

**FOR
SALE**

**3250 MONIER CIR,
RANCHO CORDOVA, CA**

±2,110 SQ. FT. FLEX CONDO



KIMBERLY MORPHIS
916.705.7807
KIMBERLY@ROMECRE.COM
DRE: 01978727

ROME
REAL ESTATE GROUP

3250 MONIER CIR

FOR SALE	SIZE	SALES PRICE	NOTES
SUITE K	±2,110 SQ. FT.	\$505,000.00 (\$239.34 PSF)	WAREHOUSE WITH LOBBY, TWO OFFICES, RESTROOM, AND ROLL-UP DOOR.

PROPERTY HIGHLIGHTS:

- **Central Rancho Cordova Industrial Hub:** Located in the heart of Rancho Cordova's established industrial corridor, offering a strategic base for owner-users or investors seeking long-term stability.
- **Immediate Highway 50 Connectivity:** Minutes from the Sunrise Blvd and Folsom Blvd interchanges, providing direct access to Sacramento, Folsom, Highway 99, and the regional freeway network.
- **Functional Flex / Industrial Layout:** Suite K supports light manufacturing, distribution, contractor services, and owner-user operations with an efficient office-to-warehouse configuration.
- **Owner-User Opportunity with Predictable Costs:** Ideal for businesses seeking to control occupancy costs and build equity, with association dues of \$405 per month covering common area maintenance.
- **Proven Submarket Demand:** Rancho Cordova remains one of Sacramento's most sought-after industrial submarkets, supported by limited supply, steady absorption, and long-term growth drivers.



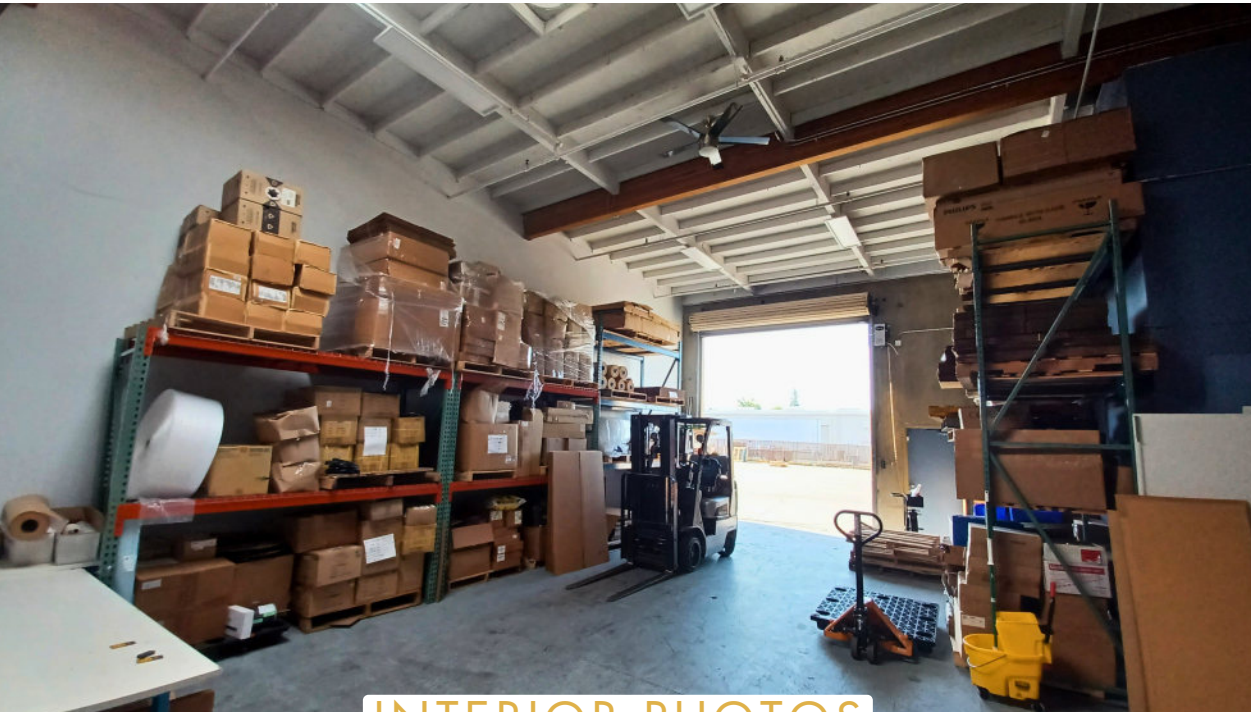
**STRONG
TRAFFIC COUNTS**
SUNRISE BLVD & MONIER
CIR: ±28,500 ADT

AVERAGE
\$142,943
WITHIN 1 MILE
HOUSEHOLD INCOME



M-1
PROPERTY ZONING
**LIGHT
INDUSTRIAL**
SACRAMENTO COUNTY

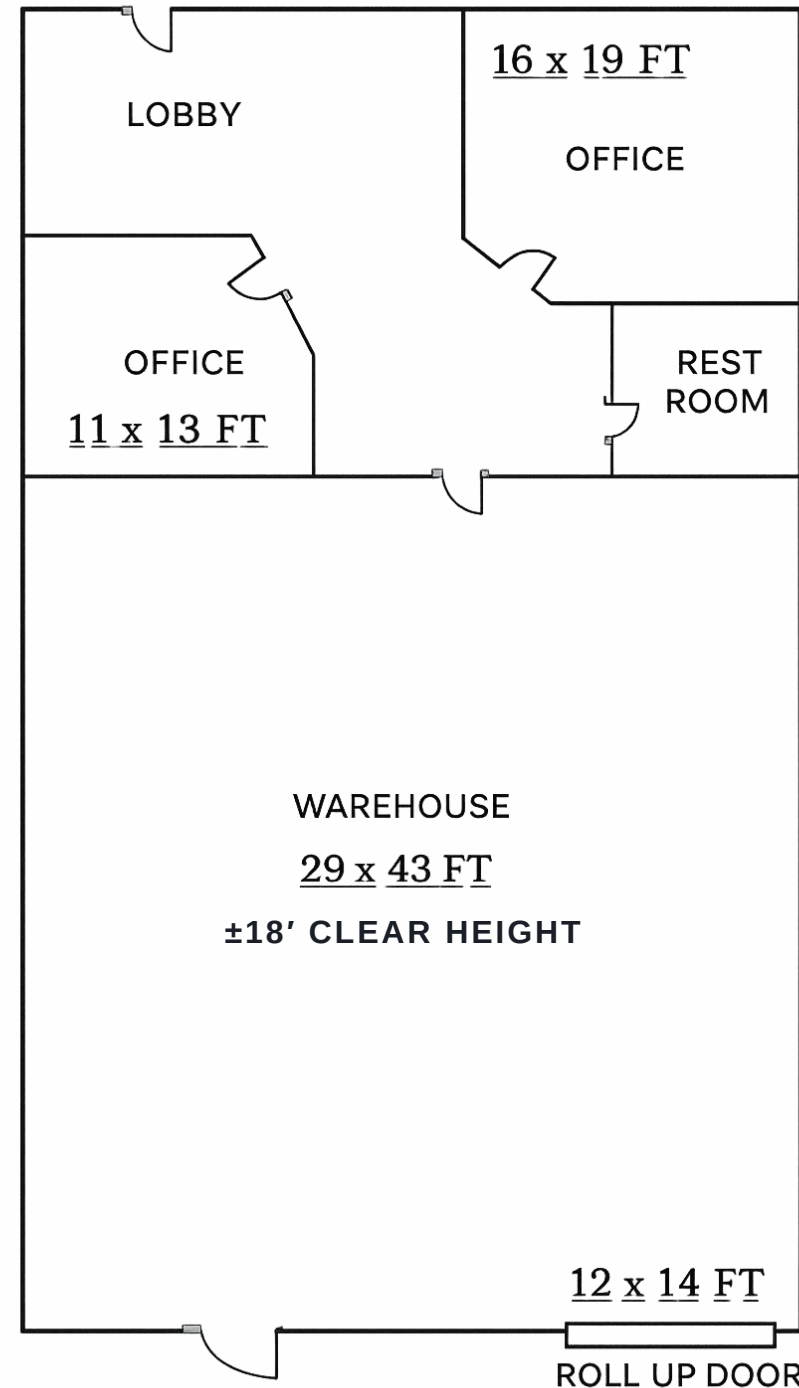
FLOOR PLAN



INTERIOR PHOTOS

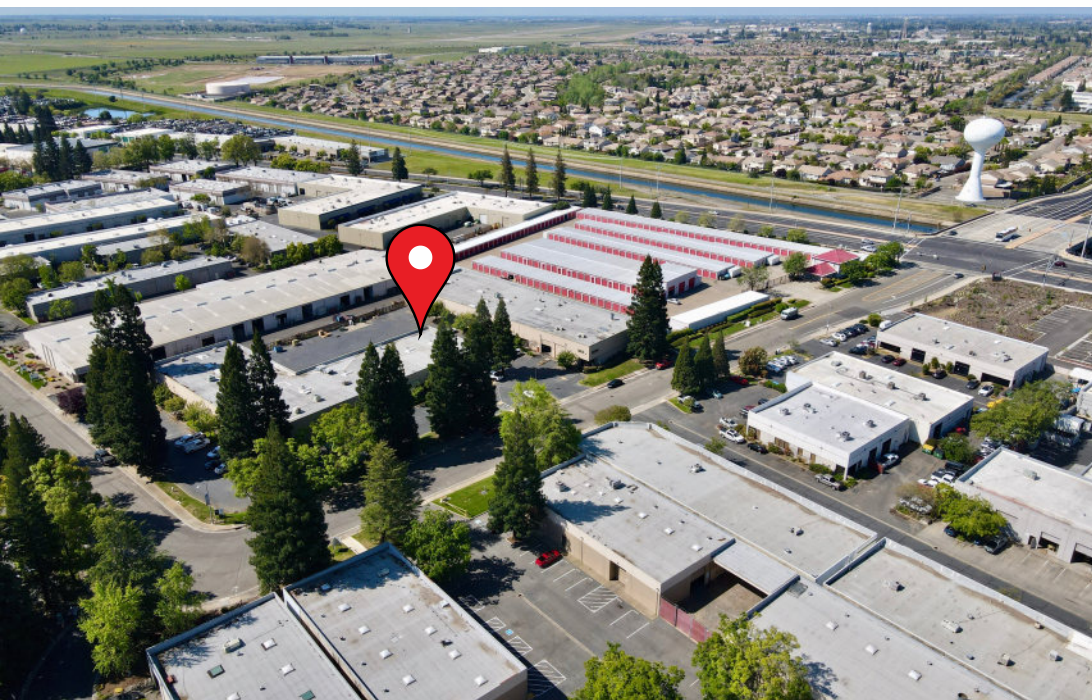


FRONT DOOR





EXTERIOR PHOTOS



CAL BOTANICALS
 KRATOM AND CBD

Eurotech

iStorage

GUBRUD'S
 SERVICES

MK
 MOTORS

California Sunrooms

7
 ELEVEN

Southern Carlson

COSTCO
 WHOLESALE

RITE AID JACK'S BEL AIR
 URBAN EATS
 SPORTSMAN'S WAREHOUSE FIVE GUYS
 BURGERS and FRIES
 CHIPOTLE MEXICAN GRILL
 Chick-fil-A CALIFORNIA Family Fitness


PROPERTY LOCATION

WHITE ROCK CORPORATE CAMPUS



Walmart
Save money. Live better.

SAFeway

 **Cordova High School**
Home of the Lancers



Zinfandel Dr



Dignity Health. KAISER PERMANENTE

DEMOGRAPHIC SUMMARY REPORT

3250 MONIER CIR, SUITE K, RANCHO CORDOVA, CA 95742



POPULATION 2024 ESTIMATE

1-MILE RADIUS	4,074
3-MILE RADIUS	63,319
5-MILE RADIUS	151,099

POPULATION 2029 PROJECTION

1-MILE RADIUS	4,126
3-MILE RADIUS	63,816
5-MILE RADIUS	152,092



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$142,943.00
3-MILE RADIUS	\$99,610.00
5-MILE RADIUS	\$115,562.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$117,750.00
3-MILE RADIUS	\$83,254.00
5-MILE RADIUS	\$91,490.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	1,880	31,342	85,146
BLACK	256	5,363	10,517
HISPANIC ORIGIN	546	14,171	28,209
AM. INDIAN & ALASKAN	39	762	1,503
ASIAN	1,139	9,137	19,167
HAWAIIAN & PACIFIC ISLAND	41	621	1,174
OTHER	720	16,095	33,592



REACH OUT

TO LEARN MORE ABOUT
THIS OPPORTUNITY!

Kimberly Morphis

VICE PRESIDENT

916.705.7807

kimberly@romecre.com

DRE: 01978727



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@romecregroup



2901 K Street, Suite 306, Sacramento, CA 95816
101 Parkshore Drive, Suite 100, Folsom, CA 95630

