

SIGNALIZED HARD CORNER 2.6 ACRE DEVELOPMENT OPPORTUNITY

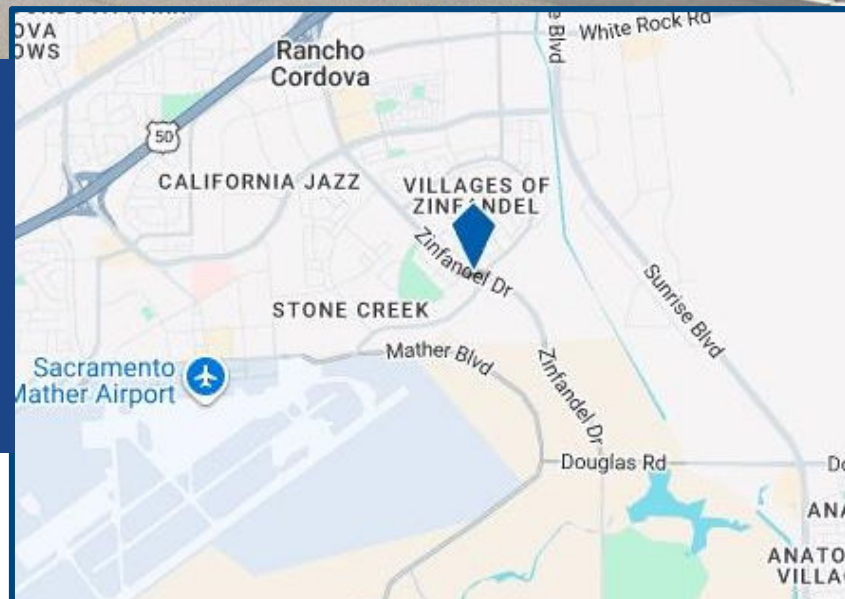
FOR SALE

Price: \$1,195,000

**SW Zinfandel and
N Mather Ave
Rancho Cordova, CA 95670**



Total Lot Size: +/- 2.62 Acres
Sale Type: Investment
No of Lots: 1
Property Type: Land
Property Subtype: Commercial
Proposed Use: Commercial
Zoning: BP (ZSPA)



Exclusively listed by:

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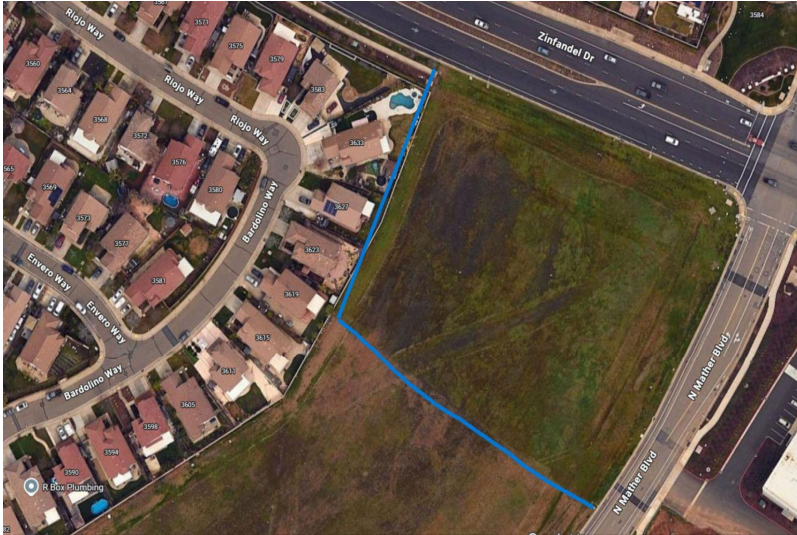
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Rare BP-zoned infill development opportunity located on the signalized southwest corner of Zinfandel Drive and North Mather Boulevard within one of Rancho Cordova's expanding commercial growth corridors. The Property offers exceptional visibility, strong traffic exposure, convenient Highway 50 access, and immediate proximity to surrounding residential communities, business parks, office users, industrial development, and commercial services.

The site represents a highly adaptable development opportunity suitable for owner-users, developers, investors, medical users, educational operators, and business park development.

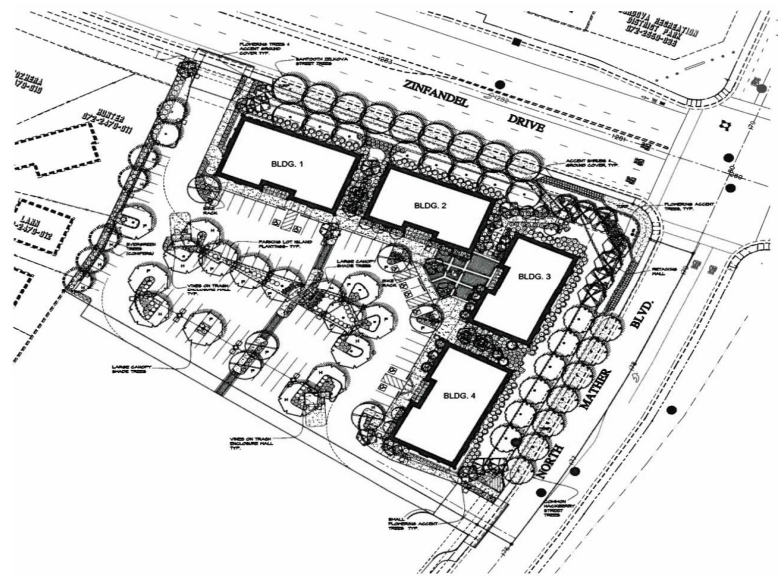


Potential Uses:

- Medical or Dental Office (previously approved)
- Professional Office
- Urgent Care / Outpatient Healthcare
- Dental & Therapy Uses
- Business Park Development
- Education/Private School
- Daycare & Childcare Facilities
- Flex Commercial / Technology Use
- Research and Development
- Restaurant / Cafe Concept
- Retail-Service Commercial Uses

PRIOR DEVELOPMENT APPROVAL HISTORY

The Property previously received City of Rancho Cordova design review approval for a coordinated multi-building professional office project known as the "Village Professional Center," consisting of four office buildings with integrated parking, landscaping, monument signage, and pedestrian-oriented improvements. This prior approval history demonstrates the Property's long-recognized viability for office and medical-oriented development and may provide valuable support for future planning and development discussions.



**For more information,
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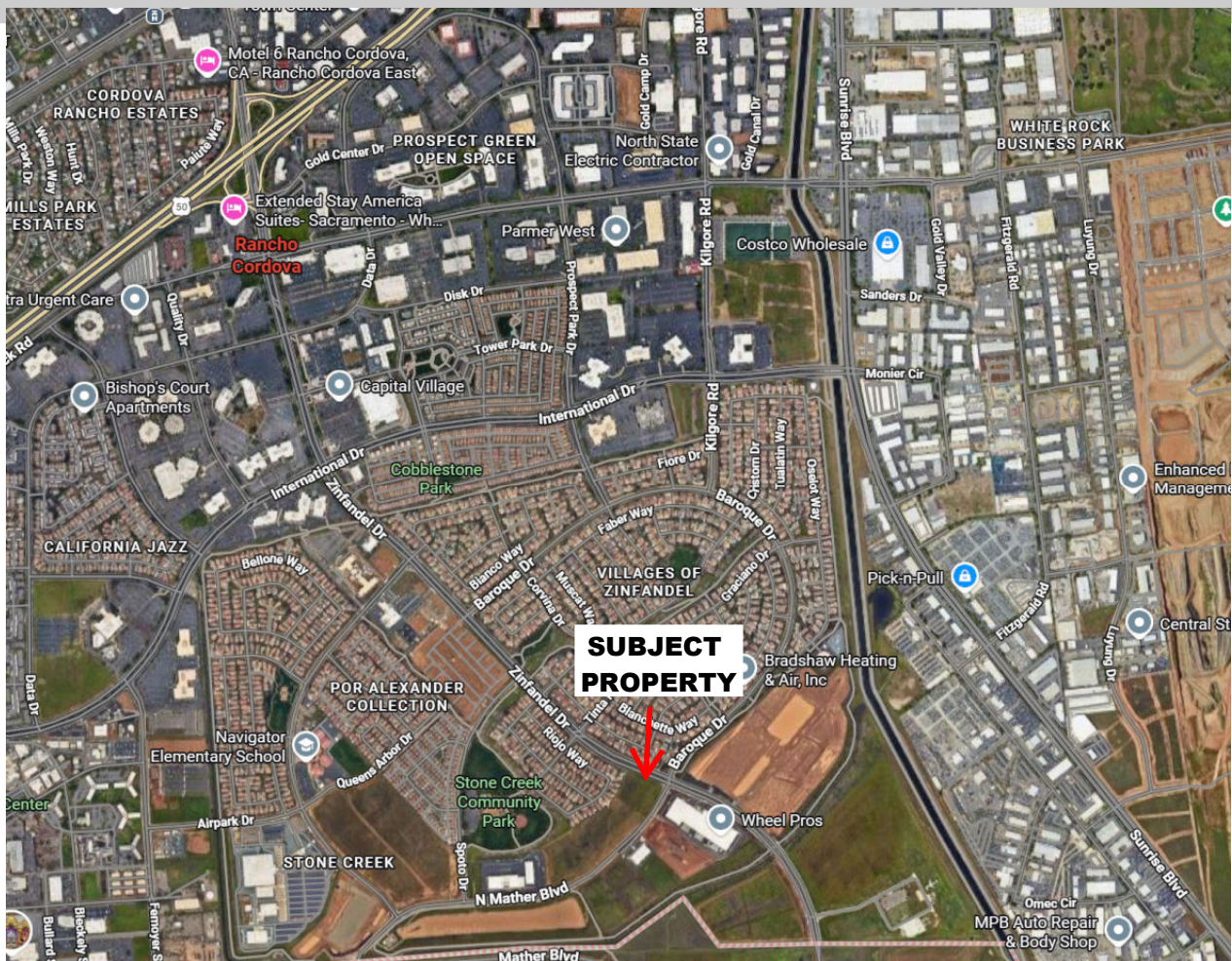
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PROPERTY HIGHLIGHTS

- ±2.6 Acres of Vacant BP-Zoned Land
- Signalized Hard Corner Location With Good Traffic Counts
- Strong Frontage & Visibility
- Excellent Regional Access to Highway 50
- Located Within Expanding Rancho Cordova Growth Corridor
- Surrounded by Residential, Office, Industrial & Commercial Development
- Infill Development Opportunity
- Flexible Potential Commercial Applications
- Potential Long-Term Investment & Owner-User Opportunity



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STRATEGIC LOCATION

Positioned within a rapidly expanding portion of Rancho Cordova benefiting from continued residential growth, infrastructure investment, and commercial expansion, the Property offers a unique opportunity to develop a highly visible and strategically located commercial project within the Highway 50 corridor.

Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	7,207	69,795	160,610
2025 Estimate	7,004	68,376	157,591
2020 Census	6,442	65,388	149,997
Growth 2025 - 2030	2.90%	2.08%	1.92%
Growth 2020 - 2025	8.72%	4.57%	5.06%
Households			
2030 Projection	2,429	24,156	59,102
2025 Estimate	2,362	23,698	58,080
2020 Census	2,182	22,840	55,759
Growth 2025 - 2030	2.84%	1.93%	1.76%
Growth 2020 - 2025	8.25%	3.76%	4.16%
Owner Occupied	1,850 78.32%	12,865 54.29%	34,934 60.15%
Renter Occupied	513 21.72%	10,833 45.71%	23,146 39.85%
2025 Households by HH Income			
Income: <\$25,000	82 3.47%	3,119 13.16%	6,395 11.01%
Income: \$25,000 - \$50,000	125 5.29%	3,120 13.17%	6,570 11.31%
Income: \$50,000 - \$75,000	232 9.82%	3,672 15.49%	7,648 13.17%
Income: \$75,000 - \$100,000	405 17.15%	3,357 14.17%	8,033 13.83%
Income: \$100,000 - \$125,000	318 13.46%	3,150 13.29%	7,785 13.40%
Income: \$125,000 - \$150,000	233 9.86%	2,078 8.77%	5,017 8.64%
Income: \$150,000 - \$200,000	453 19.18%	2,755 11.62%	7,566 13.03%
Income: \$200,000+	514 21.76%	2,448 10.33%	9,067 15.61%
2025 Avg Household Income	\$153,036	\$108,280	\$124,247
2025 Med Household Income	\$127,039	\$89,436	\$101,267

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