

# 3780 FOR LEASE ROSIN COURT

SACRAMENTO • CALIFORNIA



**SPENCER NIELSEN**  
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# OVERVIEW

	3780 Rosin Court, Sacramento, CA 95834
	Parking Ratio: 4.20 / 1,000 SF
	±2,169 SF - ±23,080 SF
	Excellent windowline
	Easy access to I-80 and I-5
	Less than 5 minutes to amenities
	14 minute drive to downtown Sacramento
	Garden campus setting
	18 minute drive to Sacramento International Airport



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# 1<sup>ST</sup> FLOOR PLAN | ±11,757 RSF AVAILABLE



**SUITE 100**  
**±4,071 RSF**

**SUITE 110**  
**LEASED**

**SUITE 120**  
**±5,517 RSF**

**SUITE 150**  
**±2,169 RSF**

**SUITE 150 &  
SUITE 120 CAN  
BE COMBINED  
FOR A TOTAL  
OF ±7,686 SF**

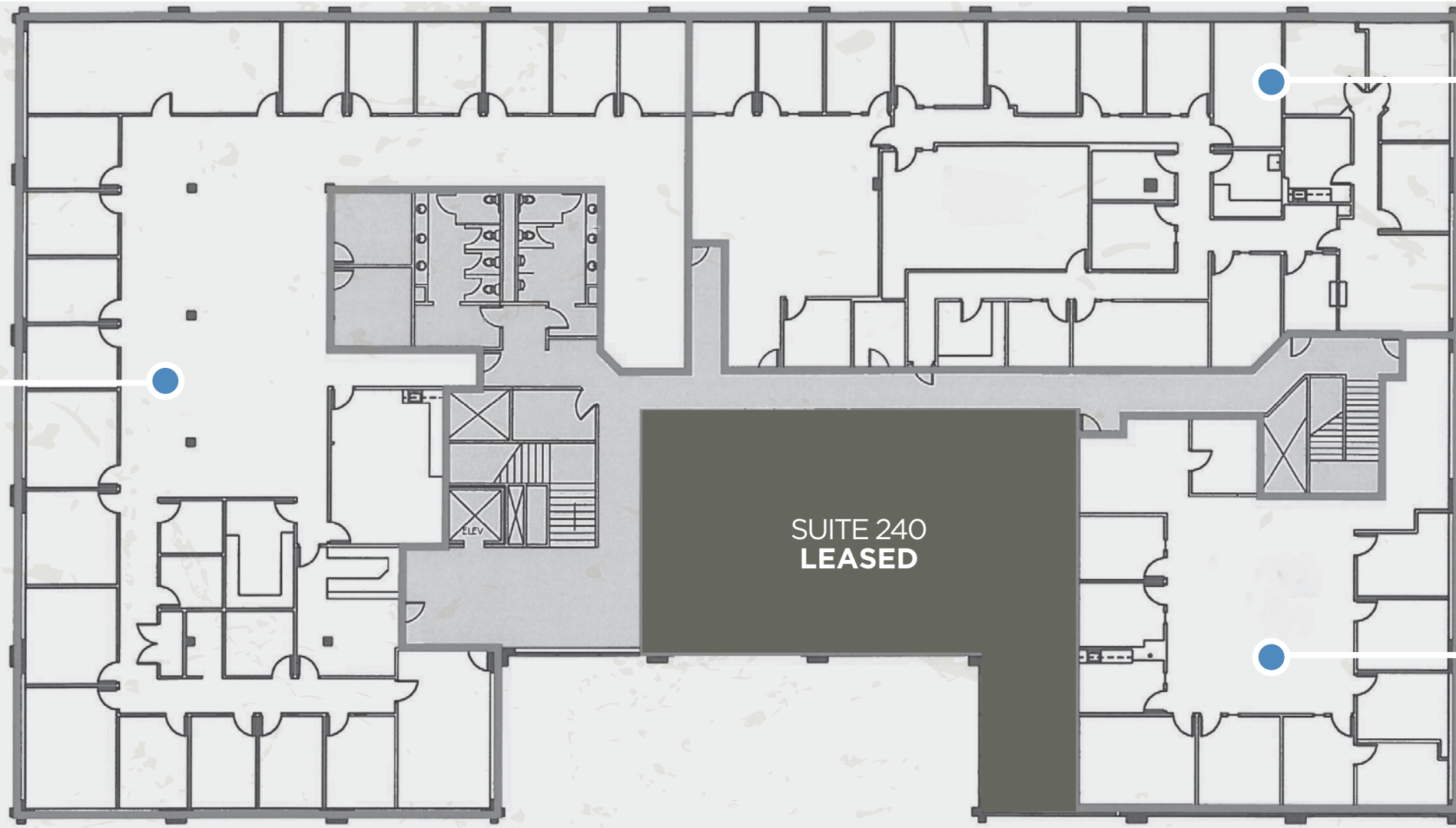
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# 2<sup>ND</sup> FLOOR PLAN | ±20,104 RSF AVAILABLE



SUITE 200  
±9,935 RSF

SUITE 260  
±6,506 RSF

**2ND FLOOR SUITES  
CAN BE COMBINED  
FOR A TOTAL OF  
±20,104 SF**

SUITE 270  
±3,663 RSF

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# PROPERTY PHOTOS





# AERIAL



Peets Coffee & Tea  
**FIVE GUYS**  
FAMOUS BURGERS and FRIES  
Jamba Juice  
Round Table PIZZA  
Raley's  
Carl's Jr.  
Shell

QPM

Del Paso Blvd.

RITE AID  
SAFeway

CHASE  
chili's  
FIREHOUSE SUBS  
FedEx Office

TARGET  
BARNES & NOBLE  
Burlington  
BEST BUY  
OLD NAVY  
BevMo!  
ULTA

Fry's  
Wendy's

3780 Rosin Court



LOCATION

Under Construction  
CENTENE Corporation

N. Market Blvd.



IHOP  
TACO BELL  
Starbucks  
McDonald's

KFC

WAL\*MART  
IN-N-OUT  
DELTA CO  
STAPLES  
PETSMART  
REGAL CINEMAS  
Applebee's

dd's DISCOUNTS  
GameStop  
Foods Co  
O'Reilly AUTO PARTS  
DOLLAR TREE

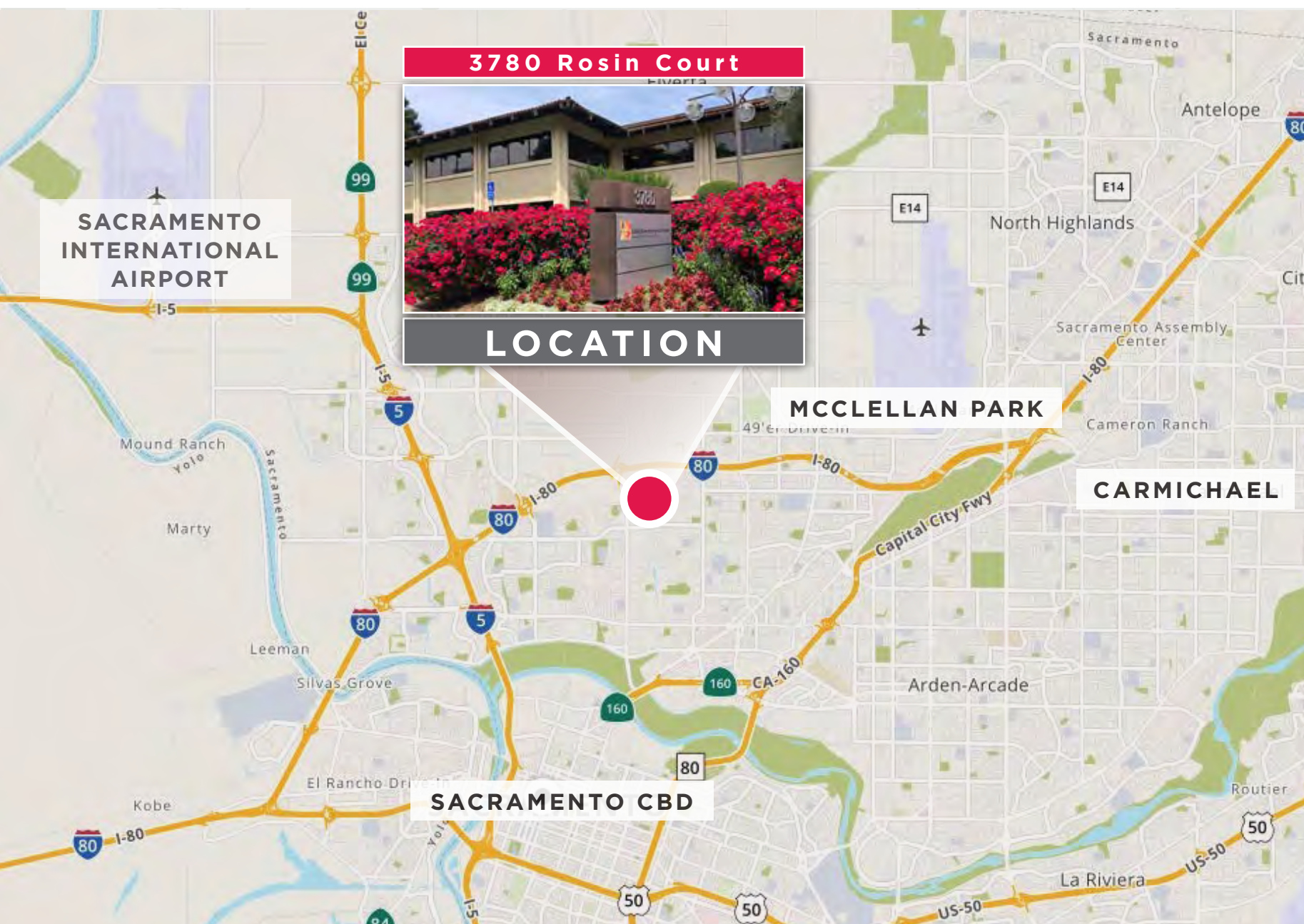
Pollo loco  
PEPBOYS  
Shell

Northgate Blvd.

14 MINS SACRAMENTO INTERNATIONAL AIRPORT  
18 MINS SACRAMENTO CENTRAL BUSINESS DISTRICT



# LOCATION • MAP



## DISTANCE TO:



**9.8 MILES**  
SACRAMENTO  
INTERNATIONAL AIRPORT



**7.4 MILES**  
SACRAMENTO CENTRAL  
BUSINESS DISTRICT



**39 MINS.**  
SACRAMENTO CENTRAL  
BUSINESS DISTRICT

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## CONTACT

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[View Site Specific COVID-19  
Prevention Plan](#)

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