

**10655**

**COLOMA ROAD**

RANCHO CORDOVA | CA

# For Sale

±2,340 Square Feet

Freestanding second-gen restaurant with frontage & signage in Rancho Cordova

- VCMU zoning supports retail, office, and mixed use commercial concepts.
- Located along Coloma Road at a signalized intersection with ±17,627 ATC.
- Full kitchen with included equipment supporting restaurant or food service operations.



## ZACK HAYES

Director of Sales & Leasing  
916.514.5225 x124  
zack.hayes@capitalrivers.com  
DRE #02192167

## JUAN GARCIA

Director of Sales & Leasing  
916.514.5225 x123  
juan.garcia@capitalrivers.com  
DRE #02191324



**CAPITAL RIVERS**  
COMMERCIAL

# EXECUTIVE SUMMARY

**10655**  
COLOMA ROAD  
RANCHO CORDOVA | CA

## PROPERTY OVERVIEW

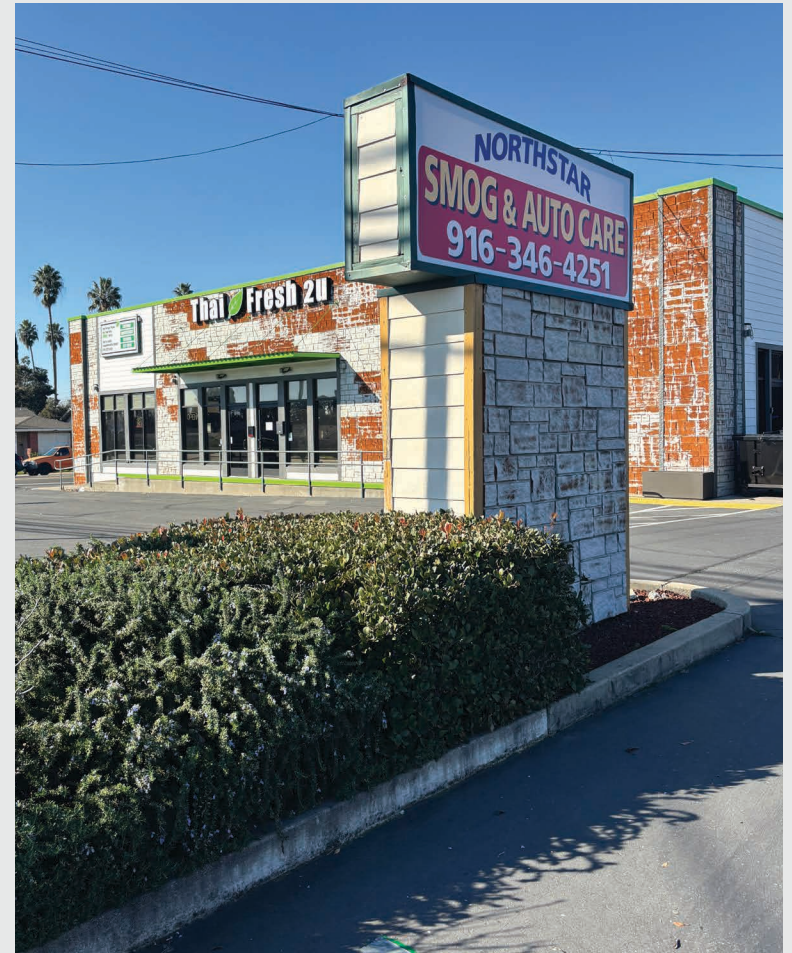
10655 Coloma Road is a single story freestanding second-generation restaurant building totaling  $\pm 2,340$  square feet on a  $\pm 0.26$  acre parcel in Rancho Cordova. Constructed in 2010, the building offers modern “B” class improvements suitable for retail, office, or professional services. The property is zoned VCMU Village Commercial Mixed Use, allowing a broad range of commercial and pedestrian oriented uses. Interior improvements include a full commercial kitchen with equipment included in the sale, supporting continued food service use or adaptive reuse for other permitted concepts. The site features  $\pm 79$  feet of frontage along Coloma Road and includes 12 on site parking spaces.

The property is located at the northeast signalized corner of Coloma Road and McGregor Drive, adjacent to the CenterPoint Shopping Center and approximately 1.3 miles east of Sunrise Boulevard. Coloma Road functions as an alternative commuter route to South Sunrise Boulevard and Highway 50 and carries average daily traffic counts of  $\pm 17,627$  vehicles. The signalized intersection, strong street presence, and surrounding neighborhood retail contribute to consistent visibility and accessibility for customers, employees, and visitors.

## OFFERING SUMMARY

**Zoning:** VCMU (Village Commercial Mixed Use)

**Price:** \$1,100,000 (\$470 PSF)



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

### ZACK HAYES

Director of Sales & Leasing  
916.514.5225 x124  
zack.hayes@capitalrivers.com  
DRE #02192167

### JUAN GARCIA

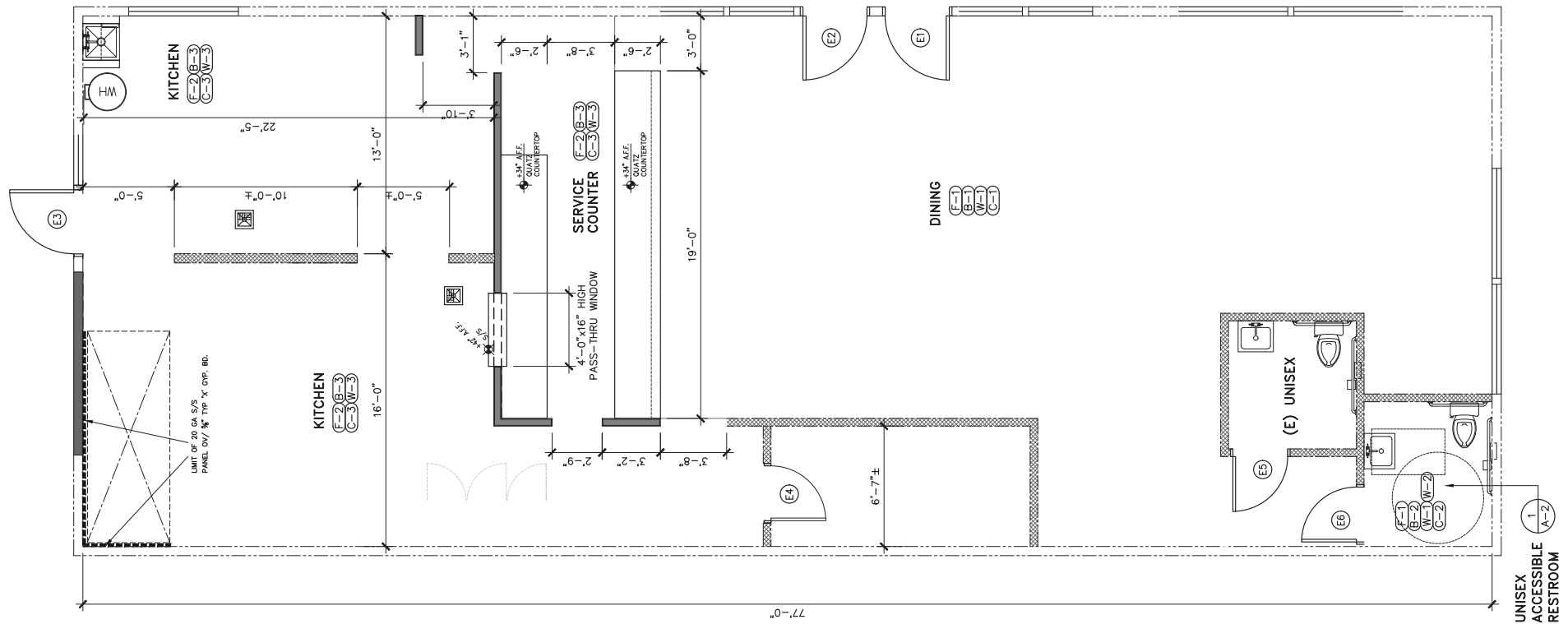
Director of Sales & Leasing  
916.514.5225 x123  
juan.garcia@capitalrivers.com  
DRE #02191324



**CAPITAL RIVERS**  
COMMERCIAL

# FLOOR PLAN

**10655**  
**COLOMA ROAD**  
 RANCHO CORDOVA | CA



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

## ZACK HAYES

Director of Sales & Leasing  
 916.514.5225 x124  
 zack.hayes@capitalrivers.com  
 DRE #02192167

## JUAN GARCIA

Director of Sales & Leasing  
 916.514.5225 x123  
 juan.garcia@capitalrivers.com  
 DRE #02191324



**CAPITAL RIVERS**  
 COMMERCIAL

# PROPERTY PHOTOS

**10655**  
COLOMA ROAD  
RANCHO CORDOVA | CA



## ZACK HAYES

Director of Sales & Leasing  
916.514.5225 x124  
zack.hayes@capitalrivers.com  
DRE #02192167

## JUAN GARCIA

Director of Sales & Leasing  
916.514.5225 x123  
juan.garcia@capitalrivers.com  
DRE #02191324



**CAPITAL RIVERS**  
COMMERCIAL

# FULLY EQUIPPED KITCHEN

**10655**  
COLOMA ROAD  
RANCHO CORDOVA | CA

## ITEMS INCLUDED

- Fryer
- Six-burner range with oven
- 24-inch grill
- Three-door freezer
- Two two-door refrigerators
- Ice machine
- Two bar back beer refrigerators
- Two sandwich prep refrigerators
- Water station
- Prep sink
- Three compartment sink



## ZACK HAYES

Director of Sales & Leasing  
916.514.5225 x124  
zack.hayes@capitalrivers.com  
DRE #02192167

## JUAN GARCIA

Director of Sales & Leasing  
916.514.5225 x123  
juan.garcia@capitalrivers.com  
DRE #02191324

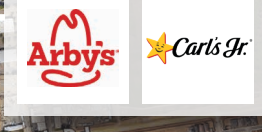
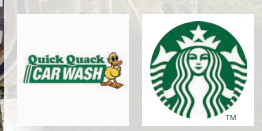
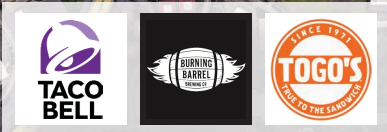
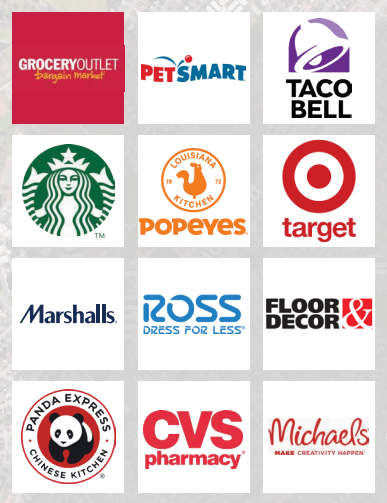


**CAPITAL RIVERS**  
COMMERCIAL

# LOCAL AREA

**10655**  
**COLOMA ROAD**  
RANCHO CORDOVA | CA

**10655**  
**COLOMA ROAD**  
RANCHO CORDOVA | CA



## ZACK HAYES

Director of Sales & Leasing  
916.514.5225 x124  
zack.hayes@capitalrivers.com  
DRE #02192167

## JUAN GARCIA

Director of Sales & Leasing  
916.514.5225 x123  
juan.garcia@capitalrivers.com  
DRE #02191324

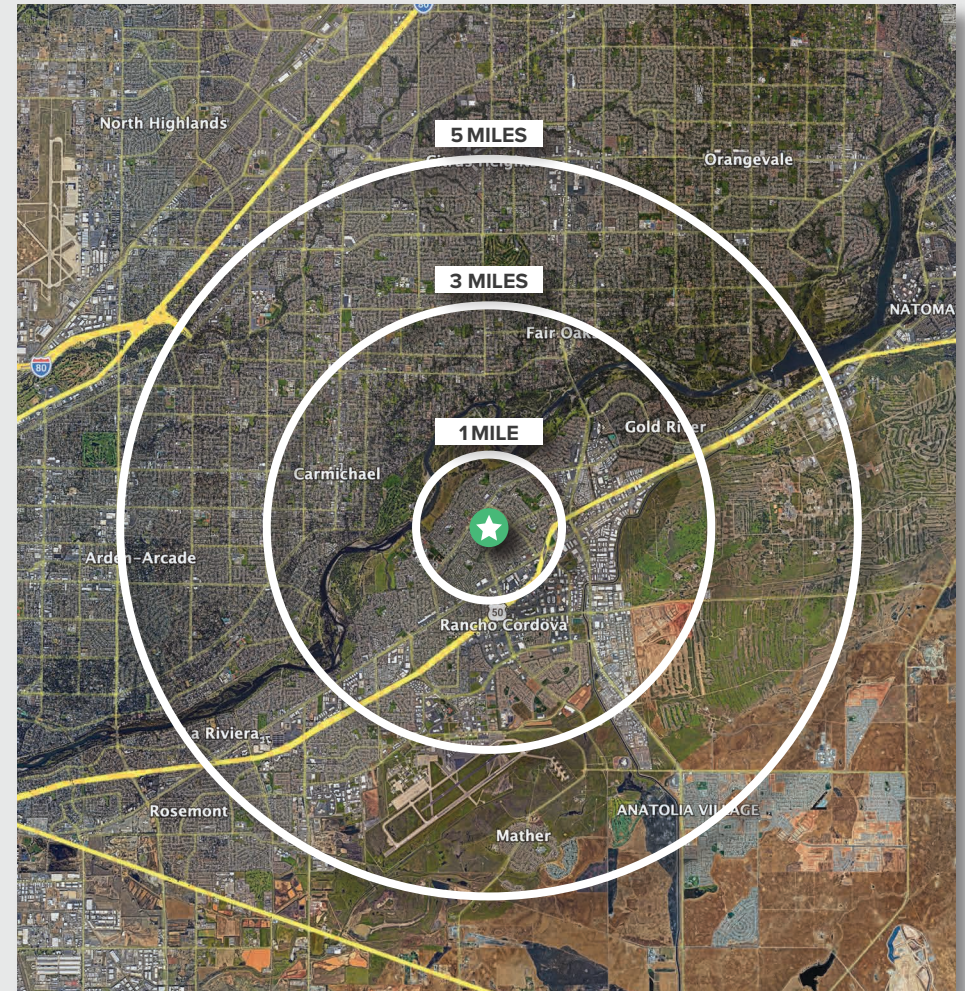


**CAPITAL RIVERS**  
COMMERCIAL

# REGIONAL DEMOGRAPHICS

**10655**  
**COLOMA ROAD**  
 RANCHO CORDOVA | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	16,084	105,910	267,025
2020 Census Population	16,968	107,518	269,237
2010 Census Population	15,552	96,837	243,547
2025 Median Age	37.8	40.6	40.7
<b>HOUSEHOLDS</b>			
2025 Estimated Households	6,039	41,975	106,370
2020 Census Households	6,172	41,452	105,280
2010 Census Households	5,774	38,478	98,078
<b>INCOME</b>			
2025 Estimated Average Household Income	\$99,786	\$123,583	\$125,610
2025 Estimated Median Household Income	\$87,357	\$98,712	\$99,621
<b>BUSINESS</b>			
2025 Estimated Total Businesses	205	5,077	11,029
2025 Estimated Total Employees	1,215	50,598	106,932



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

## ZACK HAYES

Director of Sales & Leasing  
 916.514.5225 x124  
 zack.hayes@capitalrivers.com  
 DRE #02192167

## JUAN GARCIA

Director of Sales & Leasing  
 916.514.5225 x123  
 juan.garcia@capitalrivers.com  
 DRE #02191324



**CAPITAL RIVERS**  
 COMMERCIAL

# ABOUT CAPITAL RIVERS

**10655**  
**COLOMA ROAD**  
RANCHO CORDOVA | CA

## CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

### Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

### When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at [capitalrivers.com](http://capitalrivers.com)



### PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



### COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



### DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

#### SACRAMENTO, CA:

MAIN OFFICE  
1821 Q Street  
Sacramento, CA 95811  
916.514.5225

#### CHICO, CA:

250 Vallombrosa Ave.  
Suite 450  
Chico, CA 95926  
530.570.5107

#### REDDING, CA:

280 Hemsted Drive  
Suite 104  
Redding, CA 96002  
530.221.1127

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

#### ZACK HAYES

Director of Sales & Leasing  
916.514.5225 x124  
zack.hayes@capitalrivers.com  
DRE #02192167

#### JUAN GARCIA

Director of Sales & Leasing  
916.514.5225 x123  
juan.garcia@capitalrivers.com  
DRE #02191324



**CAPITAL RIVERS**  
COMMERCIAL