

ZINFANDEL CROSSING
2800 - 2868 ZINFANDEL DR
RANCHO CORDOVA, CA
FOR LEASE
1,062 SF - 34,876 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

AVAILABLE
YOUR NAME HERE

MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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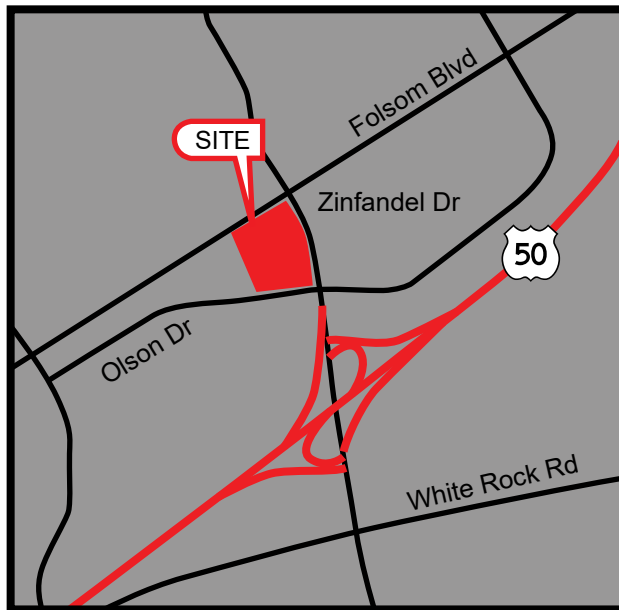
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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Prominent location at the intersection of Zinfandel Dr & Folsom Blvd
- Easy access to Hwy 50 at Zinfandel Dr
- Junior anchor and anchor spaces available
- Dense residential and daytime population
- Monument signage available
- 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:

\$1.09 - \$1.59 PSF, NNN

NNN costs are approximately \$0.39 PSF.

NNN costs for Anchor and Junior Anchor is \$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
2021 Traffic Count @ Zinfandel Dr & Folsom Blvd:	43,917		

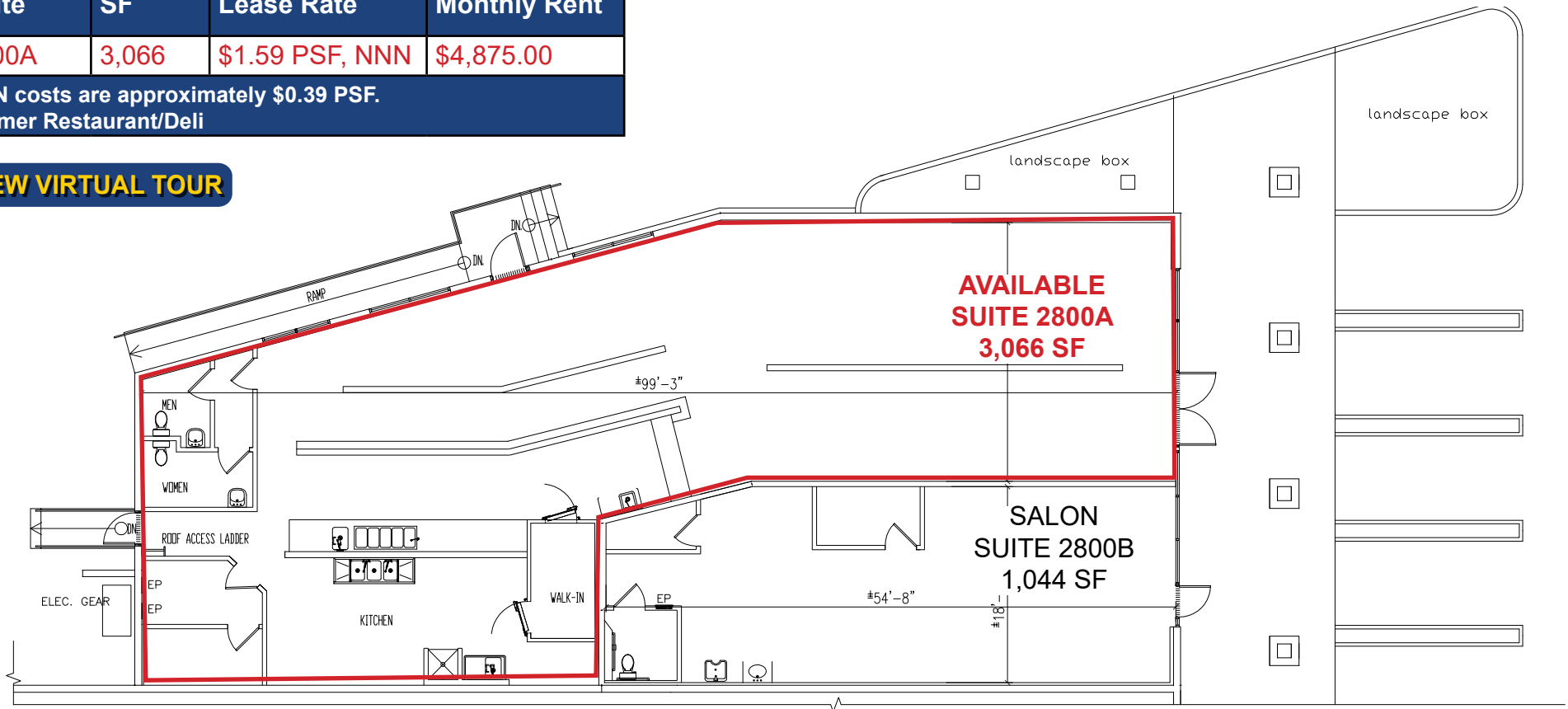
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FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
2800A	3,066	\$1.59 PSF, NNN	\$4,875.00
NNN costs are approximately \$0.39 PSF. Former Restaurant/Deli			

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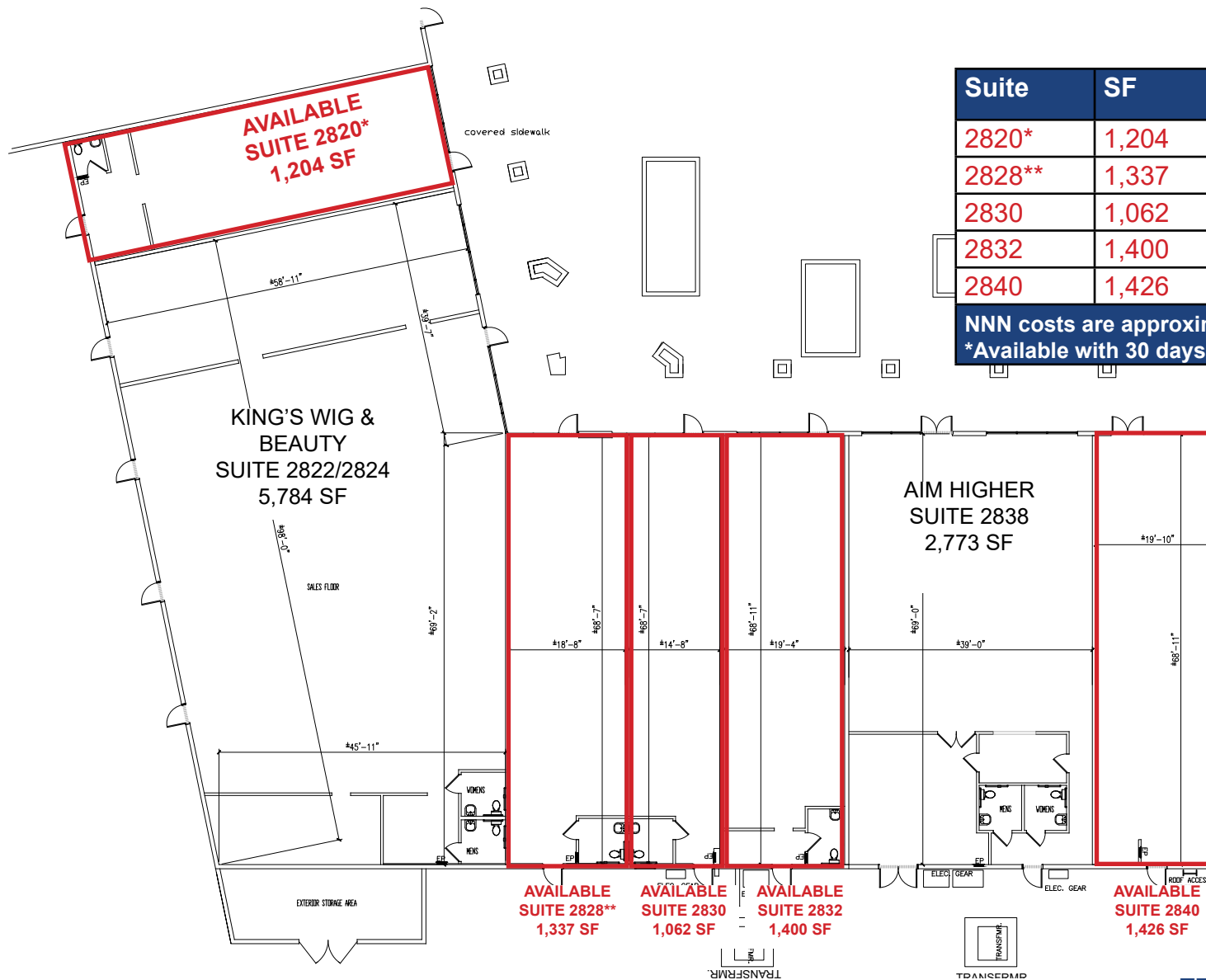
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Suite	SF	Lease Rate	Monthly Rent
2820*	1,204	\$1.45 PSF, NNN	\$1,746.00
2828**	1,337	\$1.45 PSF, NNN	\$1,939.00
2830	1,062	\$1.45 PSF, NNN	\$1,540.00
2832	1,400	\$1.45 PSF, NNN	\$2,030.00
2840	1,426	\$1.35 PSF, NNN	\$1,925.00

NNN costs are approximately \$0.39 PSF.

***Available with 30 days notice. **Available with 60 days notice.**

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

VIEW VIRTUAL TOUR

JUNIOR ANCHOR FACADE RENDERING
(UNDER CONSTRUCTION)

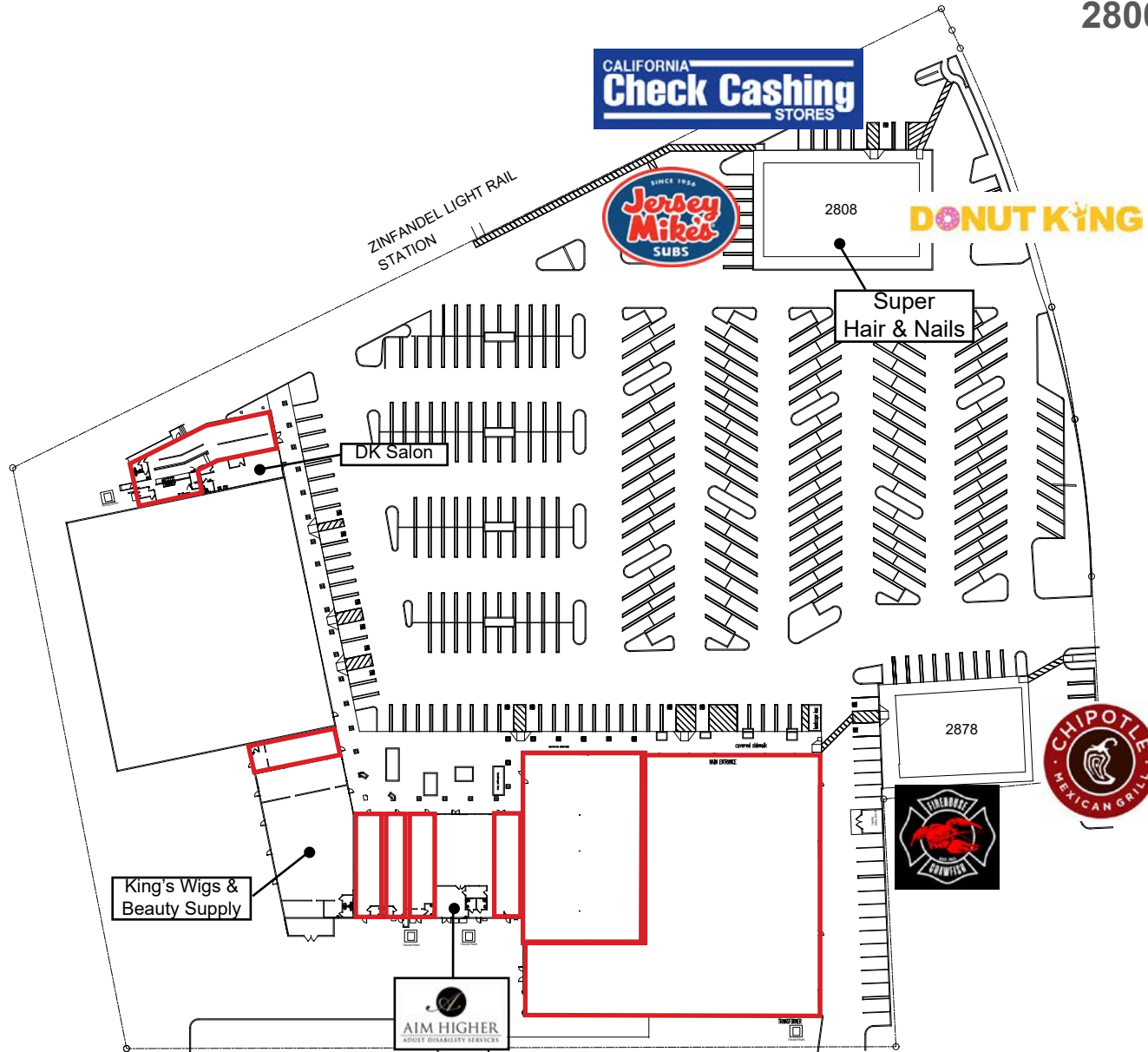


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SITE PLAN



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