

**ZINFANDEL CROSSING
2800A ZINFANDEL DR
RANCHO CORDOVA, CA**

**FOR LEASE
3,066 SF DELI SUITE**

ETHAN CONRAD
PROPERTIES INC.

LEASE SIGNED!



MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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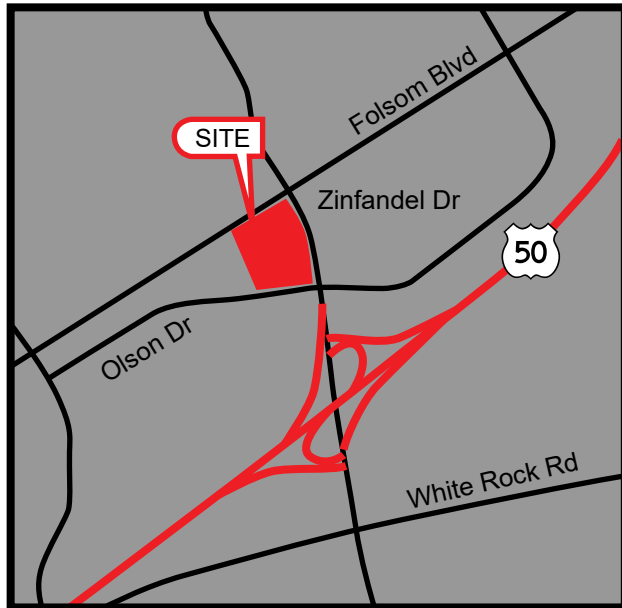
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FEATURES:

- 2nd gen restaurant/deli suite with FF&E
- Prominent location at the intersection of Zinfandel Dr & Folsom Blvd
- Easy access to Hwy 50 at Zinfandel Dr
- 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.

Fun City Trampoline Park lease signed!

LEASE RATE:

2800A: 3,066 SF \$4,875.00 (\$1.59 PSF, NNN)

NNN costs are approximately \$0.39 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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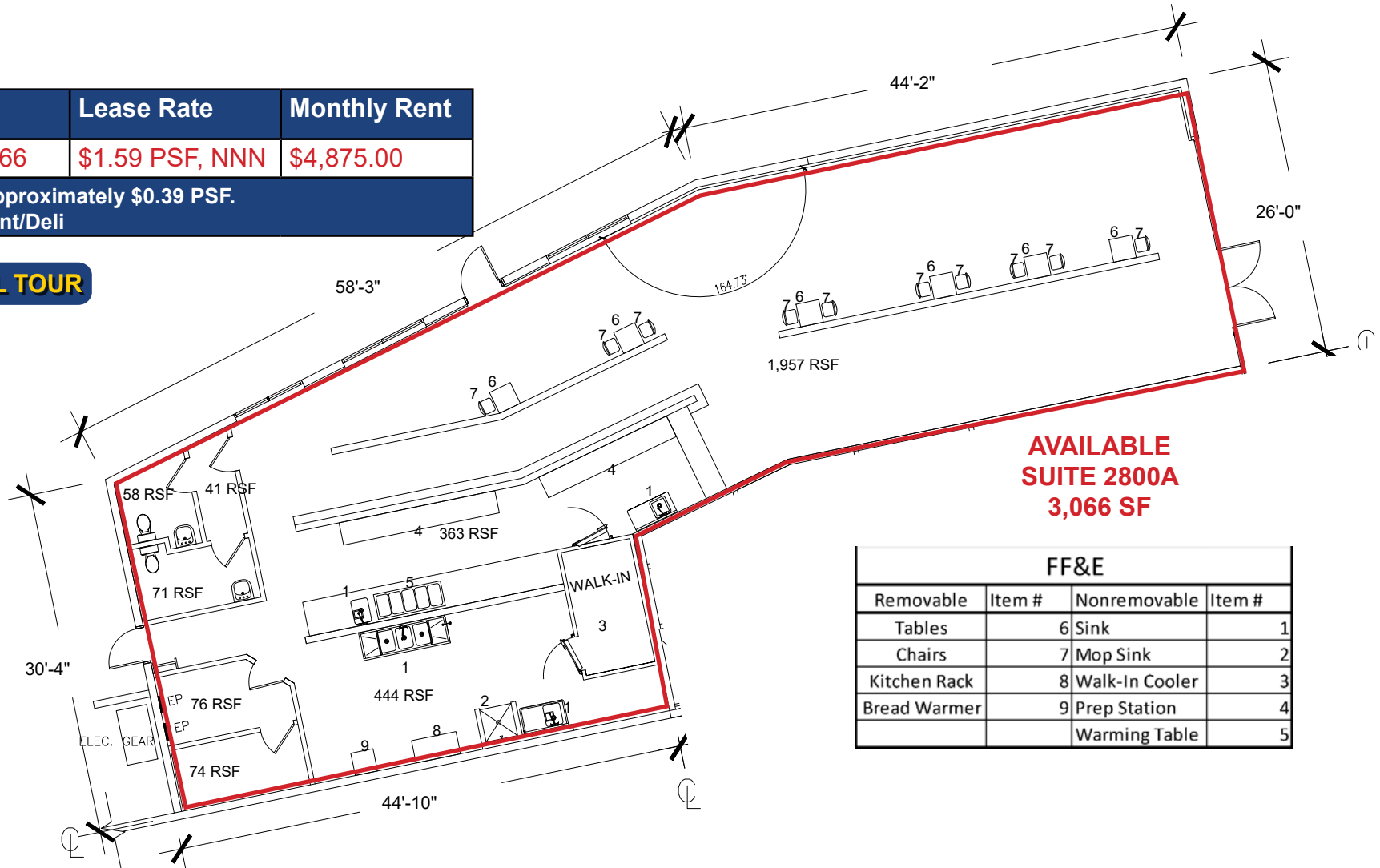
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FLOOR PLAN

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			

VIEW VIRTUAL TOUR



**AVAILABLE
 SUITE 2800A
 3,066 SF**

FF&E			
Removable	Item #	Nonremovable	Item #
Tables	6	Sink	1
Chairs	7	Mop Sink	2
Kitchen Rack	8	Walk-In Cooler	3
Bread Warmer	9	Prep Station	4
		Warming Table	5

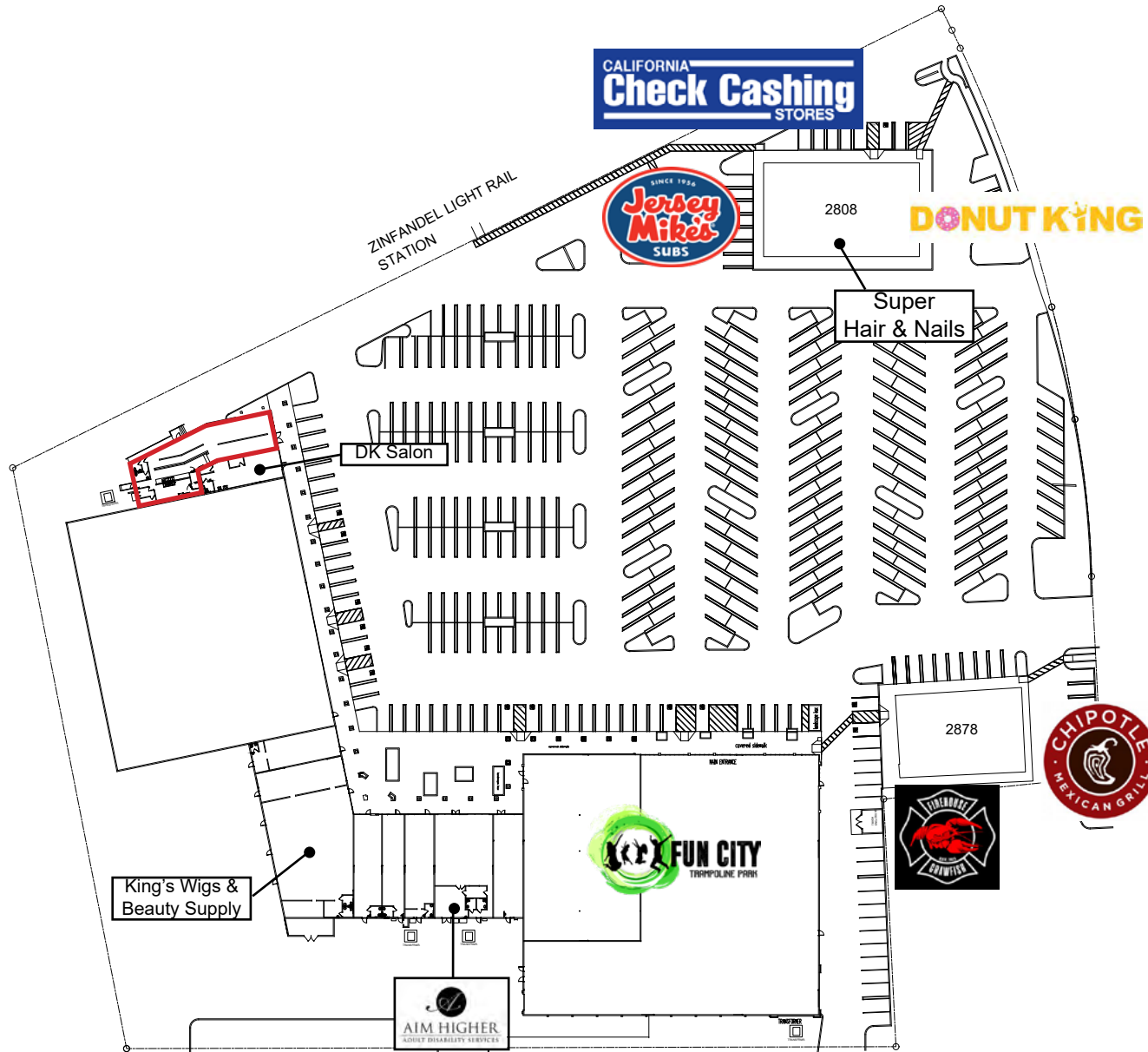
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SITE PLAN



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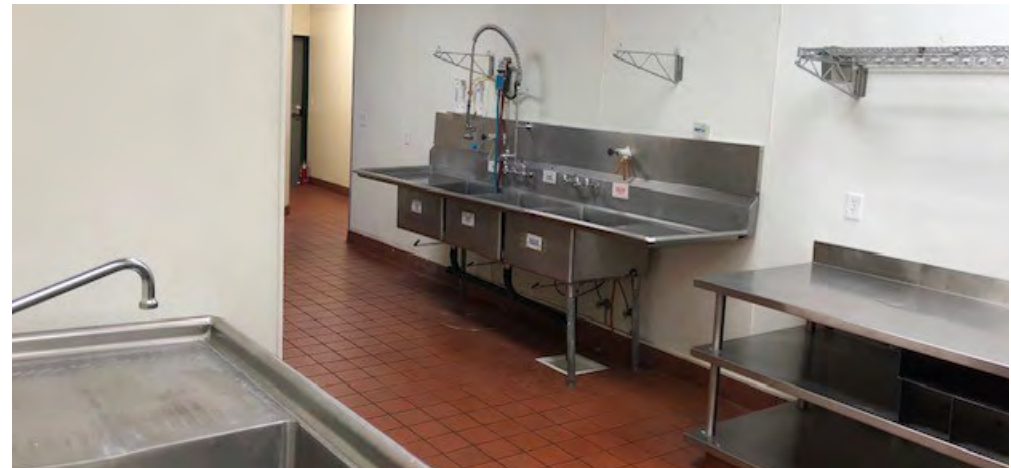
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