

**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:

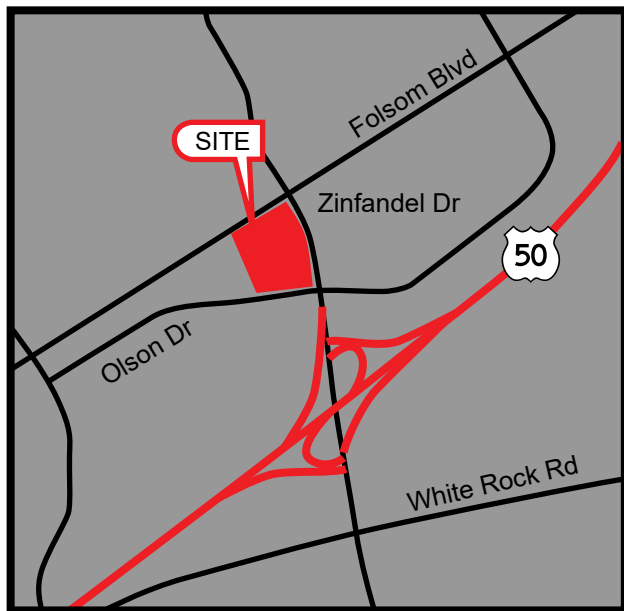
**Race Merritt**  
DRE: #01700659  
race@ethanconradprop.com

**Ethan Conrad**  
DRE: #01298662  
ethan@ethanconradprop.com

**916.779.1000**

**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:**

\$0.89 - \$1.59 PSF, NNN

NNN costs are approximately \$0.39 PSF.  
 NNN costs for Anchor and Junior Anchor is \$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
2021 Traffic Count @ Zinfandel Dr & Folsom Blvd:	43,917		

**ETHAN CONRAD PROPERTIES, INC.**

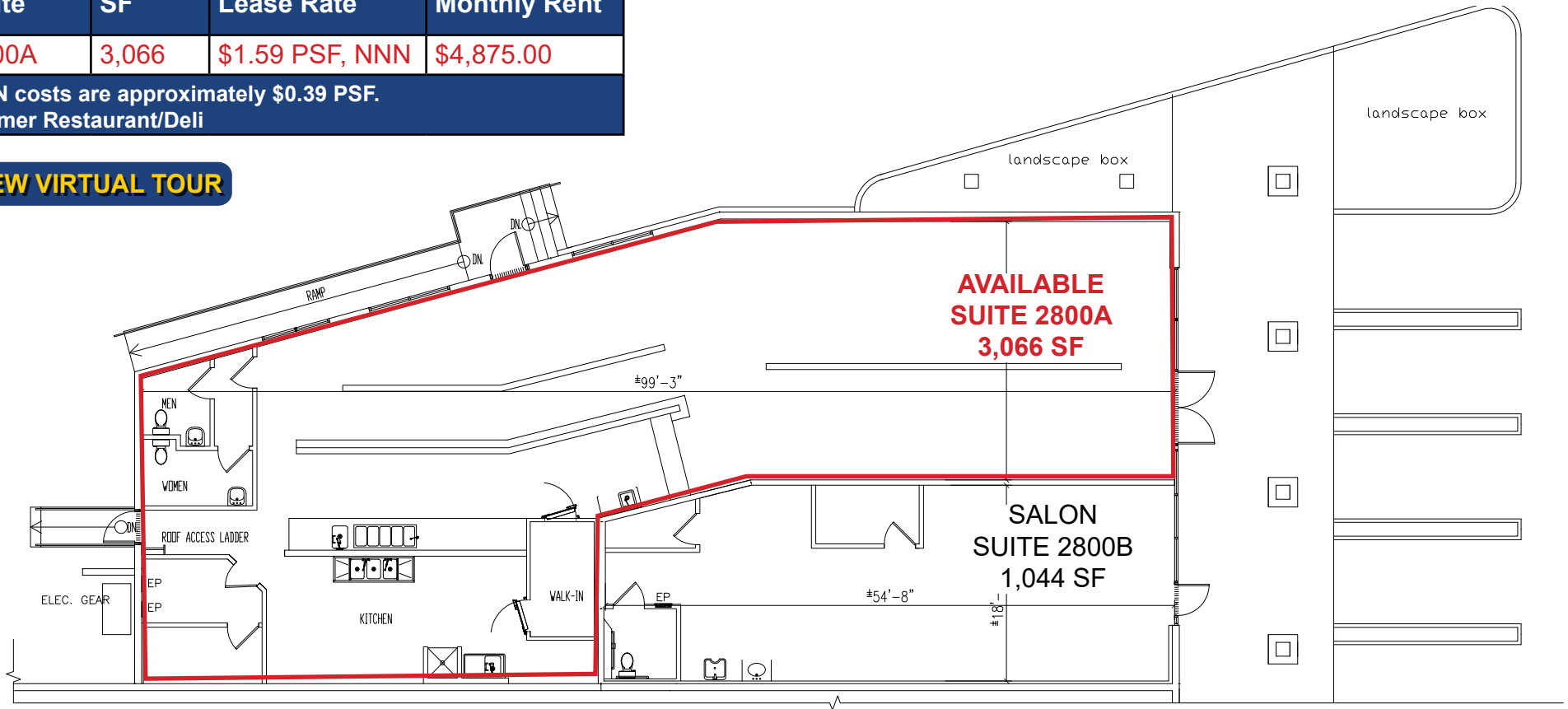
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
 www.ethanconradprop.com

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
2800A	3,066	\$1.59 PSF, NNN	\$4,875.00
NNN costs are approximately \$0.39 PSF. Former Restaurant/Deli			

[VIEW VIRTUAL TOUR](#)

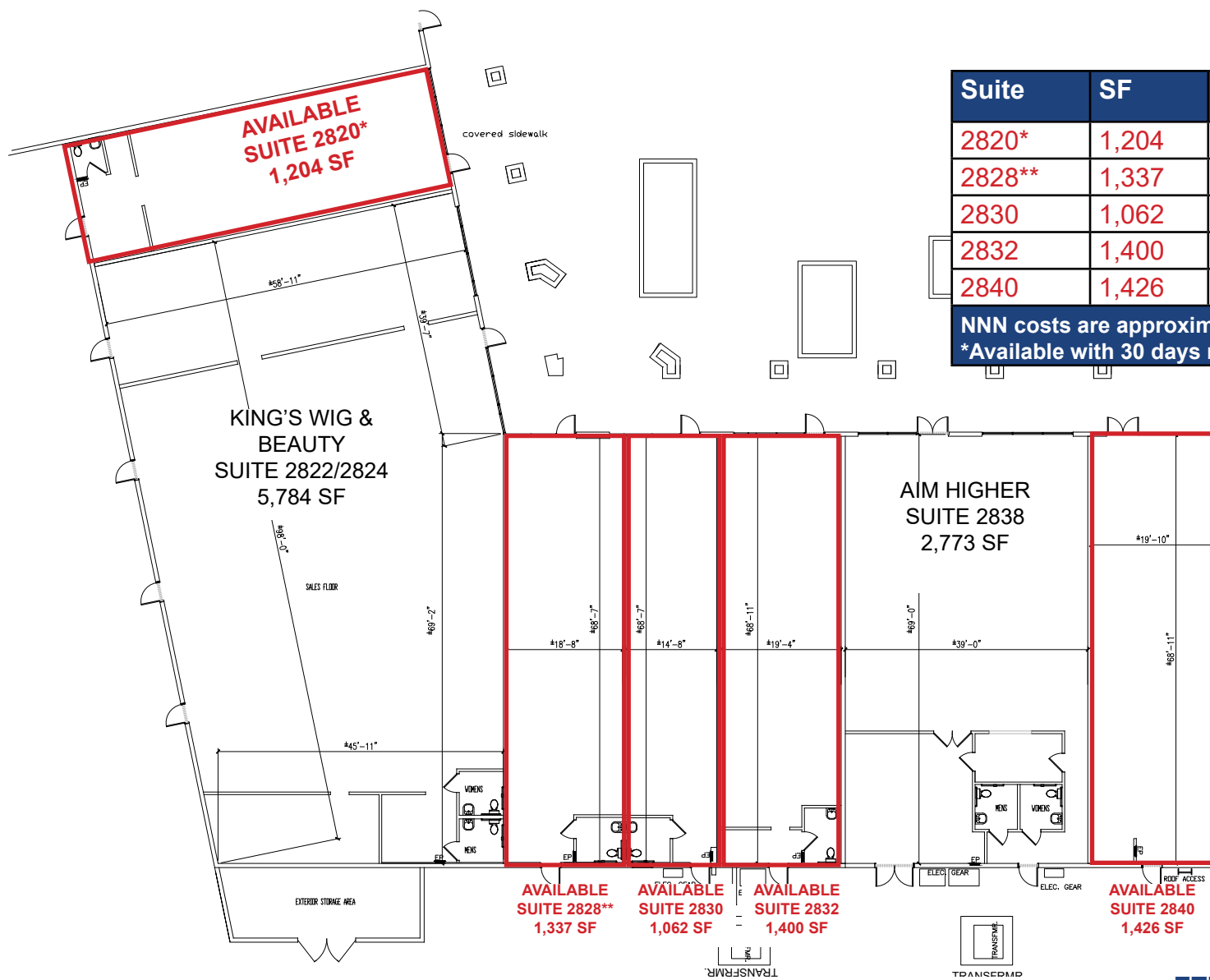


**ETHAN CONRAD PROPERTIES, INC.**

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.



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.

[VIEW VIRTUAL TOUR](#)

**ETHAN CONRAD PROPERTIES, INC.**  
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
<b>Total</b>	<b>34,876</b>		

**NNN costs are approximately is \$0.29 PSF.**

[VIEW VIRTUAL TOUR](#)

**JUNIOR ANCHOR FACADE RENDERING (UNDER CONSTRUCTION)**



**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

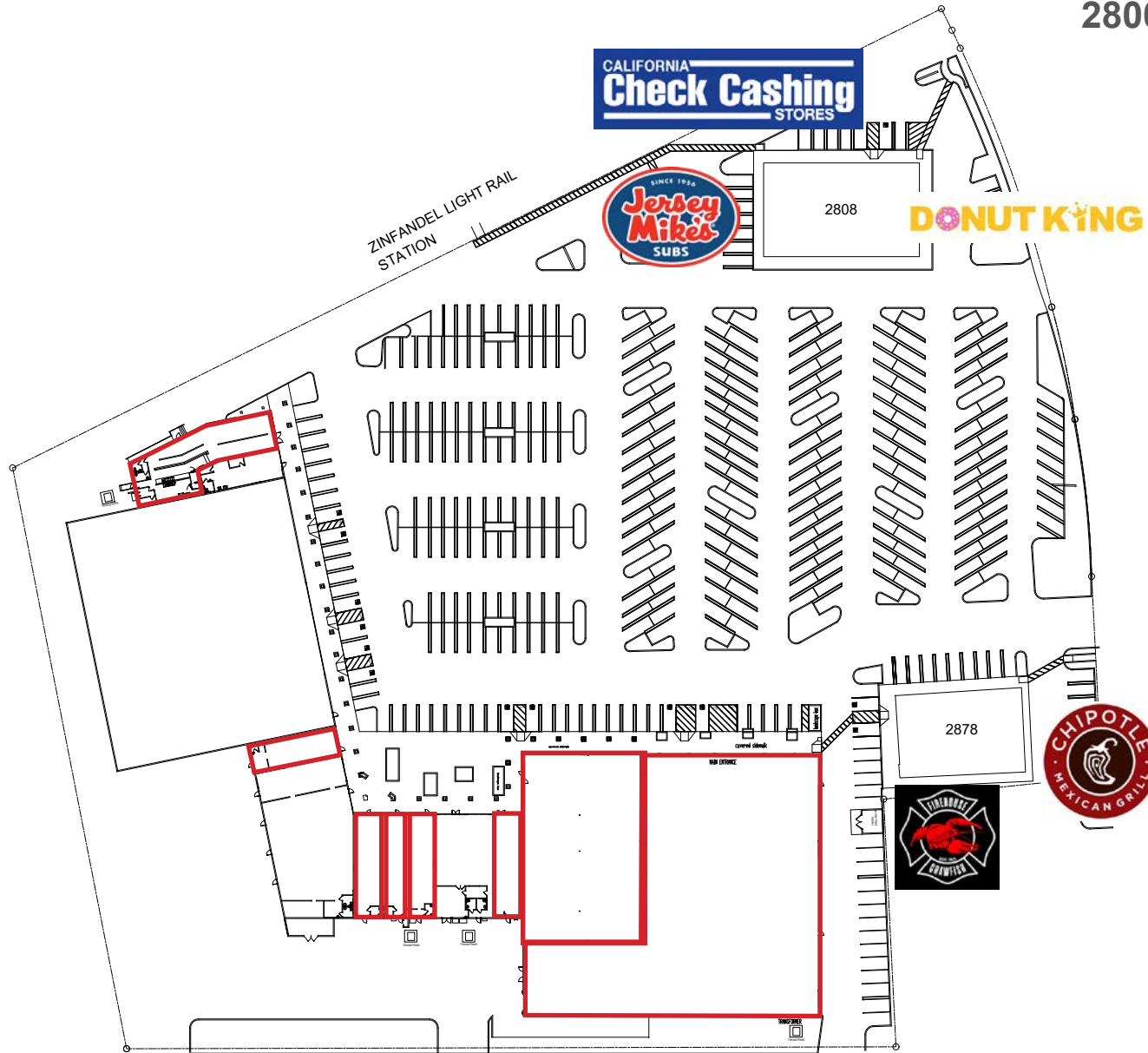
www.ethanconradprop.com

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.

FOR LEASE

ZINFANDEL CROSSING  
2800 - 2868 ZINFANDEL DR  
RANCHO CORDOVA, CA

SITE PLAN



**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://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.



ETHAN CONRAD PROPERTIES, INC.

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.

FOR LEASE

ZINFANDEL CROSSING  
2800 - 2868 ZINFANDEL DR  
RANCHO CORDOVA, CA



**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://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.