

# ZINFANDEL CROSSING

2810 ZINFANDEL DR

RANCHO CORDOVA, CA

FOR LEASE

26,350 SF ANCHOR SPACE AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.



## REMODEL COMPLETED

FOR MORE INFORMATION CONTACT:

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[www.ethanconradprop.com](http://www.ethanconradprop.com)



**FEATURES:**

- Former gym space w/ newer improvements
- ±26,350 SF Anchor space available
- Prominent location at the intersection of Zinfandel Dr & Folsom Blvd
- Easy access to Hwy 50 at Zinfandel Dr
- 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 square feet of office and industrial space. Rancho Cordova is Sacramento's largest employment core with a daytime population of over 51,000 workers.

**LEASE RATE:**

Negotiable

NNN costs are approximately \$0.31 PSF.

<b>DEMOGRAPHICS:</b>	1 miles	3 miles	5 miles
2018 Population (est):	18,958	82,706	218,366
2018 Avg. HH Income:	\$70,073	\$81,188	\$92,782

Daily Traffic Count: Zinfandel Dr & Folsom Blvd 43,917

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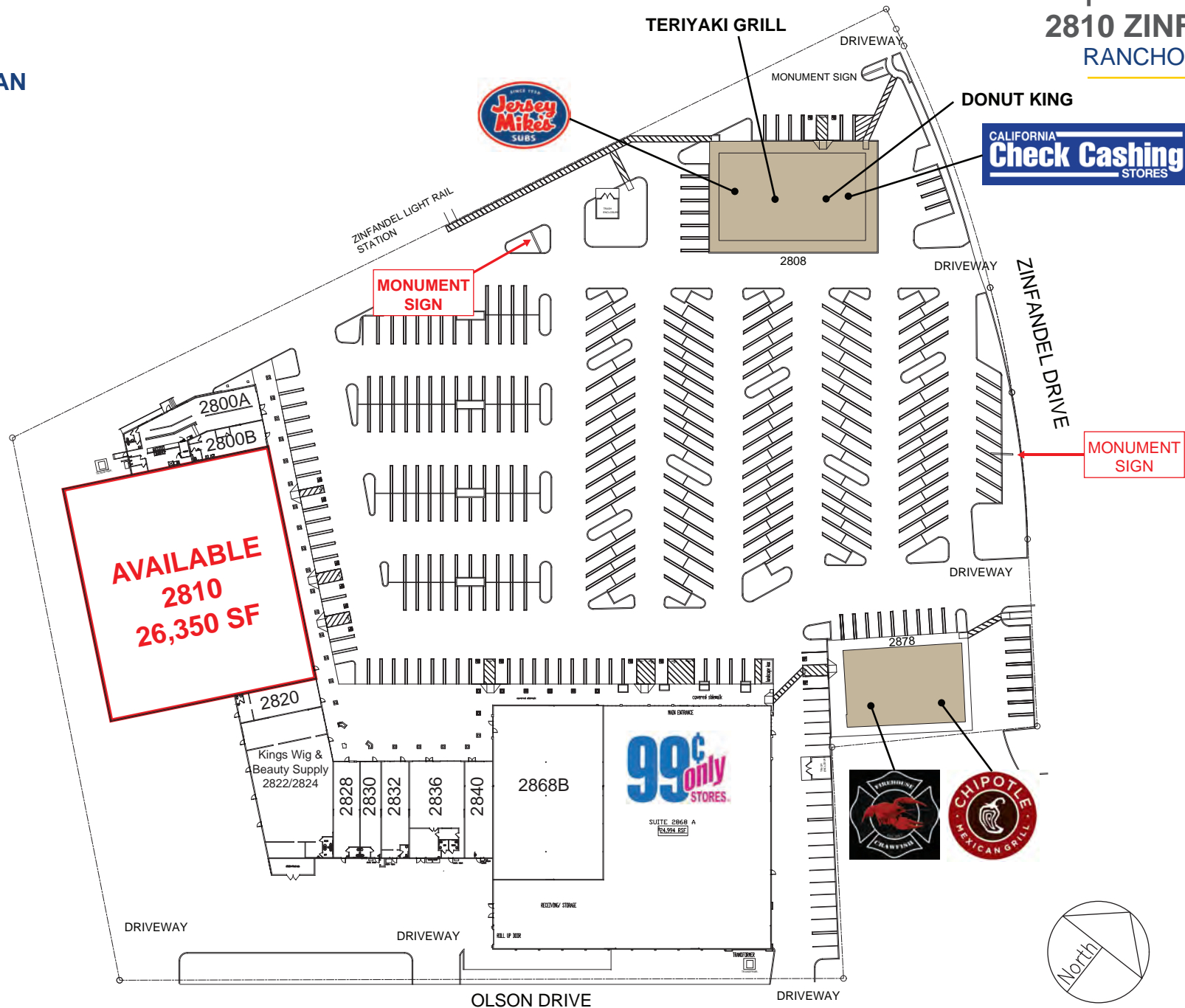
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FOR LEASE

SITE PLAN

ZINFANDEL CROSSING | ANCHOR SPACE

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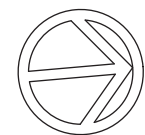
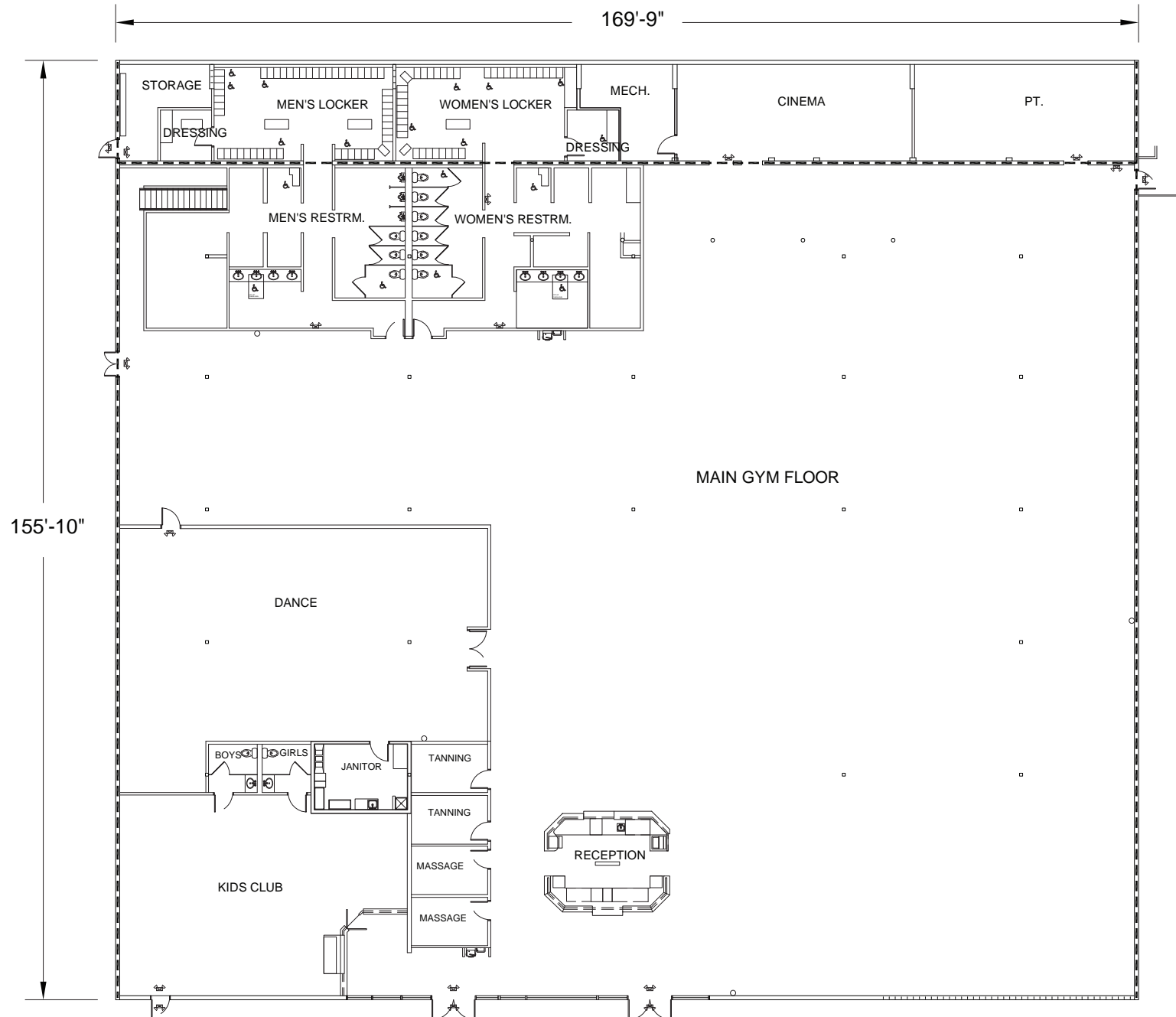


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NORTH

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