

ZINFANDEL CROSSING
2800-2868 ZINFANDEL DR
RANCHO CORDOVA, CA
FOR LEASE
1,062 SF - 10,006 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETED

FOR MORE INFORMATION CONTACT:

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SPACES AVAILABLE:

2800-A:	3,066 SF	\$1.65 PSF, NNN
2820:	1,204 SF	\$1.45 PSF, NNN
2828:	1,337 SF	\$1.45 PSF, NNN
2830:	1,062 SF	\$1.45 PSF, NNN
2832:	1,400 SF	\$1.45 PSF, NNN
2840:	1,426 SF	\$1.35 PSF, NNN
2868-B:	10,006 SF	\$0.98 PSF, NNN

NNN costs are approximately \$0.39 PSF.

PROPERTY DETAILS:

Zinfandel Crossing is a prominent neighborhood shopping center that benefits from many national neighboring tenants such as: Walmart Supercenter, Target, Michaels, Ross Dress for Less, Boot Barn, PetSmart and More. Also adjacent to several hotels, Rancho Cordova City Hall, Sacramento Children’s Museum and many corporate businesses. Surrounded by 12 million square feet of office and industrial space. Rancho Cordova is Sacramento’s largest employment core with a daytime population of over 51,000 workers.

FEATURES:

- Prominent location at the intersection of Zinfandel Dr & Folsom Blvd
- Easy access to Hwy 50 at Zinfandel Dr
- Junior Anchor space available
- Dense residential and daytime population
- Monument signage available
- Adjacent to Zinfandel lightrail station



DEMOGRAPHICS:	1 miles	3 miles	5 miles
2021 Population (est):	17,797	82,327	217,697
2021 Avg. HH Income:	\$83,006	\$95,760	\$105,657

Daily Traffic Count: Zinfandel Dr & Folsom Blvd 43,917

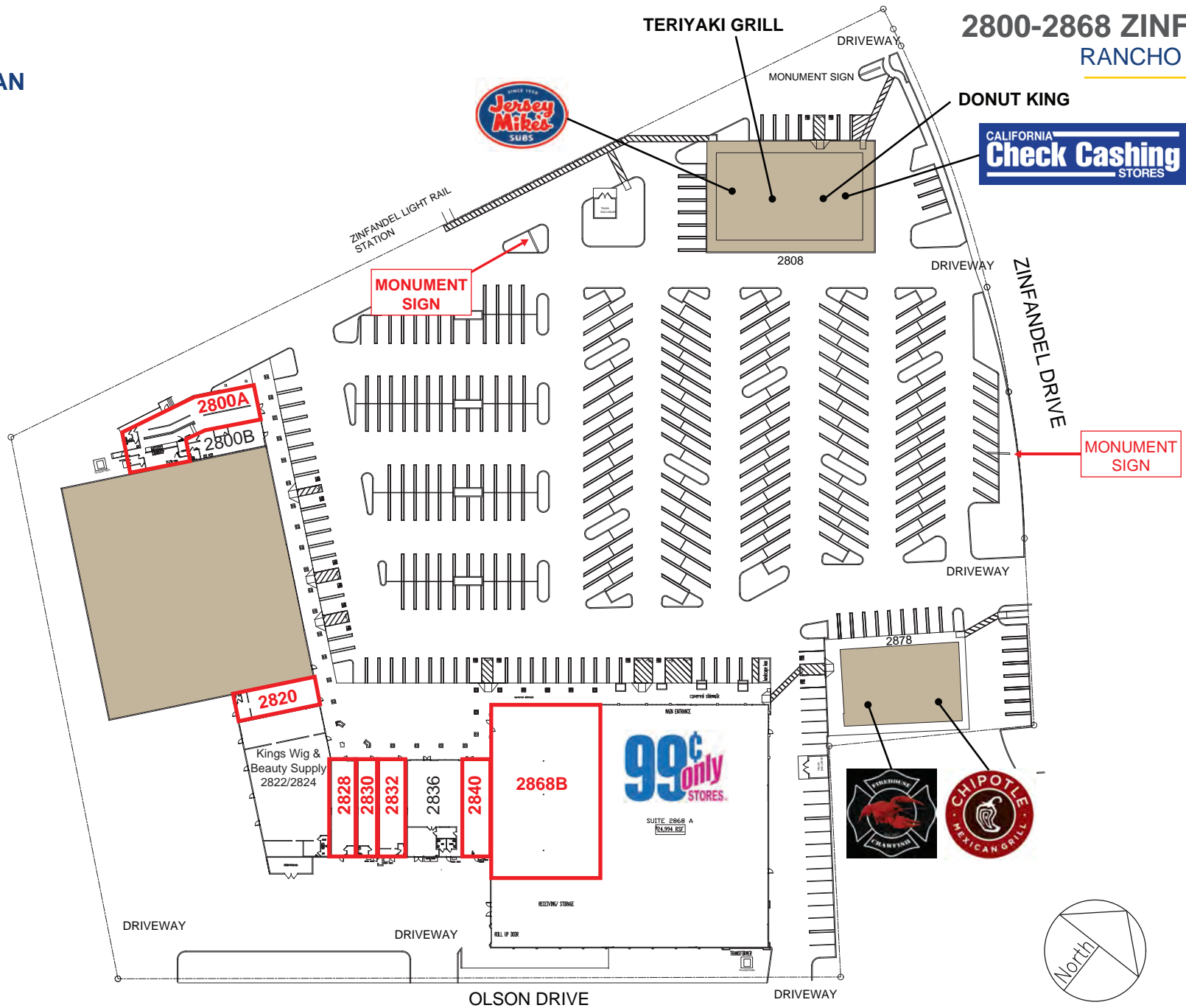
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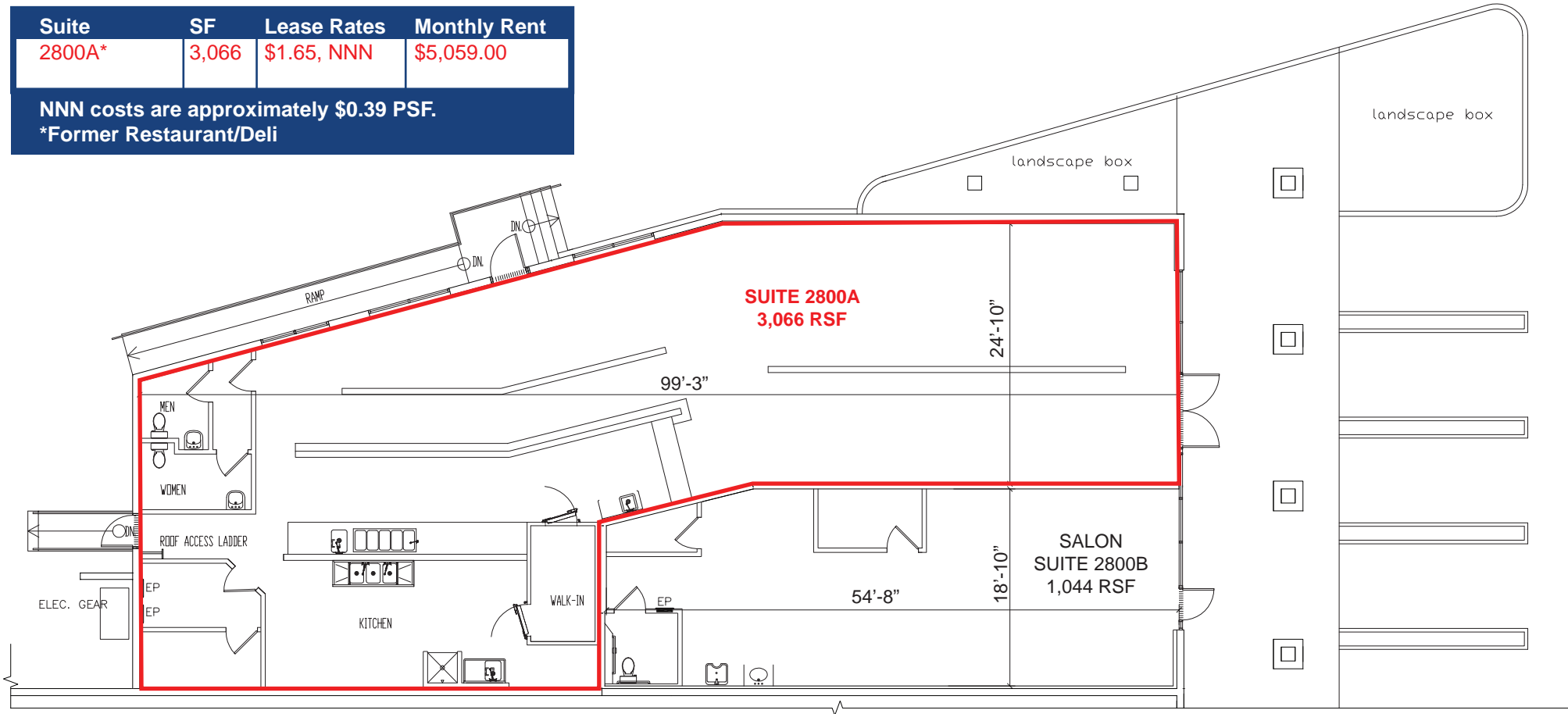
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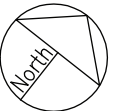
Suite	SF	Lease Rates	Monthly Rent
2800A*	3,066	\$1.65, NNN	\$5,059.00

NNN costs are approximately \$0.39 PSF.
 *Former Restaurant/Deli



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4/29/2019

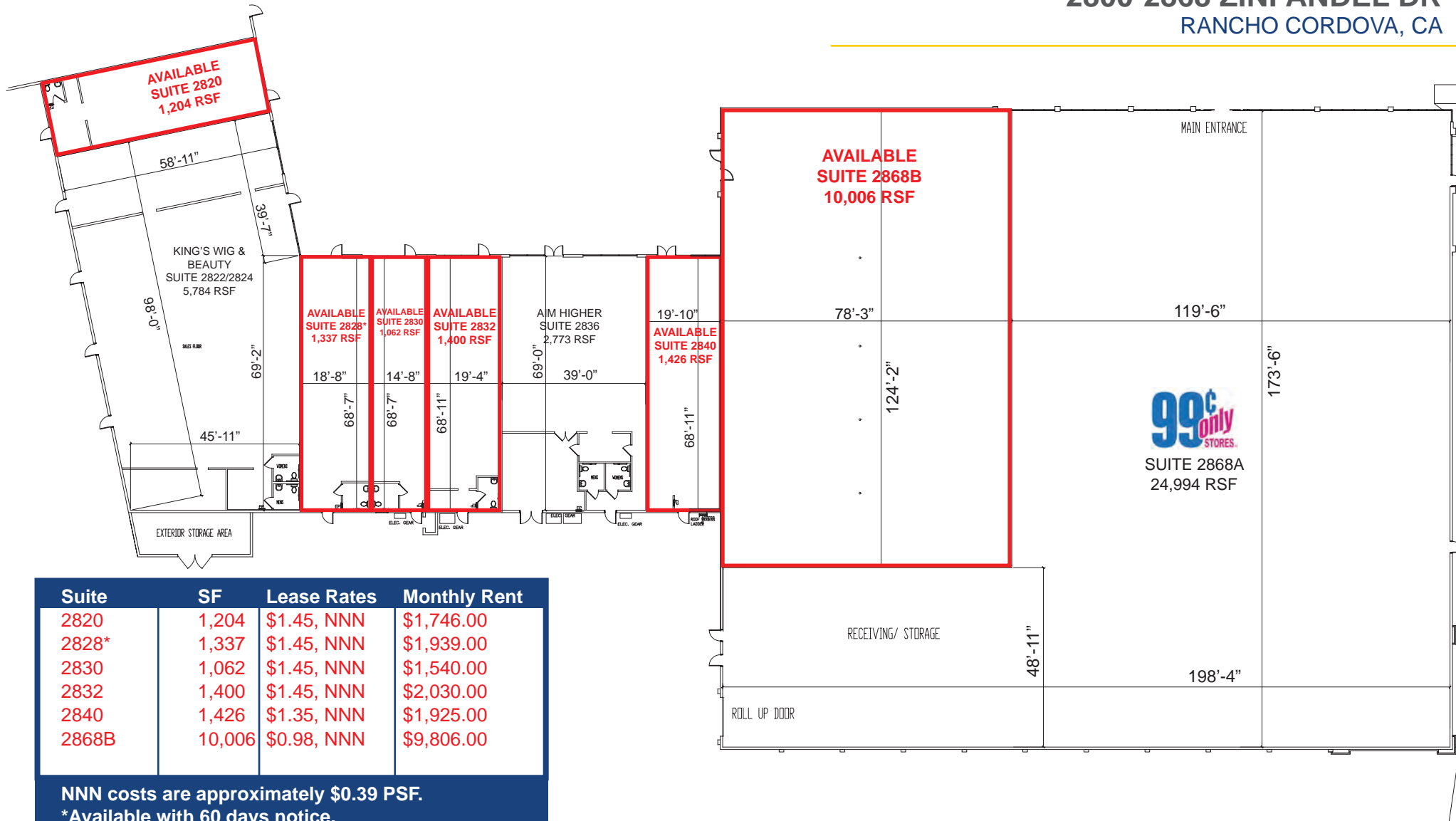


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