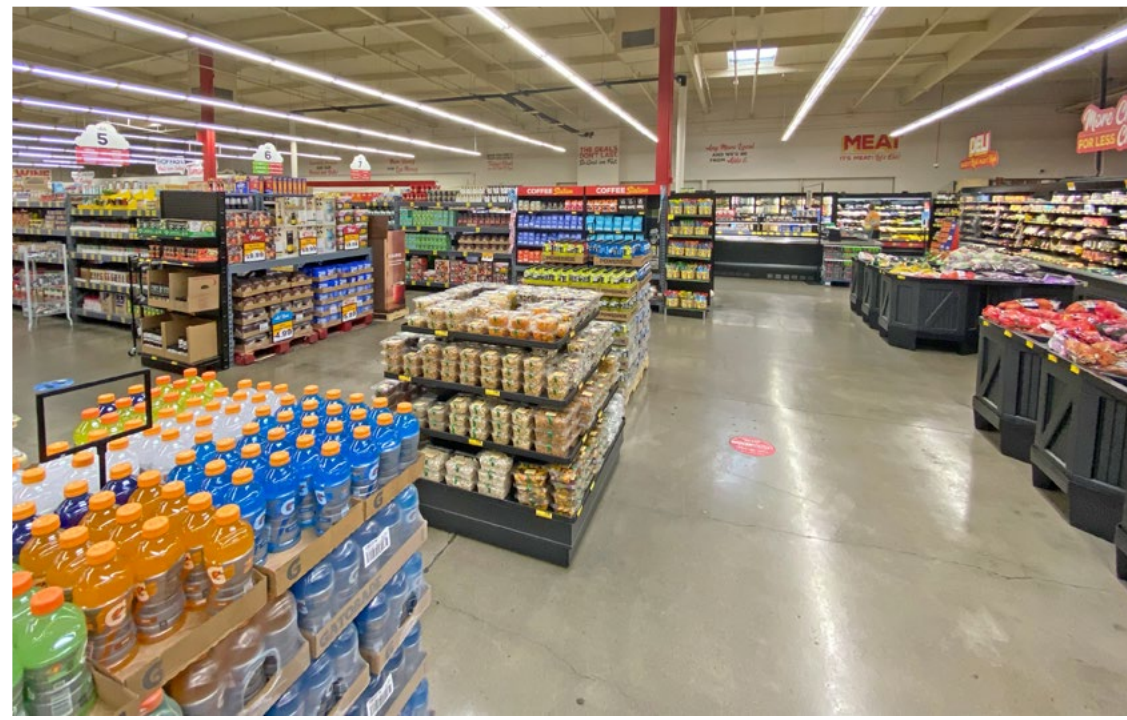
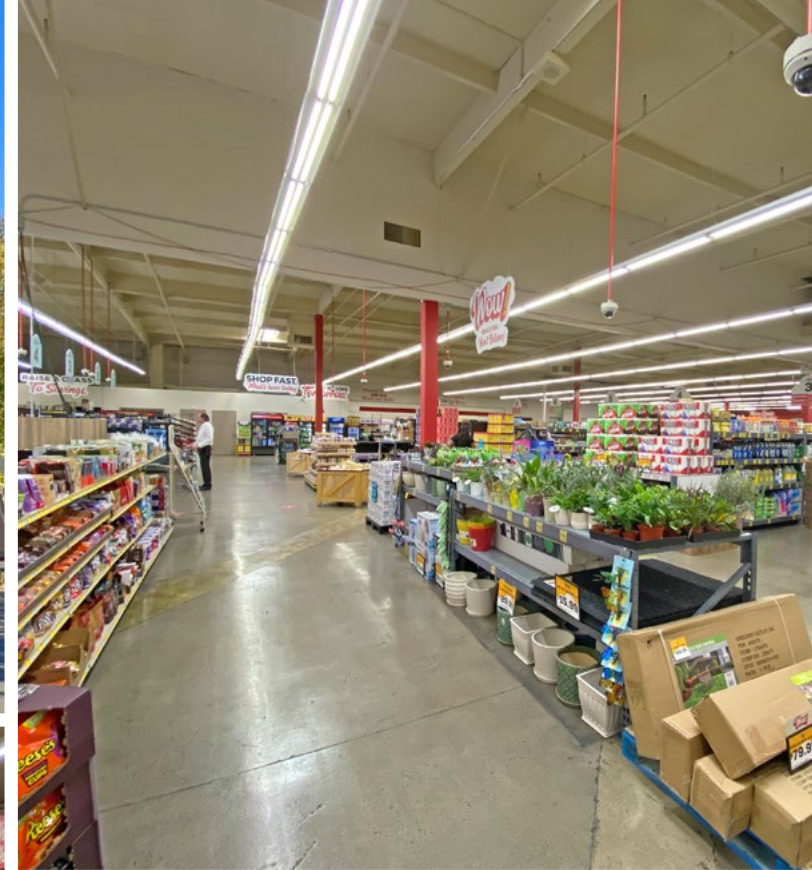
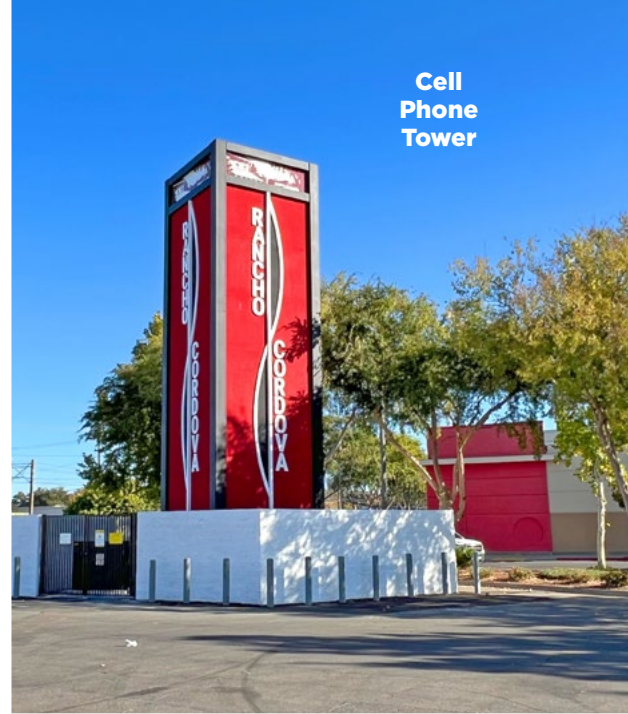
A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.









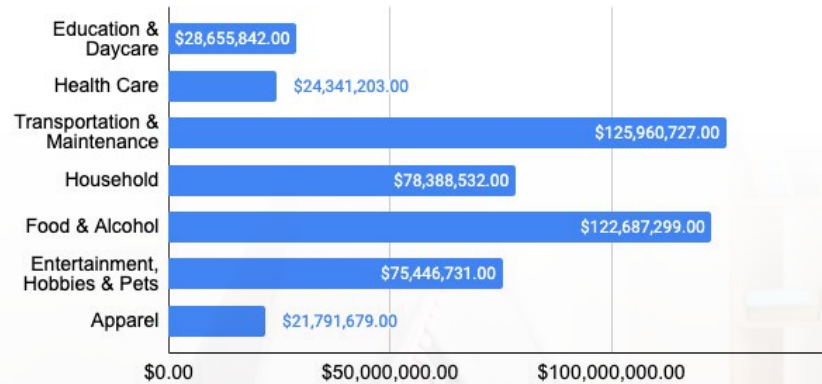




# DEMOGRAPHICS

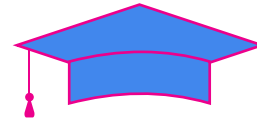
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2023



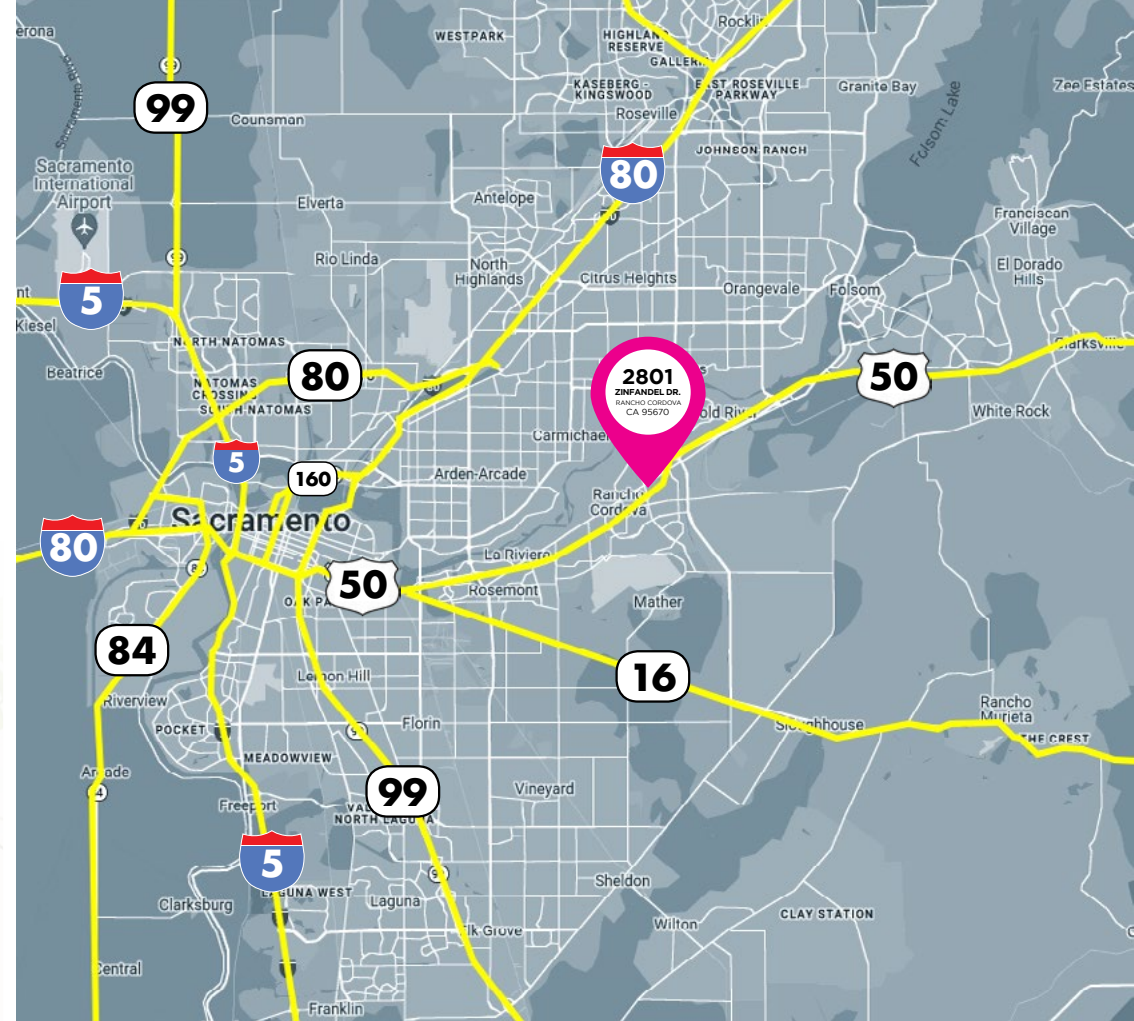
- 37% Some College, No Degree
- 17% Bachelor's Degree
- 25% High School Graduate
- 8% Advanced Degree
- 8% Some High School, No Diploma
- 5% Associate Degree

## HOUSE HOLD INCOME

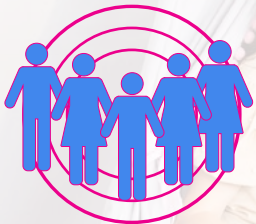


5 mile 2024 Households

< \$25K	2,430
\$25K - 50K	2,287
\$50K - 75K	2,252
\$75K - 100K	1,292
\$100K - 125K	1,686
\$125K - 150K	1,296
\$150K - 200K	886
\$200K+	1,237



## RESIDENT POPULATION



5 mile Population 2023

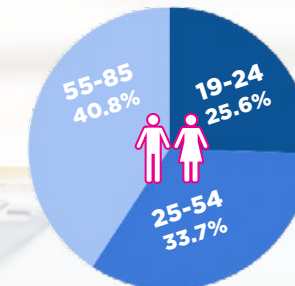
2010	32,633
2023	32,982
2028	33,036

## TRAFFIC COUNT



-/+ 15,000

## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2023



2 mile	4,026
5 mile	13,169
10 mile	30,700





# TENANT REPRESENTATION



***LOCATION, LOCATION, LOCATION!*** This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller Group has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller Group is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. The Mueller Group has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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