

**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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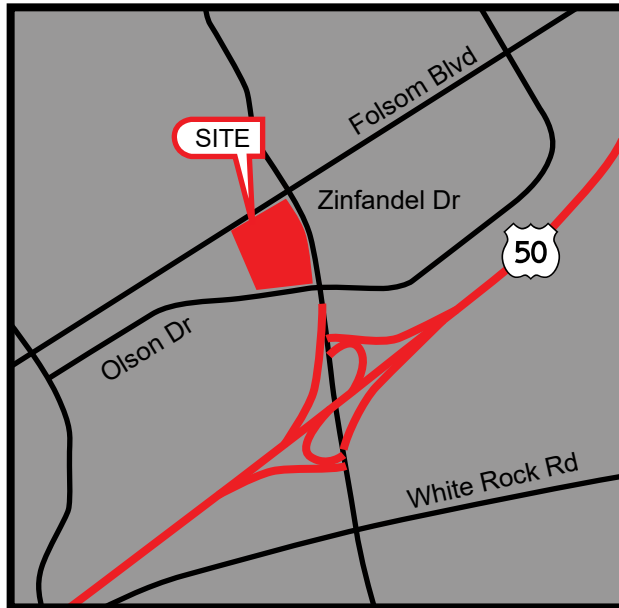
**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)



**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)
Combined	34,876 SF	\$41,502.00 (\$1.19 PSF, NNN)

NNN costs are approximately \$0.24 PSF.

**DEMOGRAPHICS:**

	1 Mile	3 Mile	5 Mile
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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FLOOR PLAN

COMBINED  
34,876 SF

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	\$1.19 PSF, NNN	\$41,502.00
NNN costs are approximately is \$0.24 PSF.			



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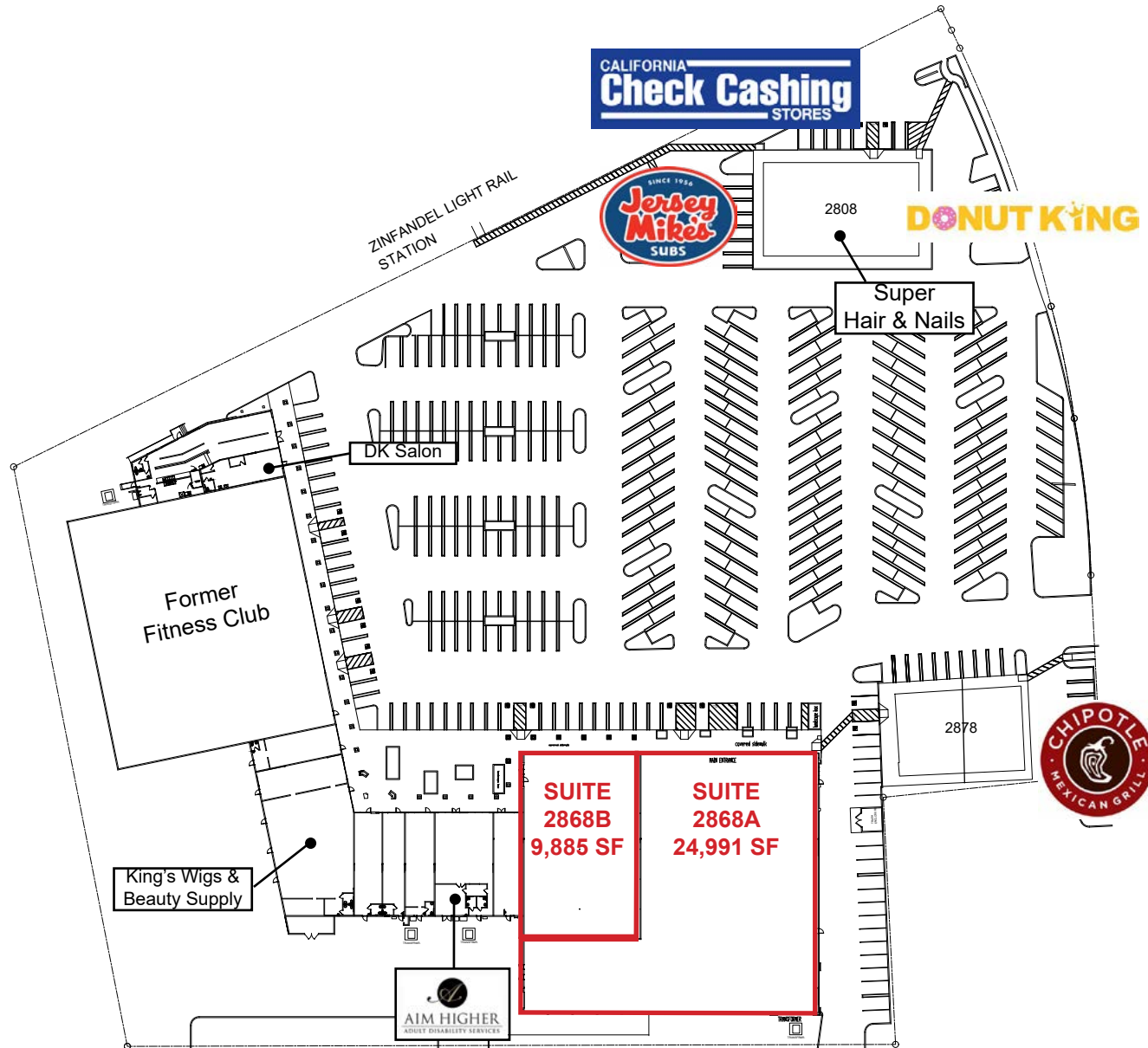
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SITE PLAN



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