

**ZINFANDEL CROSSING
2800A ZINFANDEL DR
RANCHO CORDOVA, CA**

**FOR LEASE
3,066 SF DELI SUITE**

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!

TESLA
SUPERCHARGER



MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Race Merritt
DRE: #01700659
race@ethanconradprop.com

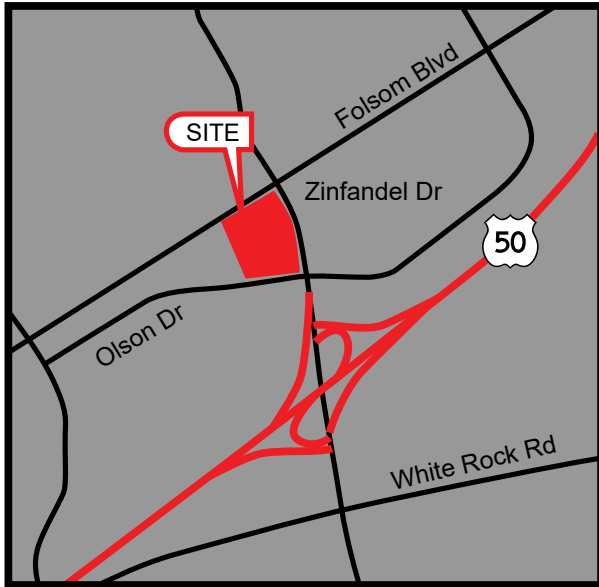
Joey Chiurazzi
DRE: #02123466
joey@ethanconradprop.com

Austin Barron
DRE: #02082721
abarron@ethanconradprop.com

916.779.1000

FEATURES:

- 2nd gen restaurant/deli suite with FF&E
- 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
- Hyperfuel EV chargers and Tesla Superchargers on-site



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 SF of office and industrial space. Rancho Cordova is Sacramento’s largest employment core with a daytime population of over 51,000 workers.

Fun City Trampoline Park lease signed!

LEASE RATE:

2800A: 3,066 SF \$4,875.00 (\$1.59 PSF, NNN)

NNN costs are approximately \$0.42 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	18,265	85,204	228,741
2023 Average HH Income:	\$92,473	\$105,292	\$119,150
Traffic Count @ Zinfandel Dr & Folsom Blvd:	43,917		

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

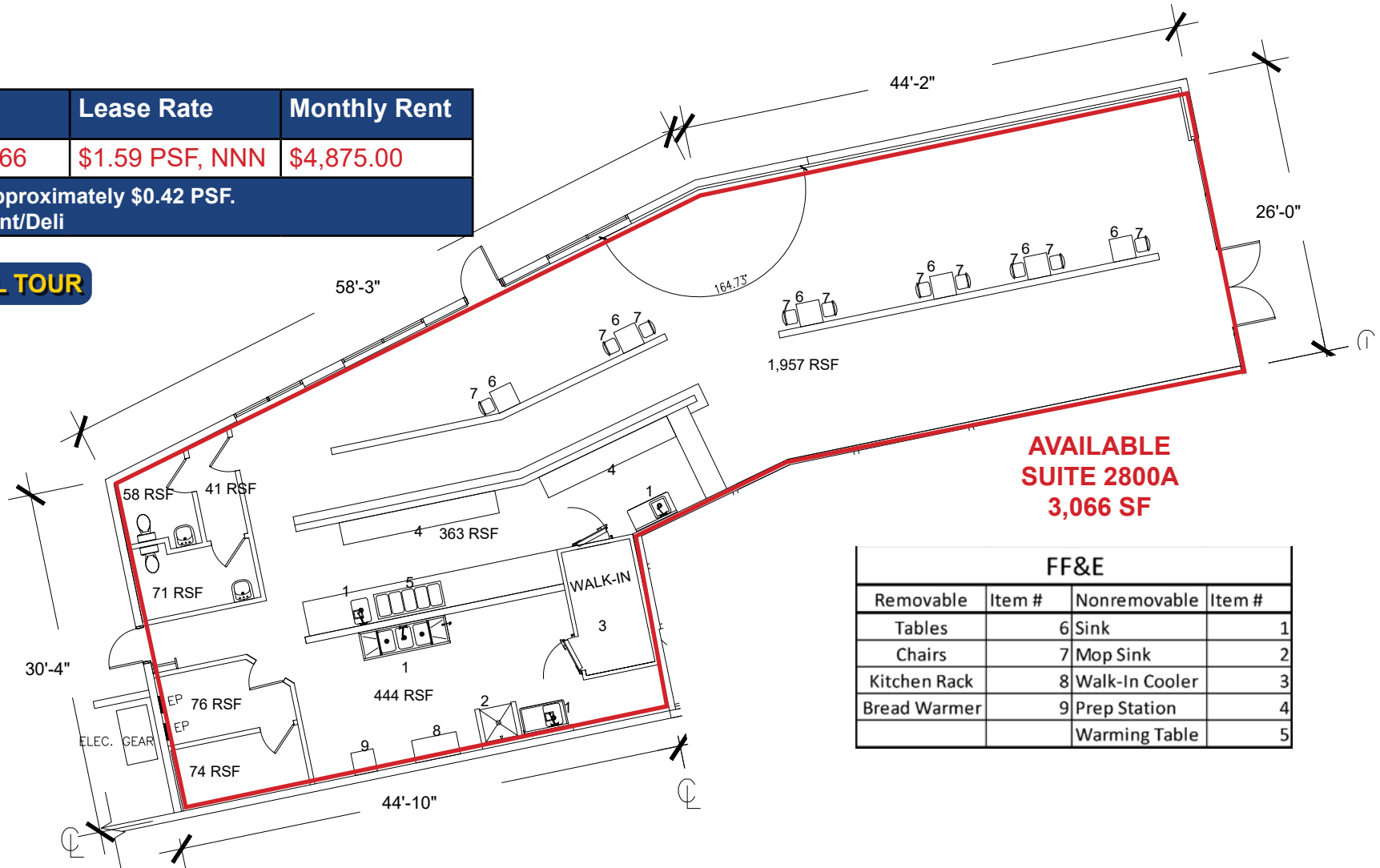
FOR LEASE

ZINFANDEL CROSSING | DELI
2800A ZINFANDEL DR
RANCHO CORDOVA, CA

FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
2800A	3,066	\$1.59 PSF, NNN	\$4,875.00
NNN costs are approximately \$0.42 PSF. Former Restaurant/Deli			

VIEW VIRTUAL TOUR



AVAILABLE SUITE 2800A
3,066 SF

FF&E			
Removable	Item #	Nonremovable	Item #
Tables	6	Sink	1
Chairs	7	Mop Sink	2
Kitchen Rack	8	Walk-In Cooler	3
Bread Warmer	9	Prep Station	4
		Warming Table	5

ETHAN CONRAD PROPERTIES, INC.
 1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
 www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

ZINFANDEL CROSSING | DELI
2800A ZINFANDEL DR
RANCHO CORDOVA, CA

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

ZINFANDEL CROSSING | DELI
2800A ZINFANDEL DR
RANCHO CORDOVA, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

ZINFANDEL CROSSING | DELI
2800A ZINFANDEL DR
RANCHO CORDOVA, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.