

Village Professional Center - Rancho Cordova

(4) Medical, Dental & Professional Office Buildings For Sale
±5,000 SF to ±6,018 Sq. Ft. Shell Buildings

FOR SALE +/-2.6 ACRES ZONED BP PREVIOUSLY APPROVED FOR MEDICAL-OFFICE DEVELOPMENT



PREVIOUSLY PROPOSED OFFICE DEVELOPMENT CONCEPTS

The following pages contain conceptual site plans, renderings, elevations, and development concepts prepared between approximately 2008 and 2010 for the previously proposed “Village Professional Center” office development planned for the Property. The project was never constructed; however, the plans illustrate several potential development scenarios previously contemplated for the site, including multiple freestanding professional office/medical buildings as well as larger single-building concepts. The Property previously **received City of Rancho Cordova design review approval** for portions of the proposed office development, which may provide valuable background and insight for future development planning, subject to current City review and approvals.

Exclusively listed by:

TONY WOOD

Director of Leasing and Sales
eXp Commercial Real Estate Services

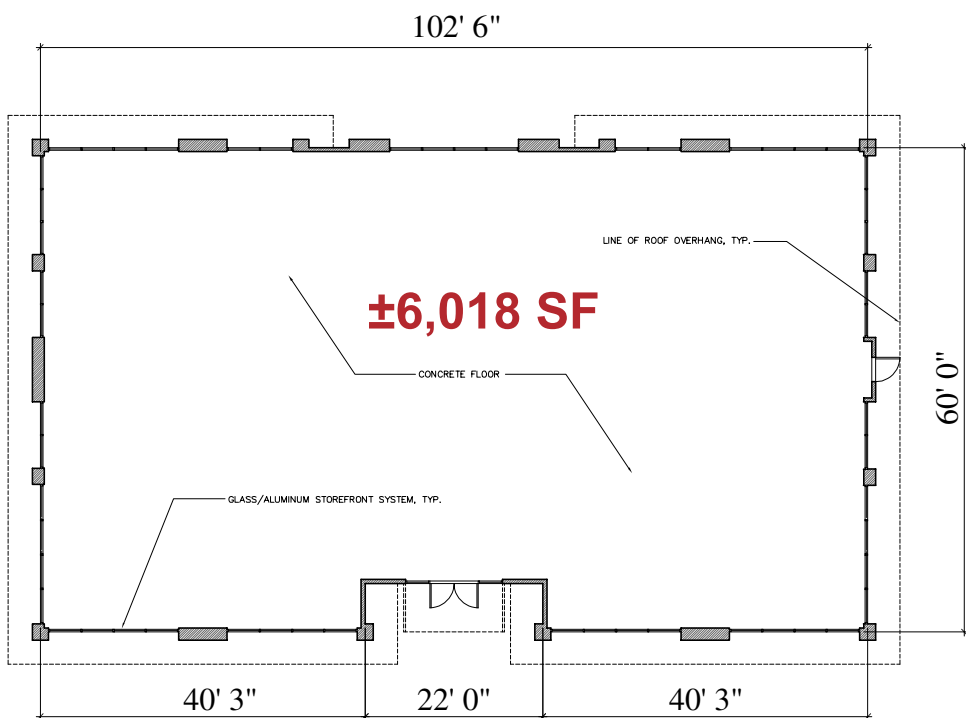
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Proposed Property Features:

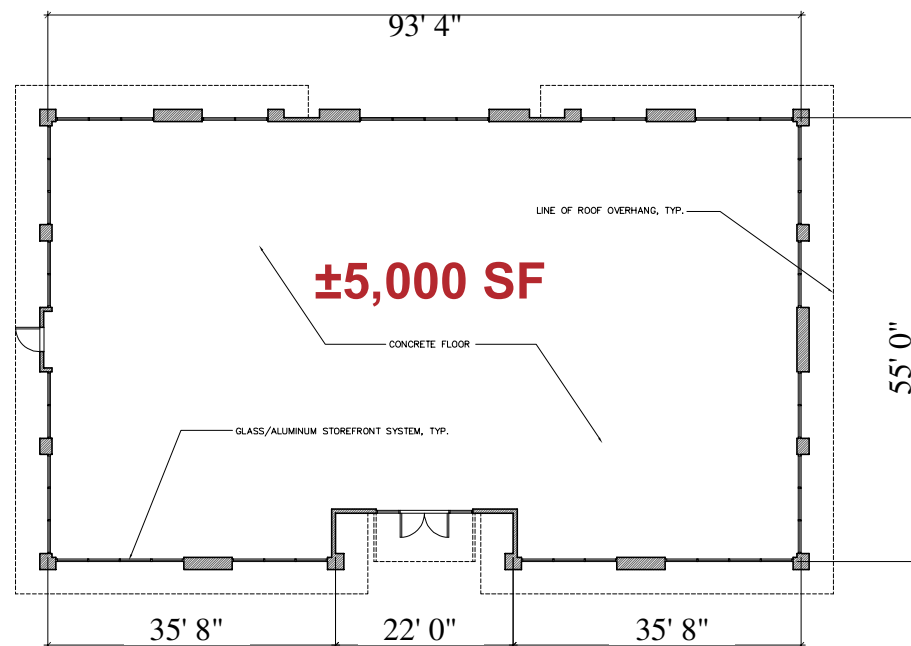
- Freestanding Buildings
- Four (4) separate parcels
- Two (2) ±5,000 SF buildings
- Two (2) ±6,018 SF buildings
- Prominent Signage Available
- Parking Ratio: ±4 - 5 spaces per 1,000 SF



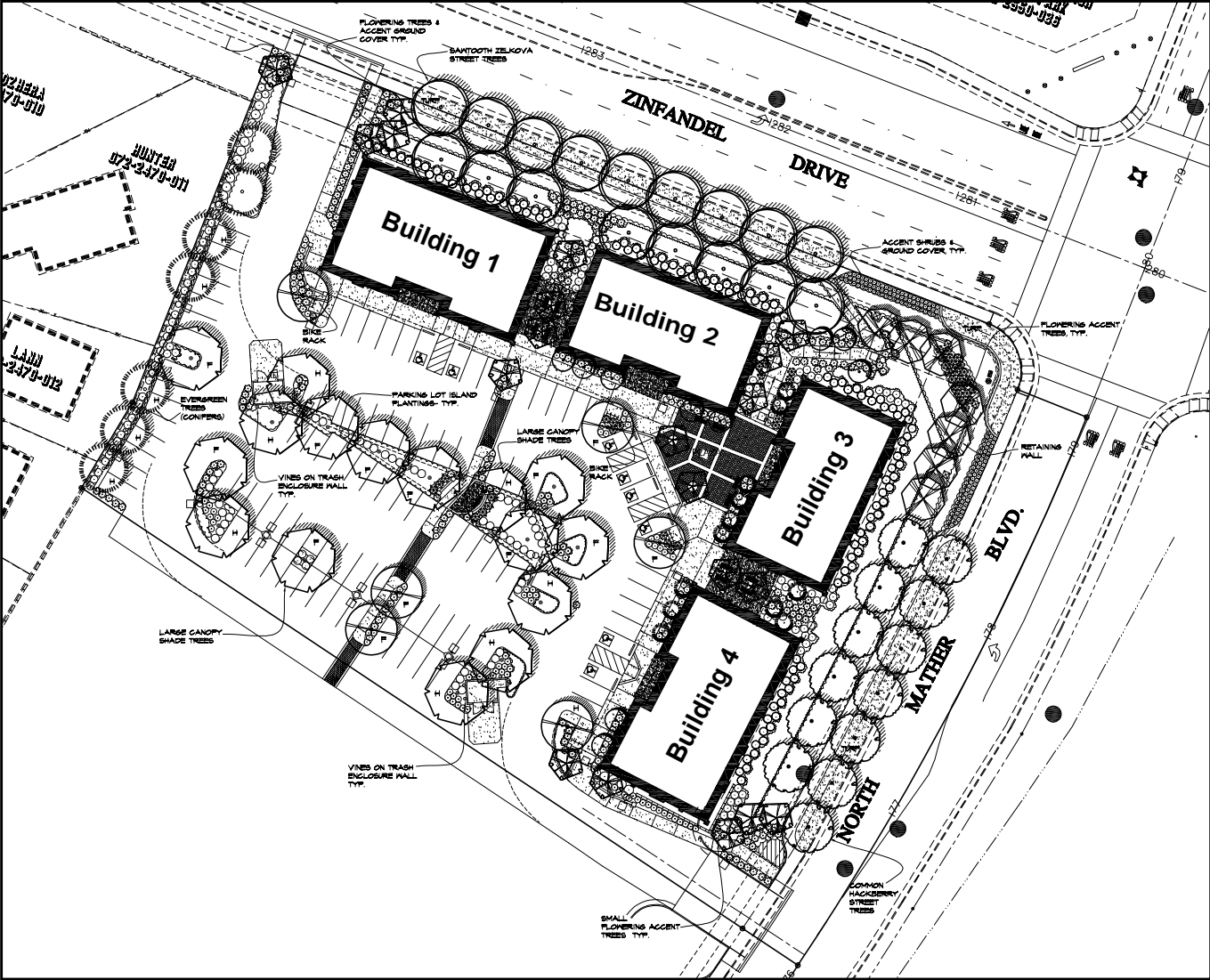
The Area:

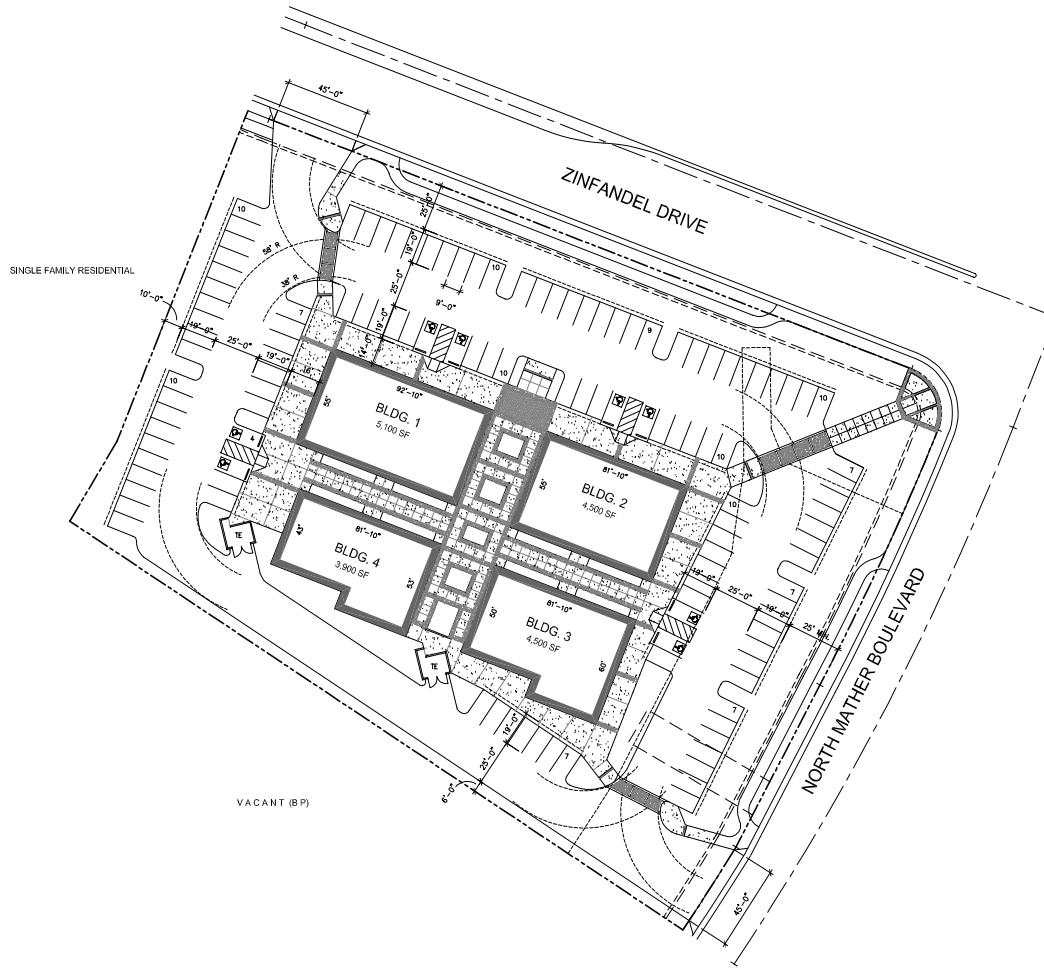
• **Notable Tenants:** Kaiser Permanente, UC Davis Health, Sutter Health, Veterans Administration Medical Center, Vision Service Plan (VSP), Delta Dental, Aerojet Rocketdyne, L3Harris Technologies, and numerous medical, technology, industrial, and professional service companies throughout the Rancho Cordova Highway 50 corridor.

• **Community:** Rancho Cordova continues strong residential and commercial growth with an 84,000+ population, expanding employment base, major healthcare employers, and excellent Highway 50 access.



SITE MAP





PROJECT STATISTICS

BLDG. 1	5,100 SF
BLDG. 2	4,500
BLDG. 3	4,500
BLDG. 4	3,900
TOTAL BUILDING AREA	18,000 SF

PARKING REQUIRED:
 MEDICAL OFFICE
 @ 6.5 / 1,000 SF 117 STALLS
 TOTAL PARKING PROPOSED 118 STALLS

Project:
Zinfandel Professional Center
 Zinfandel Drive & North Mather Blvd.,
 Rancho Cordova, California

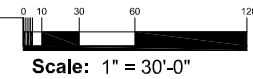
SITE PLAN
 4 Buildings

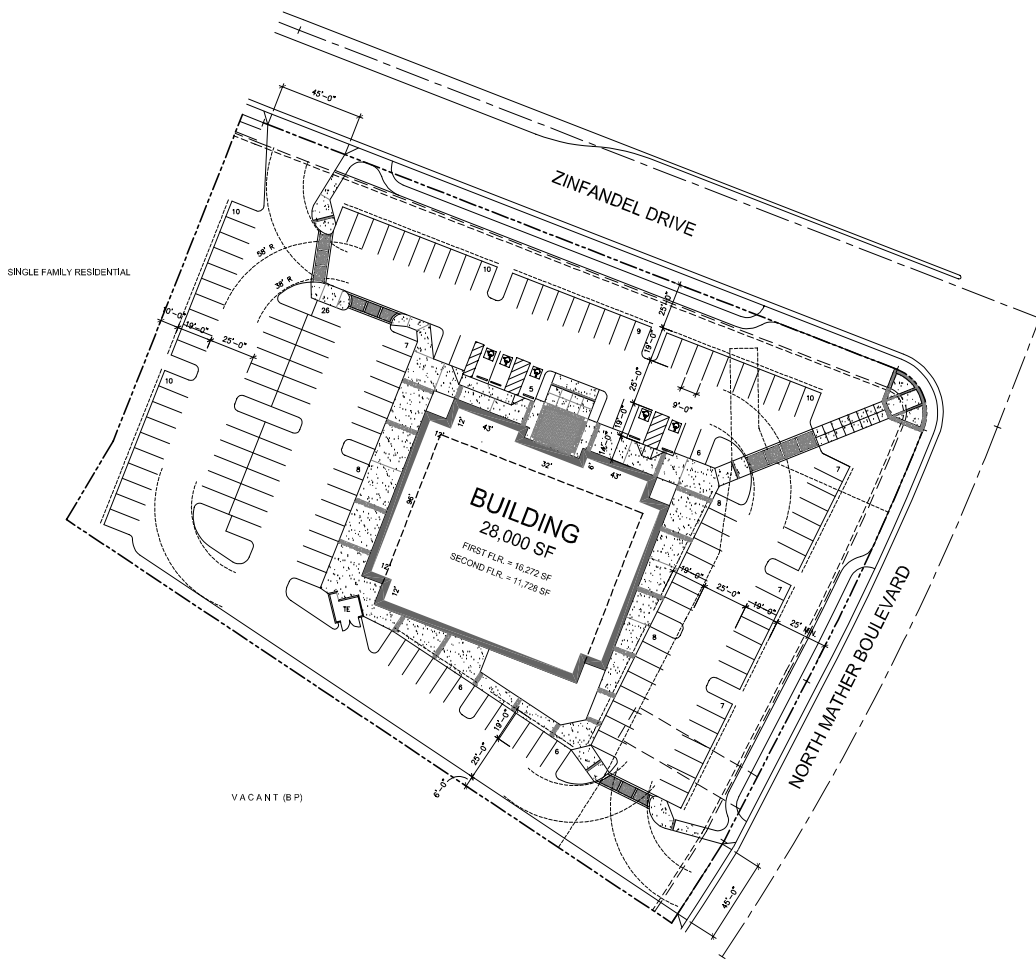
Job Number:	A08-038
Date:	7.23.08
Drawn By:	pvm
Revised:	

Sheet: **SP.01**

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Zinfandel Professional Center ■ Zinfandel Drive & North Mather Blvd.
 Rancho Cordova, California





PROJECT STATISTICS

TOTAL BUILDING AREA	28,000 SF
PARKING REQUIRED:	
10,960 SF MEDICAL OFFICE @ 6.5 / 1,000 SF	71 STALLS
17,040 SF OFFICE @ 4.5 / 1,000 SF	77 STALLS
TOTAL PARKING REQUIRED	148 STALLS
TOTAL PARKING PROPOSED	150 STALLS

Projects
Zinfandel Professional Center
 Zinfandel Drive & North Mather Blvd.
 Rancho Cordova, California

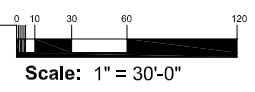
SITE PLAN
 2 Story Building

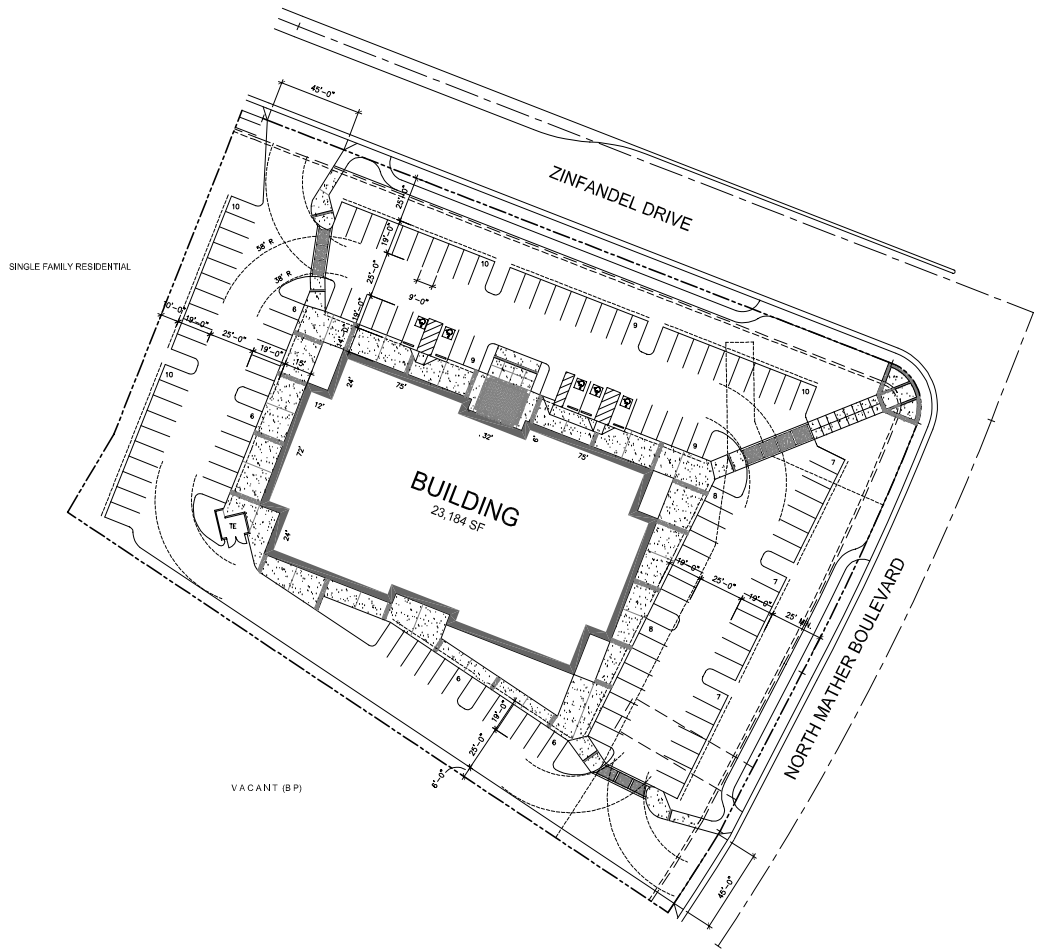
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Revised:	

Sheet
SP.01

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 Rancho Cordova, California





PROJECT STATISTICS

TOTAL BUILDING AREA	23,184 SF
PARKING REQUIRED:	
11,184 SF MEDICAL OFFICE @ 6.5 / 1,000 SF	73 STALLS
12,000 SF OFFICE @ 4.5 / 1,000 SF	54 STALLS
TOTAL PARKING REQUIRED	127 STALLS
TOTAL PARKING PROPOSED	128 STALLS

Project:
Zinfandel Professional Center
 Zinfandel Drive & North Mather Blvd.
 Rancho Cordova, California

SITE PLAN
 Single Story Building

Job Number:	A08-098
Date:	7.23.08
Drawn By:	pwm
Revised:	

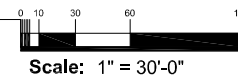
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 Rancho Cordova, California



PRELIMINARY PLANT LIST

SYM CONTAINER SIZE BOTANICAL NAME / COMMON NAME

TREES

PARKING LOT SHADE TREES

- 15 GALLON LIRIODENDRON TULIPIFERA - TULIP TREE
- 24" BOX PINUS CANARIENSIS - CANARY ISLAND PINE
- 15 GALLON PYRUS CALLERYANA 'BRADFORD' - FLOWERING PEAR
- 24" BOX FRAXINUS CERASIFERA 'THUNDERCLOUD' - THUNDER CLOUD PLUM

BROAD DONE STREET TREE - ZINFANDEL DRIVE

- 15 GALLON ZELKOYA SERRATA 'VILLAGE GREEN' - SAWTOOTH ZELKOYA

BROAD DONE STREET TREE - NORTH MATHER ROAD

- 15 GALLON CELTIS OCCIDENTALIS - COMMON HACKBERRY

SUBORDINATE EVERGREEN TREES

- 24" BOX PINUS CANARIENSIS - CANARY ISLAND PINE
- 15 GALLON PODOCARPUS M. MAKI - SHREDDY YEM PINE
- 15 GALLON PYRUS KANAKAMII - EVERGREEN PEAR

FLOWERING ACCENT TREES

- 24" BOX ERIOBOTRYA DEPLEXA - BRONZE LOGIAT
- 15 GALLON PYRUS CALLERYANA 'BRADFORD' - FLOWERING PEAR
- 24" BOX FRAXINUS CERASIFERA 'THUNDERCLOUD' - THUNDER CLOUD PLUM

SHRUBS, GROUND COVERS & VINES

ENTRY ACCENT SHRUBS & GROUND COVERS

- 1 GALLON ASPERANTHUS 'PETER PAN' - DWARF LILY OF THE Nile
- 1 GALLON TULBAGHIA VIOLACEA - SOCIETY GARLIC
- 1 GALLON HELIOTROPICHON SIEFFERVINENSIS - BLUE OAT GRASS
- 1 GALLON HEMEROCALLIS SPECIES - DAY LILY
- 3 GALLON DIETES VEGETA - PORTNIGHT LILY AS SHOWN

6-8' HIGH HEDGE

- 5 GALLON CALLISTEMON V. LITTLE JOHN - DWARF BOTTLEBRUSH

PARKING LOT ISLAND PLANTINGS

- 1 GALLON HEMEROCALLIS SPECIES - DAY LILY
- 3 GALLON PHORNIUM TENAX VARIETIES - PHORNIUM HYBRID
- 3 GALLON DIETES VEGETA - PORTNIGHT LILY AS SHOWN

5' HIGH HEDGE

- 5 GALLON VIBURNUM TINUS 'DWARF' - DWARF VIBURNUM

TRASH ENCLOSURE VINES

- 5 GALLON GLYSTOSTOMA CALLISTEHOIDES - VIOLET TRUMPET VINE

STREET FRONTAGE / BUILDING FOUNDATION PLANTINGS

- 1 GALLON ROSA SP. 'WHITE HEIDILAND' - PANDA WHITE ROSE @ 42" O.C.
- 1 GALLON MYOPORUM PARVIFOLIUM - MYOPORUM @ 30" O.C.
- 3 GALLON LAVANDULA ANGUSTIFOLIA - LAVENDER
- 3 GALLON NANDINA DOMESTICA FIRE POWER - HEAVENLY BAMBOO
- 3 GALLON DIETES VEGETA - PORTNIGHT LILY AS SHOWN

LOW GROUND COVERS

- 1 GALLON ARCTOSTAPHYLOS 'EMERALD CARPET' - EMERALD CARPET MANZANTA @ 24" O.C.
- 1 GALLON MYOPORUM PARVIFOLIUM - MYOPORUM @ 30" O.C.
- 1 GALLON COPROSMA PUMILA 'VISTA VERDE' - COPROSMA @ 24" O.C.

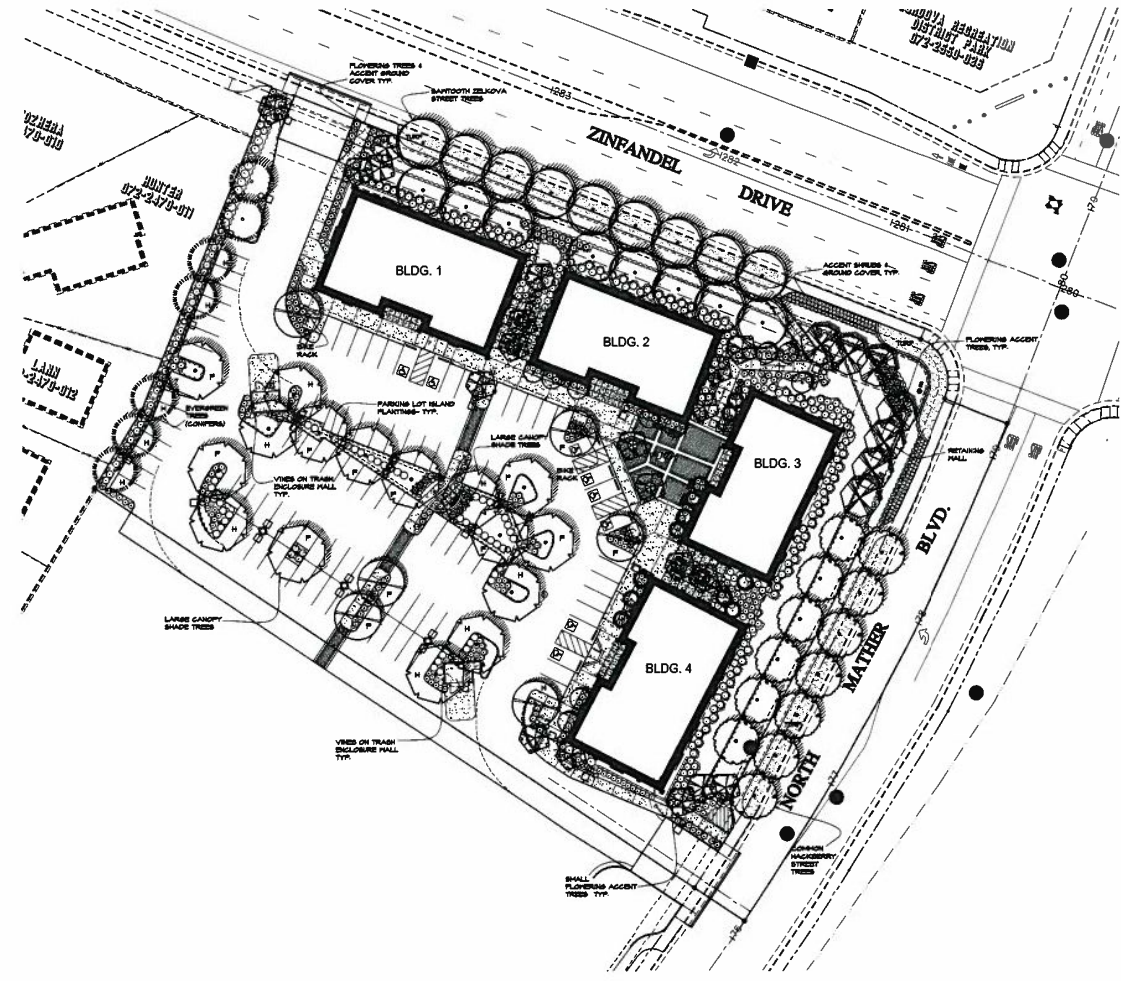
TURF

- HYDROSEEDED TURF - 95% SHORT STOP DWARF PESCUE, 5% 'BRINGO' DWARF KENTUCKY BLUE GRASS

PARKING SHADE CALCULATIONS

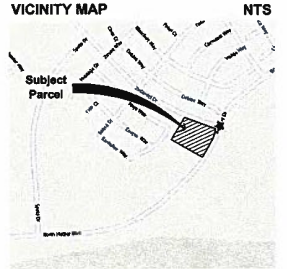
PARKING AREA PAVING:	31,907 SF
PARKING AREA SHADE REQUIRED:	15,154 (50%)
PARKING AREA SHADE PROVIDED:	15,040 SF (50%)
(2) FULL TULIPS AT 962 SF EA	= 1,924 SF
(2) HALF TULIPS AT 481 SF EA	= 962 SF
(4) FULL PEAR AT 707 SF EA	= 2,828 SF
(1) HALF PEARS AT 354 SF EA	= 354 SF
(3) HALF PINE AT 354 SF EA	= 1,070 SF
(1) FULL LOGIAT AT 314 SF EA	= 314 SF
TOTAL TREE SHADE	= 15,040 SF

- NOTES:**
- ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - LANDSCAPE SHALL BE DESIGNED & INSTALLED PER CITY OF RANCHO CORDOVA REQUIREMENTS.



PERRY • DESIGN
 Carol Perry Blom 2280 Sirrup Lane 1161
 Landscape Architect Cov. CA 95814
 530 623-2621 Fax 530 623 2868

APPROVED
 FEB 09 2009
 RANCHO CORDOVA
 PLANNING



Project:
Village Professional Center
 Zinfandel Drive & North Mather Blvd.
 Rancho Cordova, California

LANDSCAPE PLAN
 PRELIMINARY

Job Number: A05-098
 Date: 01.08.09
 Drawn By: cpb
 Revised: 01.07.09

Sheet: **L-1**

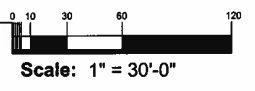


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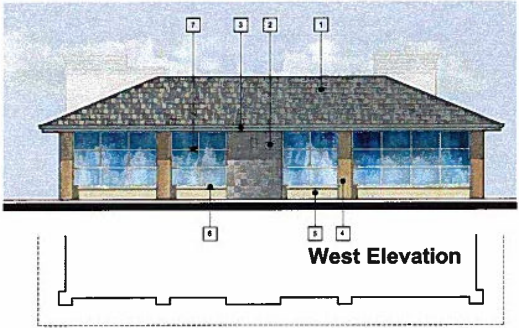
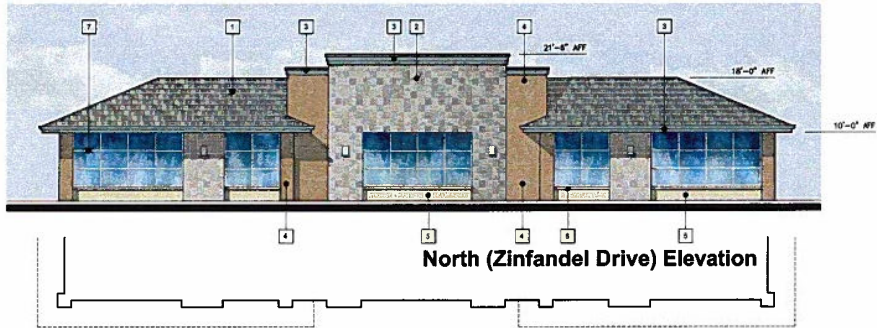
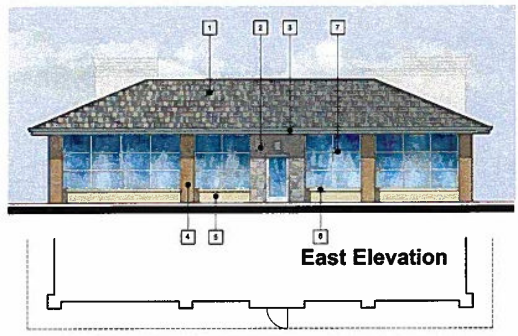
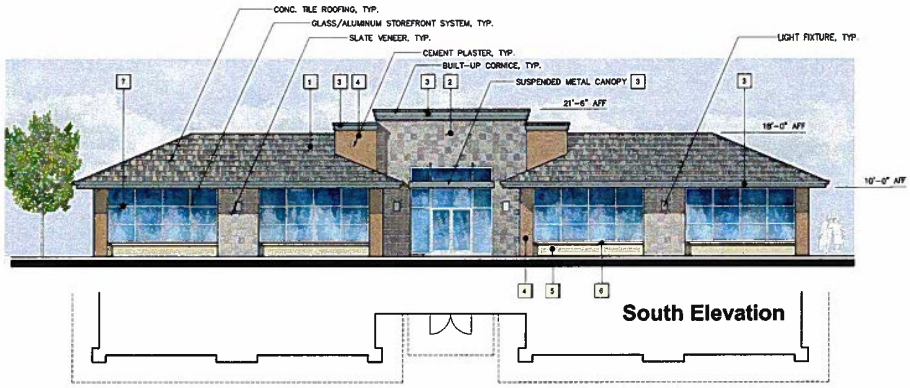
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Village Professional Center

■ Zinfandel Drive & North Mather Blvd.
 Rancho Cordova, California



COLOR / MATERIALS SCHEDULE		
ITEM	MANUFACTURER/SUPPLIER	DESCRIPTION
1	EAGLE ROOFING	SC88828 BRIDGEPORT
2	SILVERADO BLDG. MATERIALS	NATURAL SLATE
3	KELLY-MOORE PAINTS	KM 3854-3 GIDGET'S SECRET
4	KELLY-MOORE PAINTS	KM 4038-3 RUSTIC CHARM
5	KELLY-MOORE PAINTS	KM 4012-2 WASHED KHAKI
6	KELLY-MOORE PAINTS	OW 234-1 IVANHOE ESTATE
7	CLEAR ANODIZED ALUMINUM	



BUILDING 1 ELEVATIONS

APPROVED
 FEB 09 2009
 RANCHO CORDOVA
 PLANNING

Project:
Village Professional Center
 Zinfandel Drive & North Mather Blvd.
 Rancho Cordova, California

Developer:
 Dr. Yan Kalifa
 Dr. Jeffrey Salehin
 c/o Don Del Grande
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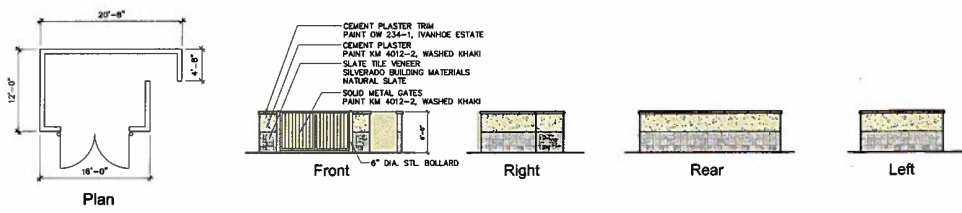
Elevations
 Preliminary

Job Number: A08-098
Date: 9.02.08
Drawn By: PVM
Revised: JK 01.07.09

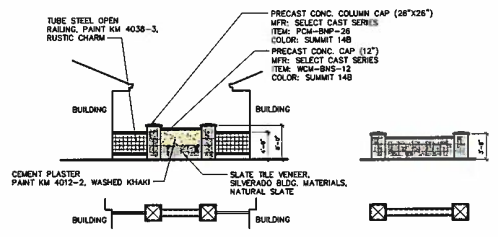
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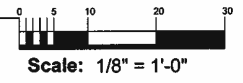


TYPICAL TRASH ENCLOSURE DETAILS



TYPICAL SCREEN WALL & LOW WALL DETAILS

Village Professional Center ■ Zinfandel Drive & North Mather Blvd.
 Rancho Cordova, California





Bldg. 1 Southwest View

Village Professional Center

■ Zinfandel Drive & North Mather Blvd.
Rancho Cordova, California

Project:
Village Professional Center
Zinfandel Drive & North Mather Blvd.
Rancho Cordova, California

Vignette

View 1

Job Number:	A08-098
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Drawn By:	pvm
Revised:	

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NEARBY LOCATIONS:

1. Veteran's Hospital
2. Kaiser Medical
3. Mercy Medical
4. Vision Service Plan
5. Delta Dental
6. UC Davis Medical
7. Sutter Medical
8. Capital Village Town Center
9. Capital Village Residential
10. CVS Pharmacy (under Construction)
11. Proposed Shopping Center (Elliot)
12. Safeway Center (Proposed)
13. Sunridge Center Raley's (Proposed)
14. Zinfandel Dr. extension to Douglas (2009)
15. International Dr. extension to Sunrise (2010)



Rio Del Oro
Specific Plan
11,600 Dwelling
Units Proposed

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Sun Ridge / Anatolia
9,886 Dwelling
Units Proposed

