

**ZINFANDEL CROSSING**  
**2868-A ZINFANDEL DR**  
**RANCHO CORDOVA, CA**

FOR LEASE

9,885 SF JUNIOR ANCHOR SPACE

24,991 SF ANCHOR SPACE

34,876 SF TOTAL AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.

AVAILABLE  
YOUR NAME HERE

**MAJOR REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**Ethan Conrad**

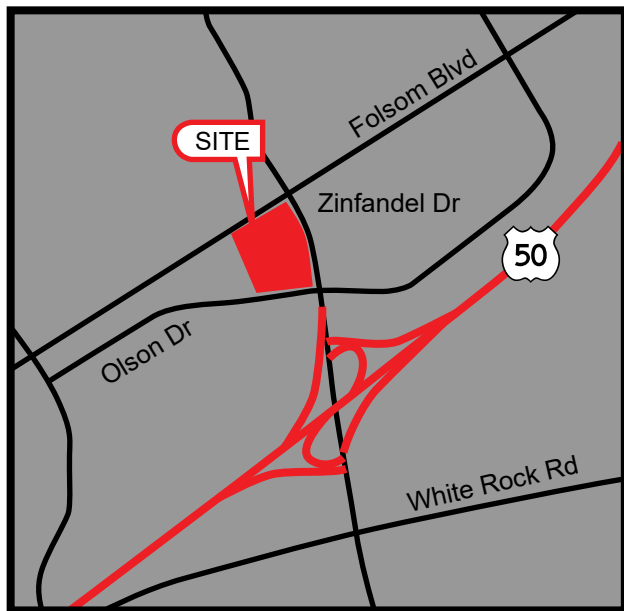
DRE: #01298662

[ethan@ethanconradprop.com](mailto:ethan@ethanconradprop.com)

**916.779.1000**

**FEATURES:**

- Anchor and junior anchor space available
- Prominent location at the intersection of Zinfandel Dr & Folsom Blvd
- Easy access to Hwy 50 at Zinfandel Dr
- Dense residential and daytime population
- Two monument signs (Zinfandel Dr & Folsom Blvd)
- Adjacent to Zinfandel light rail station



**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 SF of office and industrial space. Rancho Cordova is Sacramento’s largest employment core with a daytime population of over 51,000 workers.

**LEASE RATES:**

2868A	24,991 SF	\$29,739.00 (\$1.19 PSF, NNN)
2868B	9,885 SF	\$12,752.00 (\$1.29 PSF, NNN)

NNN costs are approximately \$0.29 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	18,265	85,204	228,741
2023 Average HH Income:	\$92,473	\$105,292	\$119,150
Traffic Count @ Zinfandel Dr & Folsom Blvd:	43,917		

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
 www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
2868A	24,991	\$1.19 PSF, NNN	\$29,739.00
2868B	9,885	\$1.29 PSF, NNN	\$12,752.00
Total	34,876		

NNN costs are approximately is \$0.29 PSF.

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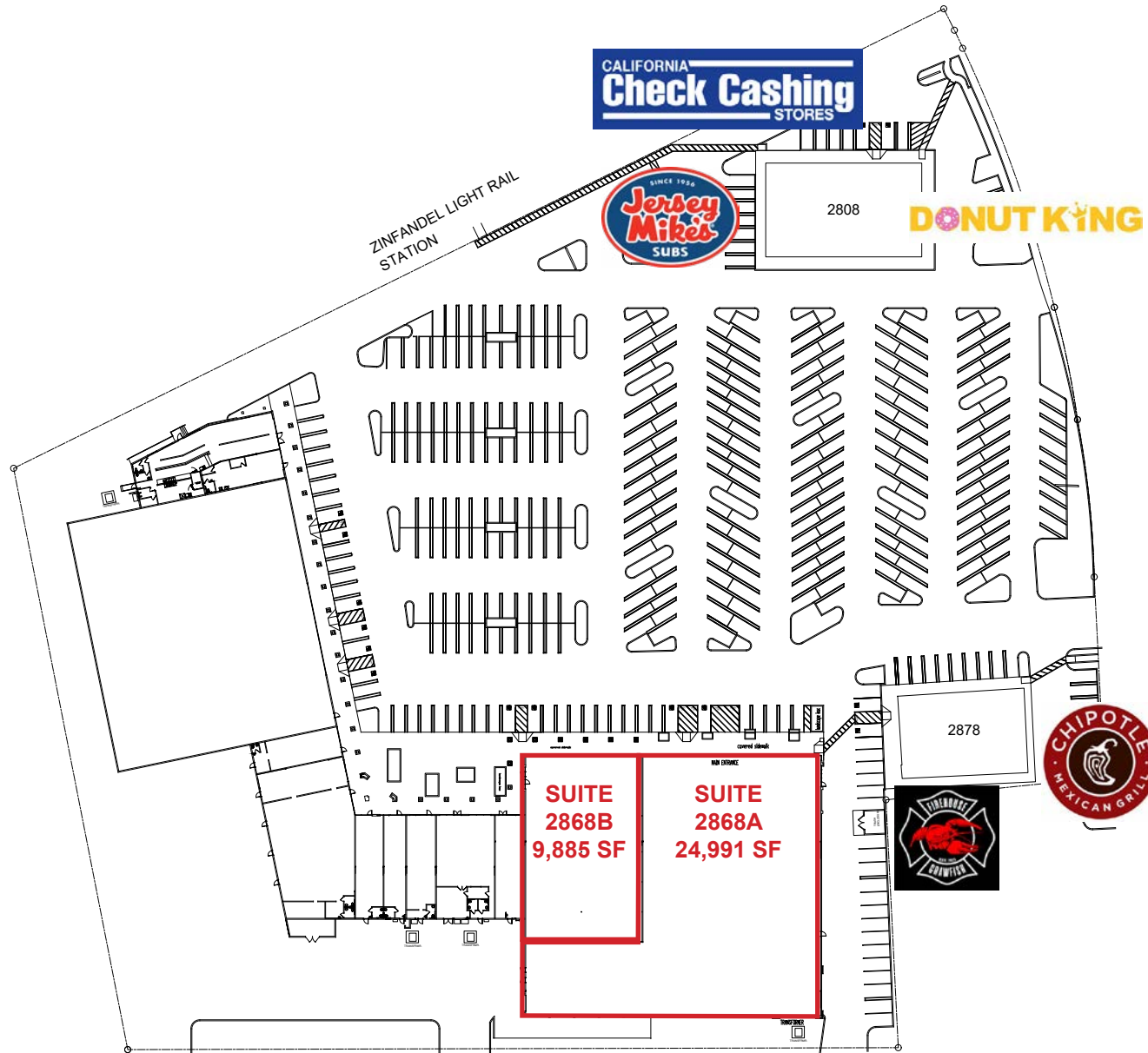
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ZINFANDEL CROSSING | ANCHOR

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SITE PLAN



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