

**FOR
OR SALE
LEASE**

**2810 ZINFANDEL DR
RANCHO CORDOVA, CA**

± 26,350 SF JR ANCHOR SPACE



**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

ZINFANDEL CROSSING

FOR SALE	SIZE	SALE PRICE	NOTES
2810 Zinfandel Dr.	±26,350 SF on a 104,979 SF Parcel	\$3,399,000.00 (\$129 PSF)	2nd Generation Gym Space With GL Loading Door
FOR LEASE	SIZE	LEASE RATE	NOTES
2810 Zinfandel Dr.	±26,350 SF Jr. Anchor Space	\$0.73 PSF, NNN (NNN COSTS: \$0.40, PSF)	2nd Generation Gym Space With GL Loading Door

PROPERTY HIGHLIGHTS:

- **GL Loading for Seamless Operations:** A ground-level loading door allows direct equipment access and flexible deliveries, rare for the corridor.
- **Zoning for Versatile Business Needs:** Zinfandel Crossing zoning offers CMU zoning for a wide range of industries: retail, office, R&D, and manufacturing.
- **Established Co-tenancy:** Tenant mix including Target, Walmart, Jersey Mike's, Funbox, and Chipotle attract retail customer traffic to the area.
- **Location:** Direct access to Highway 50 via Zinfandel Drive and the Sacramento RT System.
- **High-Traffic Daytime Area:** Large daytime population of over 50K+ workers in Rancho Cordova, enabling strong business opportunities and retail demand.



STRONG TRAFFIC COUNTS

ZINFANDEL DR: 24,987 ADT
FOLSOM BLVD: 18,930 ADT



AVERAGE
\$113,277
WITHIN 5 MILE
HOUSEHOLD INCOME



PROPERTY ZONING
CMU (FBSP)
SACRAMENTO COUNTY

SITE PLAN

APN#: 072-0330-002-0000



High-Visibility Location:

Surrounded by national retailers: Walmart, Safeway, Target, and Grocery Outlet.

Strategic Market Reach:

19,340 people live within one mile and 222,518 live within five miles, with average household income ranging from \$89,000 within one mile and \$113,000 in a five-mile radius.

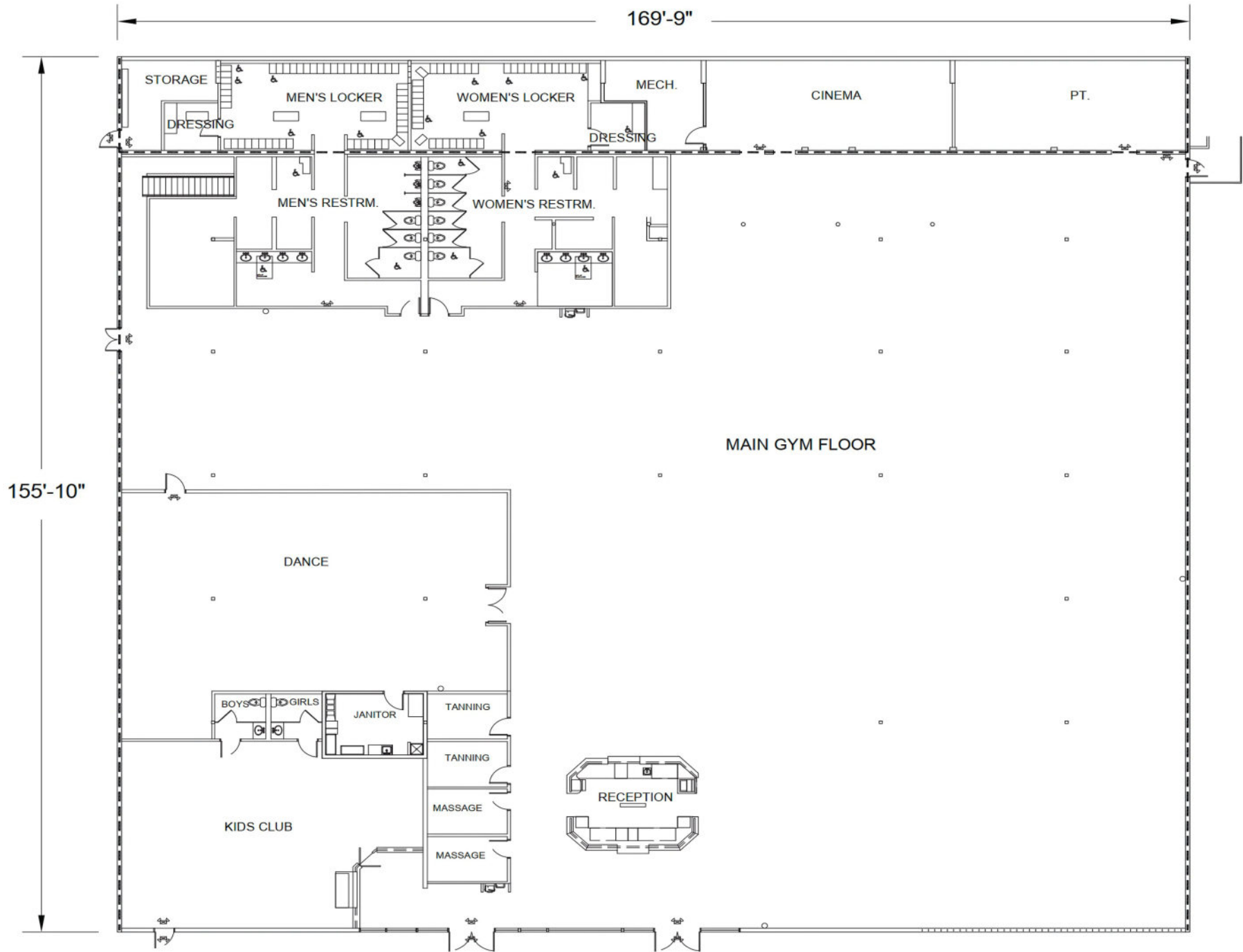
ZONING: CMU (FBSP)

PARCEL LINES



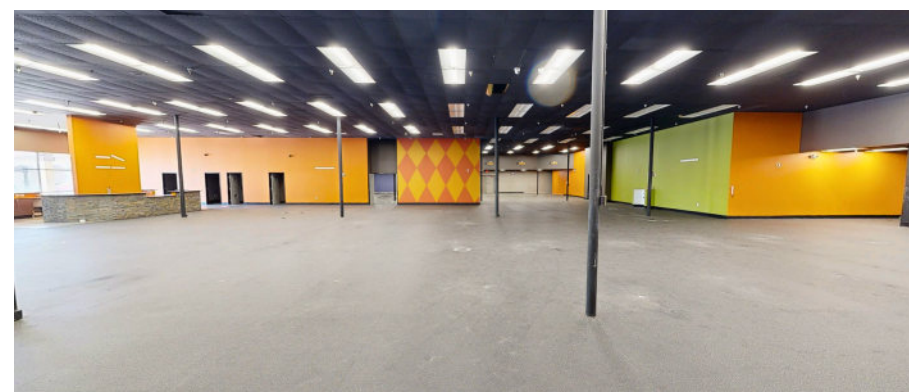
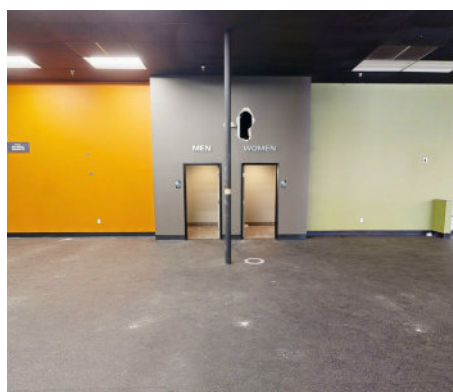
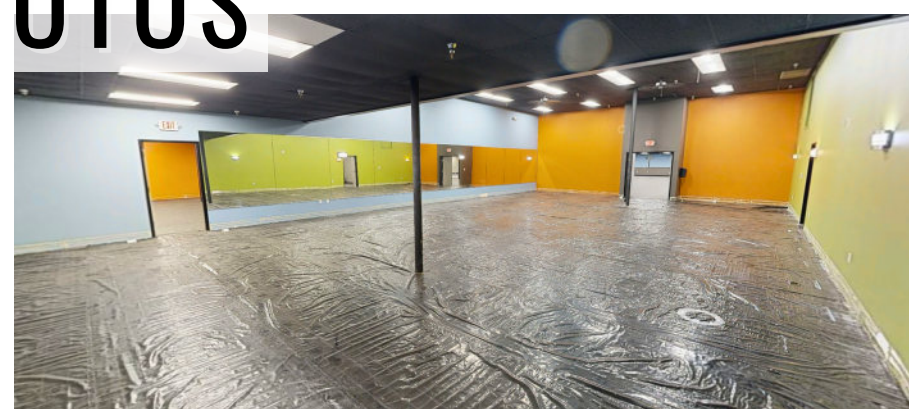
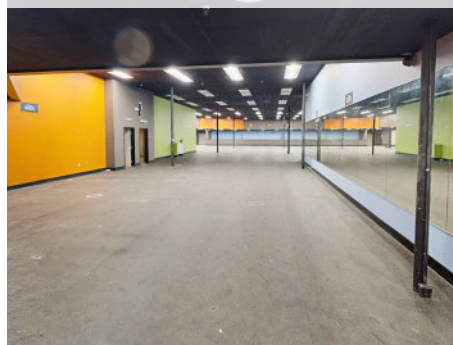
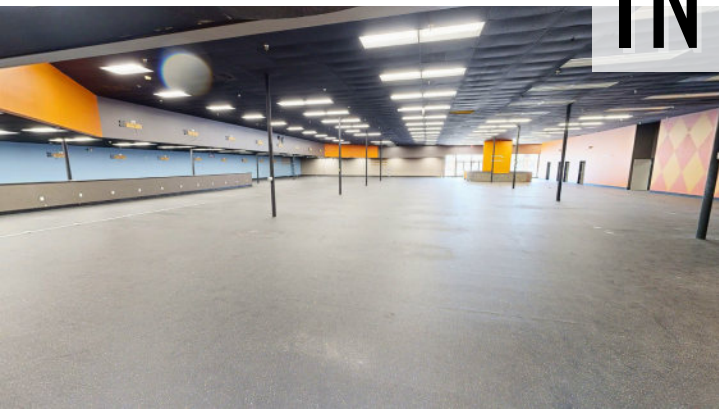
FLOOR PLAN

[3D Tour](#)
[Click Here](#)





INTERIOR PHOTOS





EXTERIOR PHOTOS





KP
International MARKET

AutoZone

Golden1 **SUPERCUTS**

Michaels **ULTA**
BEAUTY

THE HOME DEPOT **Tires LES SCHWAB**

STAPLES

NAPA AUTO PARTS **Wendy's**

Walmart Supercenter **Jack In the box**

Bank of America

SAFEWAY

PROPERTY LOCATION

CYCLE GEAR **BOOT BARN** **PANDA EXPRESS CHINESE KITCHEN**

SUBWAY **SUPERCUTS** **MOD**

99¢ only STORES

CHIPOTLE MEXICAN GRILL **am pm**

Jersey Mike's SUBS **J**

TARGET **Marshalls** **Little Caesars** **Starbucks** **Jamba Juice**

GROCERY OUTLET bargain market **ROSS DRESS FOR LESS** **POPEYES CHICKEN & BISCUITS** **TACO BELL** **BURGER KING**

PET SMART **GameStop** **Chevron**



DEMOGRAPHIC SUMMARY REPORT

2810 ZINFANDEL DR, RANCHO CORDOVA, CA 95670



POPULATION

2024 ESTIMATE

1-MILE RADIUS	18,124
5-MILE RADIUS	223,727
10-MILE RADIUS	895,916

POPULATION

2029 PROJECTION

1-MILE RADIUS	18,203
5-MILE RADIUS	224,916
10-MILE RADIUS	902,815



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$88,823.00
5-MILE RADIUS	\$113,277.00
10-MILE RADIUS	\$101,183.00

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$80,343.00
5-MILE RADIUS	\$89,270.00
10-MILE RADIUS	\$77,950.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	8,868	133,416	472,887
BLACK	1,342	14,765	67,817
HISPANIC ORIGIN	5,064	40,320	202,989
AM.INDIAN & ALASKAN	295	2,093	10,694
ASIAN	1,958	23,360	109,687
HAWAIIAN/PACIFIC ISLANDER	187	1,526	7,780
OTHER	5,474	48,568	227,051

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OPPORTUNITY!



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