

3043 GOLD CANAL DRIVE, RANCHO GORDOVA, CA 95670

PRICE REDUCTION

3043

GOLD CANAL DRIVE



BUILD YOUR VISION

±26,569 SF FOR SALE

±1,332 SF - ±26,569 AVAILABLE FOR LEASE

 **CUSHMAN & WAKEFIELD**

A BLANK CANVAS IN THE HEART OF RANCHO CORDOVA



3043 Gold Canal Drive presents a rare opportunity to own or lease a high-quality professional office building in one of Sacramento's most dynamic submarkets. Situated in the heart of Rancho Cordova, this two-story, ±26,569 SF multi-tenant office building offers unmatched flexibility for both investors and owner-users.

Originally developed by an owner/user, the property has been well-maintained and is currently partially leased, providing immediate in-place income with the potential for owner occupancy or further lease-up. This makes it an ideal fit for a business seeking a customizable location or an investor looking for a value-add opportunity. The existing leases can be terminated, if desired.

Positioned within Prospect Park, one of the premier business parks in the region, the property is offered at a price significantly below replacement cost and recent comparable sales. With stable cash flow and upside potential through leasing or rental rate adjustments, this is a compelling acquisition in a market poised for continued growth.

Rancho Cordova is widely recognized as one of the best-run cities in Northern California, known for its business-friendly government, efficient permitting, and ongoing infrastructure investment. The city's reputation has attracted numerous Fortune 500 companies and major employers, making the Highway 50 Corridor the region's core employment center. With excellent access to major freeways, public transit, and a wide range of amenities, 3043 Gold Canal Drive is ideally positioned to serve both tenants and owner/users seeking a strategic, growth-oriented location.



Situated in the HWY 50 submarket—which is Sacramento's largest suburban office market—with close proximity to retail amenities and restaurants



High visibility on Gold Canal Drive with easy access to Hwy 50



Attractive 2007 construction with mature landscaping



Zoned OIMU - a flexible zoning which allows for a diverse set of uses

SITE OVERVIEW



ADDRESS:	3043 Gold Canal Drive, Rancho Cordova, CA 95670
TOTAL BLDG SF:	±26,569 SF
PARCEL SIZE:	±1.19 Acres (±51,836 SF)
APN:	072-0470-029
ZONING:	Office Industrial Mixed Use (OIMU), City of Rancho Cordova
BUILDING CLASS:	B
YEAR BUILT:	2007
SPRINKLERS:	Yes
ELEVATOR:	One (1)

ASKING SALES PRICE

\$2,950,000 (\$111/SF)

ASKING LEASE RATE

\$1.65/SF, Full-Service Gross

AVAILABLE SPACE

±1,332 - ±26,569 SF

RANCHO CORDOVA, CA

DEMOGRAPHICS

POPULATION



WITHIN 2 MILES	WITHIN 5 MILES
36,394	180,696

MEDIAN AGE



WITHIN 2 MILES	WITHIN 5 MILES
37.6	40.4

MEDIAN HOME VALUE



WITHIN 2 MILES	WITHIN 5 MILES
\$399,915	\$501,136

MEDIAN HOUSEHOLD INCOME



WITHIN 2 MILES	WITHIN 5 MILES
\$83,327	\$90,646

TOP 10 EMPLOYERS



KEY INCENTIVES

ECONOMIC INCENTIVE PROGRAMS OFFERED BY THE CITY OF RANCHO CORDOVA

Each project will be reviewed on a case-by-case basis in accordance with city criteria.

BUSINESS FEE ASSISTANCE

Business fee assistance awards will depend on the benefits of each project and the availability of designated funds.

LEARN MORE

Job and Talent Attraction Program 

Economic Incentive Program 

ECONOMIC DEVELOPMENT GRANTS

Economic development grant awards are available up to \$50,000. Requests exceeding this amount may be considered but must clearly demonstrate measurable economic benefits to the City. Any request over \$50,000 must receive approval from the City's Economic Development Committee prior to moving past the initial Phase I review process.

The final grant amount awarded is at the sole discretion of the City and will reflect the unique contributions of each business to the community.

Grants may be used for:

- Rental assistance
- Equipment and furnishings
- Marketing
- Promotion of grand opening activities
- Other approved expenses related to opening or locating a business within the City

JOBS AND TALENT ATTRACTION PROGRAM

The City has established a dedicated fund to support the growth of high-wage jobs in eligible industries.

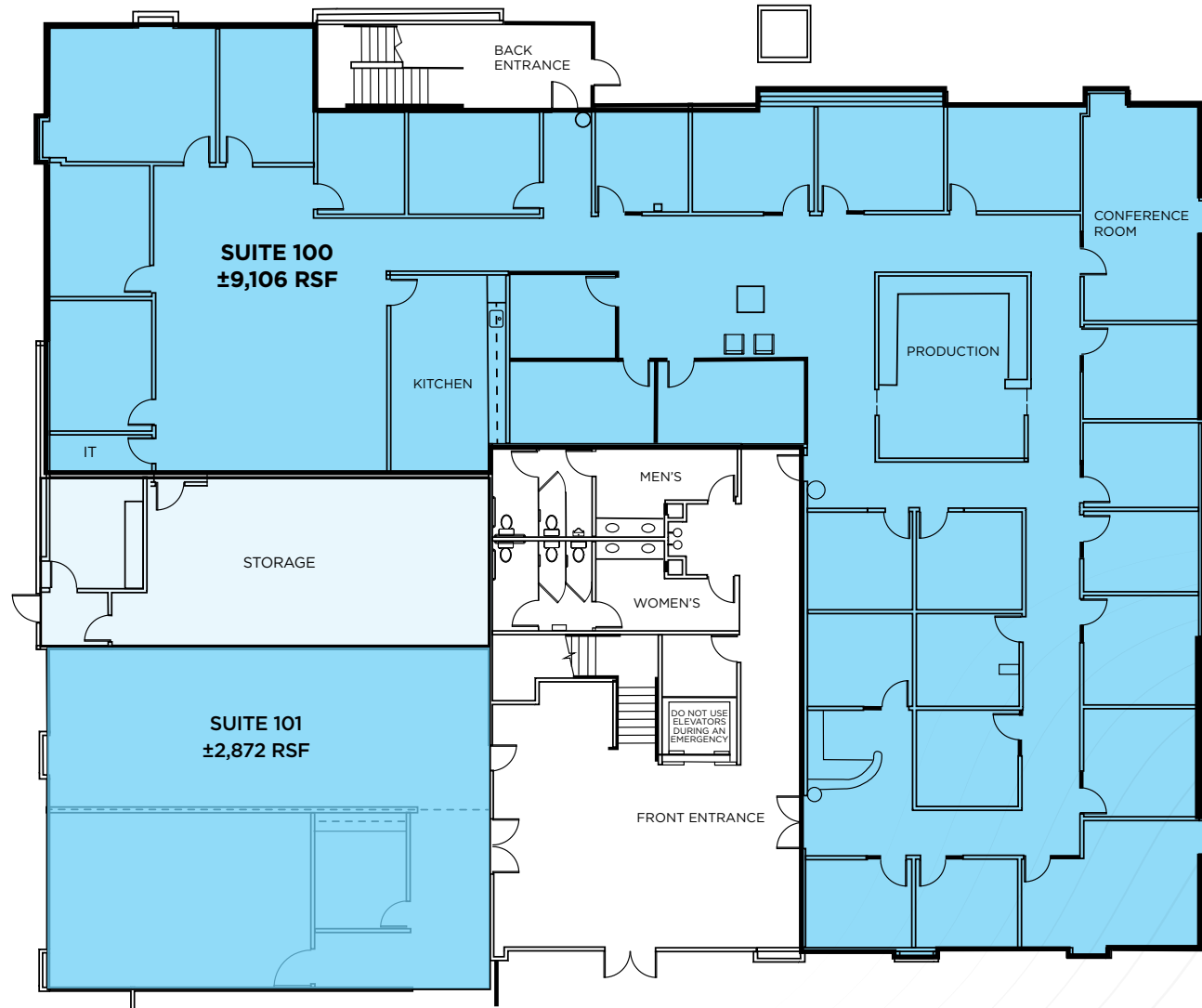
For each net new job created at or above \$100,000 in W2 wages, companies may receive up to \$10,000 per position, awarded over a five-year period:

- \$2,000 upon initial hiring (Year 1)
- \$2,000 annually in Years 2 through 5 (post-performance basis)

Multi-year applications are allowed, provided the total period does not exceed five years. Continued funding is subject to availability and requires annual review of company financials and job creation metrics.

FIRST FLOOR

- Suite 100, Suite 101, and Storage can be combined for $\pm 12,855$ SF.



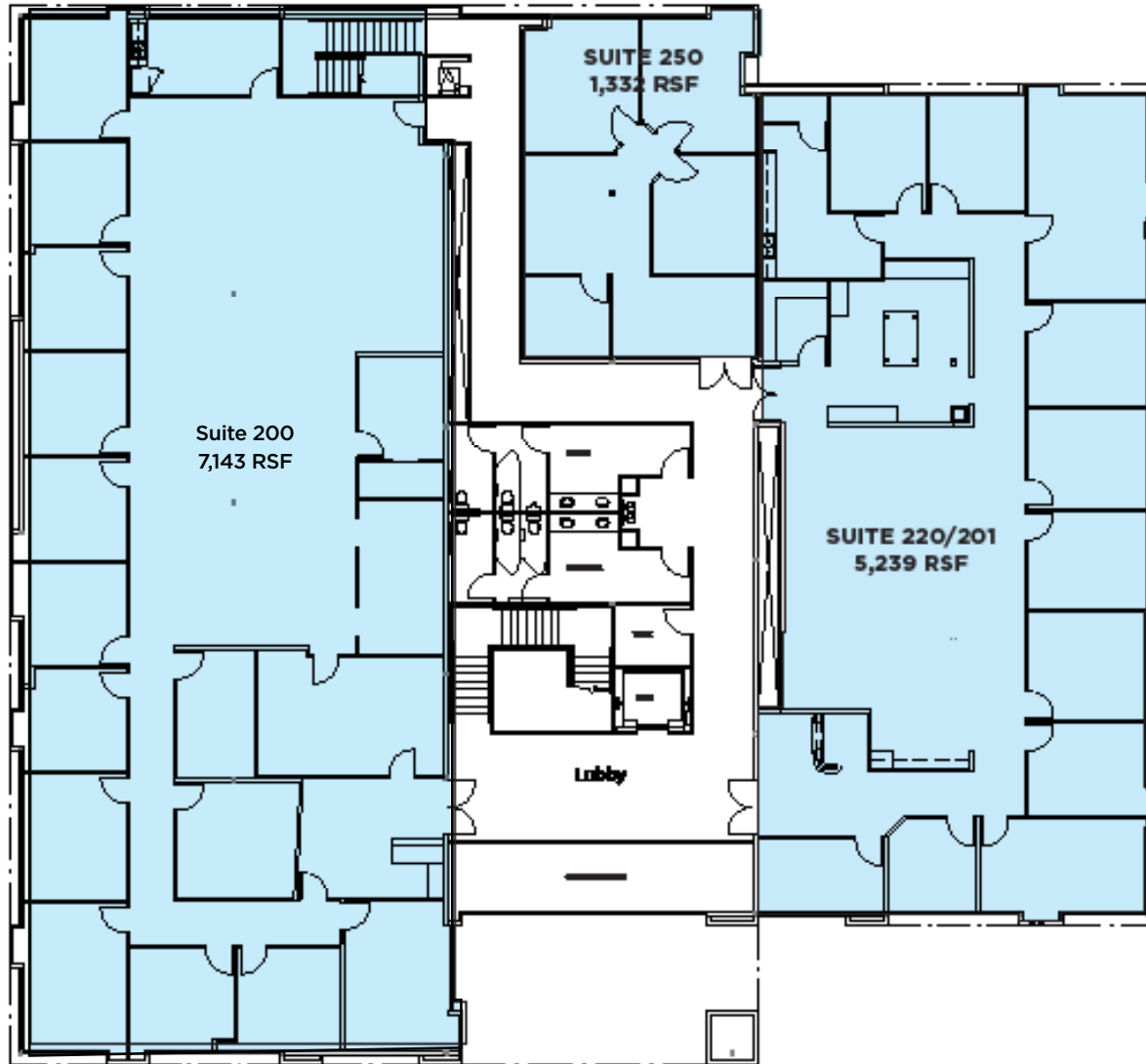
LEX: 4/30/2028
*Available in 30 days

SECOND FLOOR

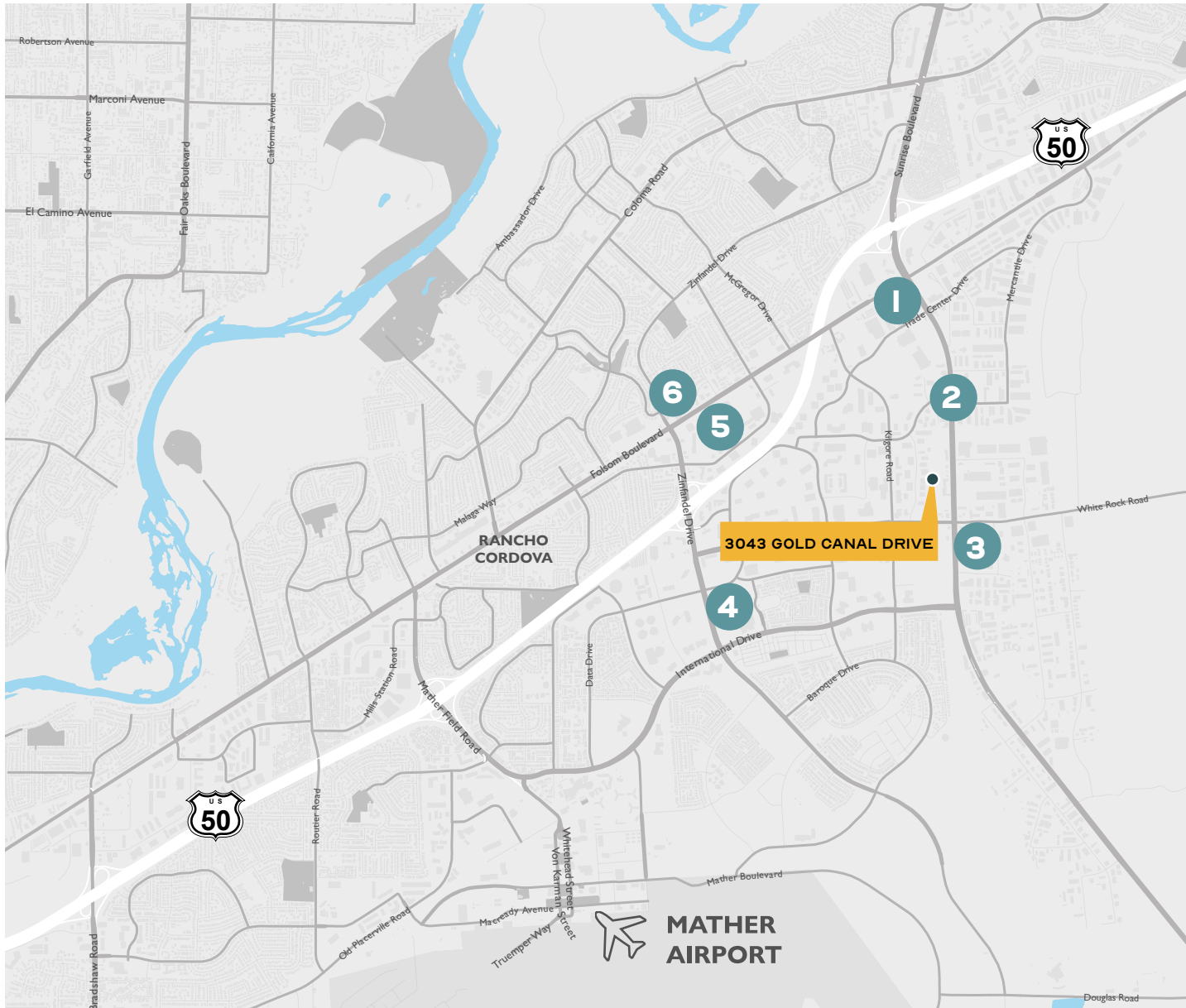
- Suites 200, 201, 220, and 250 can be combined for $\pm 13,714$ SF



LEX: 4/30/2027
*Available in 30 days



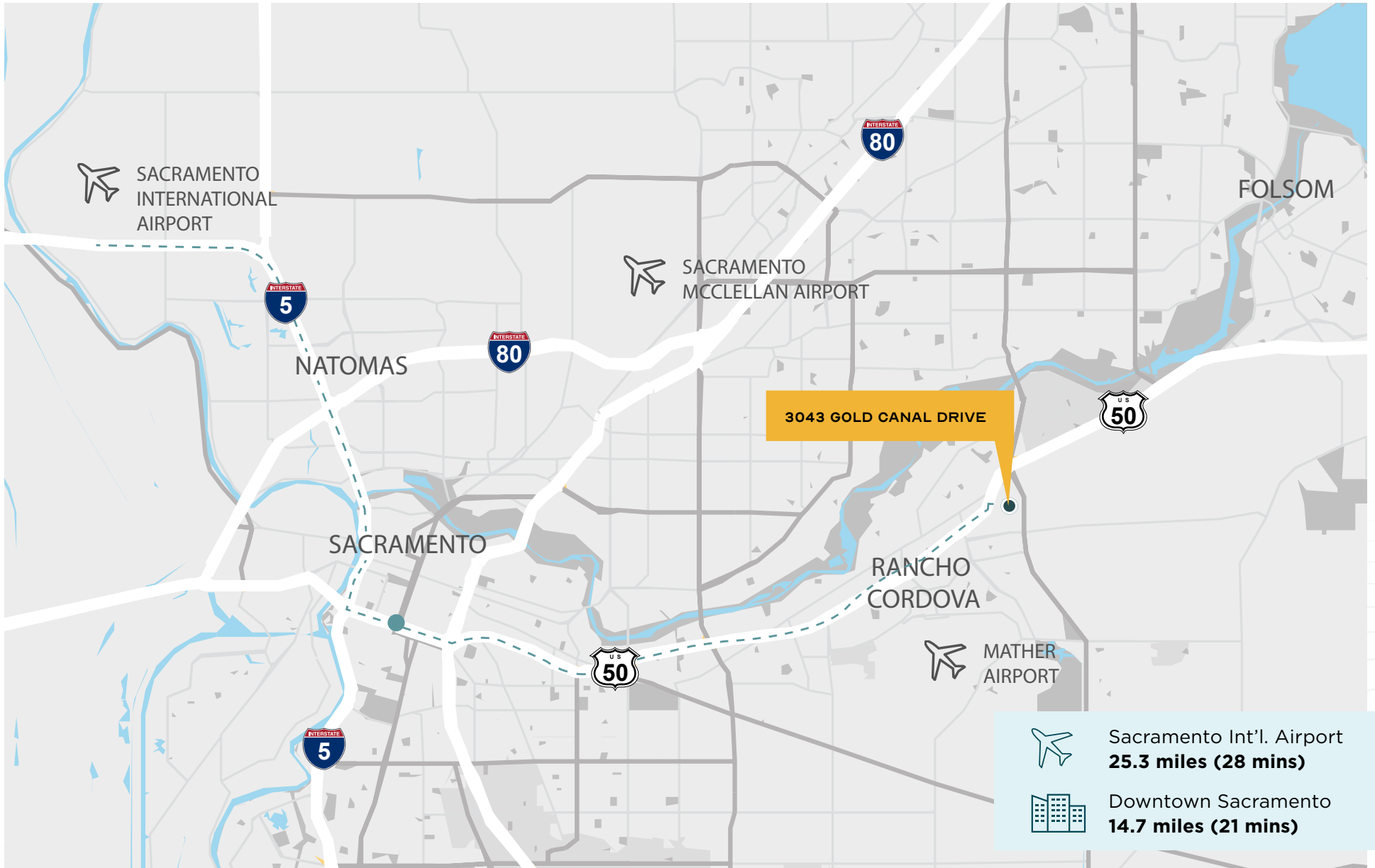
NEARBY AMENITIES



WITHIN 5 MINUTES

- 1**
 - Staples
 - Wendy's
 - The Home Depot
- 2**
 - Taco Bell
 - Togo's Great Sandwiches
 - Pocket Deli
 - Burning Barrel Brewing Co.
 - Shahrzad Restaurant
- 3**
 - Costco
 - McDonald's
 - Carl's Jr
 - Starbucks
- 4**
 - Chili's
 - Lowe's
 - FedEx
 - The Habit
 - Panera
 - Starbucks
 - Rubio's
- 5**
 - Target
 - Chipotle
 - The Golden 1
 - Jamba Juice
 - Panda Express
 - 99¢ Only
 - AmPm
 - Rubio's
 - AutoZone
 - USPS
 - Ross Dress for Less
 - Jiffy lube
- 6**
 - Bank of America
 - WalMart Supercenter
 - Safeway

DRIVE TIMES



SALES COMPARABLES



SUBJECT PROPERTY	AREA	SALE DATE	PRICE	PRICE/SF	BLDG SF
3043 Gold Canal Dr Rancho Cordova, CA 95670	Gold River	For Sale	\$3,321,125	\$125	±26,569 SF



SALES COMPARABLE	AREA	SALE DATE	PRICE	PRICE/SF	BLDG SF
104 Woodmere Road Folsom, CA 95630	Folsom	05/15/2025	\$13,000,000	\$153	±84,756 SF



10520 Armstrong Ave Rancho Cordova, CA 95670	Mather	05/28/2024	\$2,201,000	\$227	±9,664 SF
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11231 Gold Express Dr Rancho Cordova, CA 95670	Gold River	03/18/2024	\$1,850,000	\$164	±11,303 SF
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Point East Plaza 2489 Sunrise Blvd Rancho Cordova, CA 95670	Rancho Cordova	02/26/2025	\$3,050,000	\$134	±22,802 SF
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