

FOR
SALE

3250 MONIER CIR,
RANCHO CORDOVA, CA

±2,110 SQ. FT. FLEX CONDO



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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.



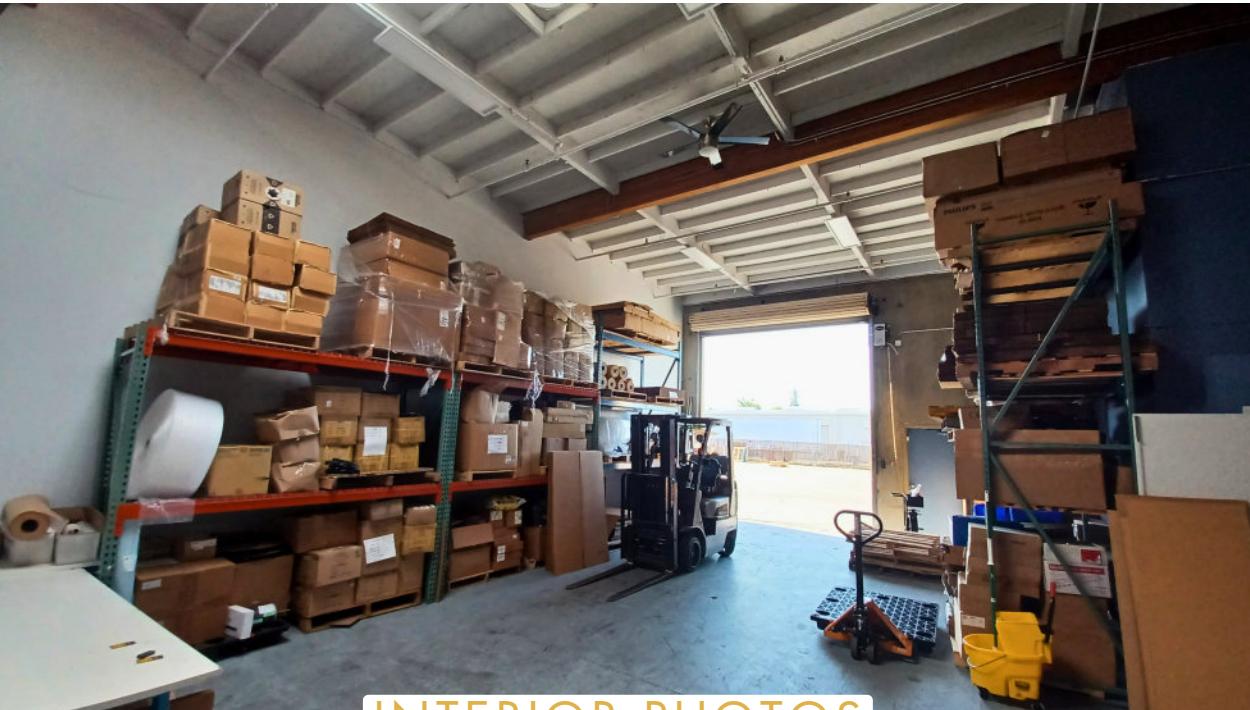
STRONG TRAFFIC COUNTS
SUNRISE BLVD & MONIER
CIR: ±28,500 ADT

AVERAGE
\$142,943
WITHIN 1 MILE
HOUSEHOLD INCOME



M-1
PROPERTY ZONING
LIGHT
INDUSTRIAL
SACRAMENTO COUNTY

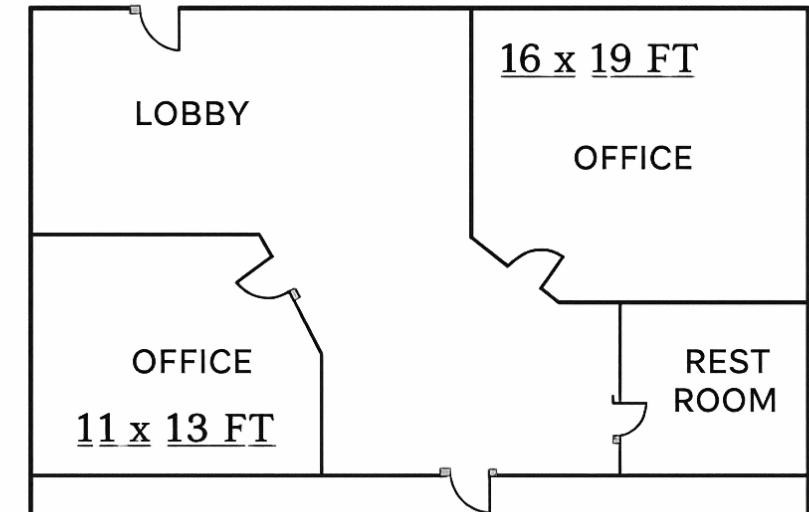
FLOOR PLAN



INTERIOR PHOTOS



FRONT DOOR



WAREHOUSE

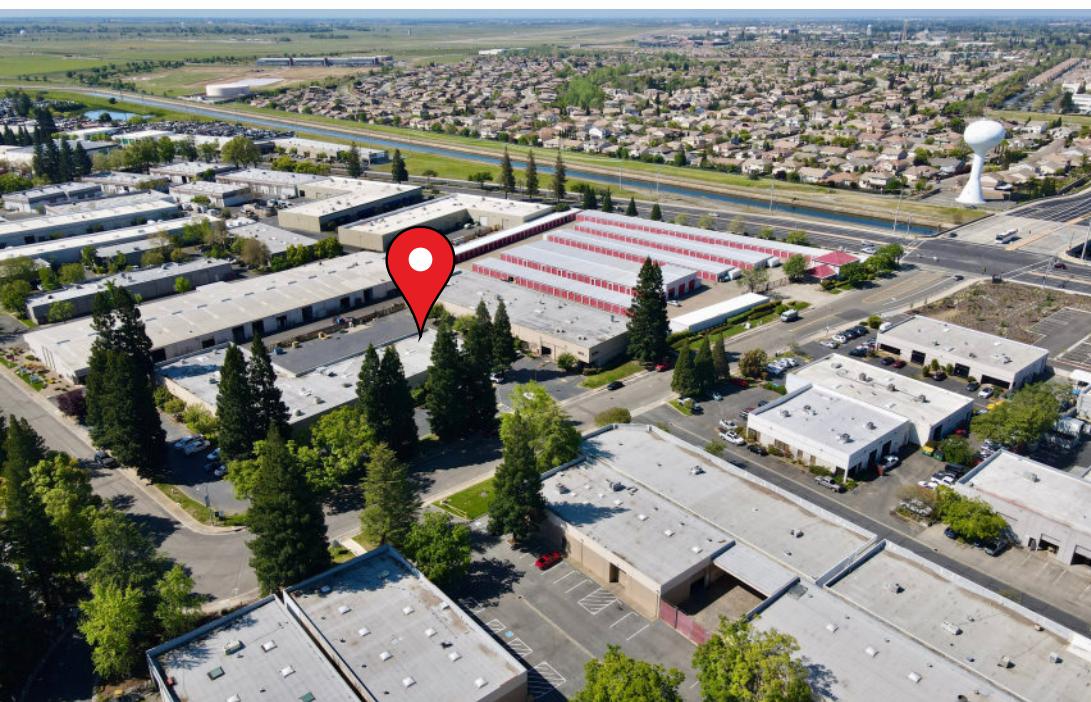
29 x 43 FT

$\pm 18'$ CLEAR HEIGHT

12 x 14 FT

ROLL UP DOOR

EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL



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



HOUSEHOLD INCOME 2024 AVERAGE

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



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

POPULATION 2029 PROJECTION

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

HOUSEHOLD INCOME 2024 MEDIAN

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



Kimberly Morphis

VICE PRESIDENT

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REACH OUT

TO LEARN MORE ABOUT
THIS OPPORTUNITY!



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