

**3215 PROSPECT PARK DR**  
**RANCHO CORDOVA, CA**

**FOR SALE OR LEASE**  
**±21,000 SF - ±102,000 SF**  
**OFFICE SUITES**

**ETHAN CONRAD**  
**PROPERTIES INC.**

**NOW BEING REMODELED**

FOR MORE INFORMATION CONTACT:

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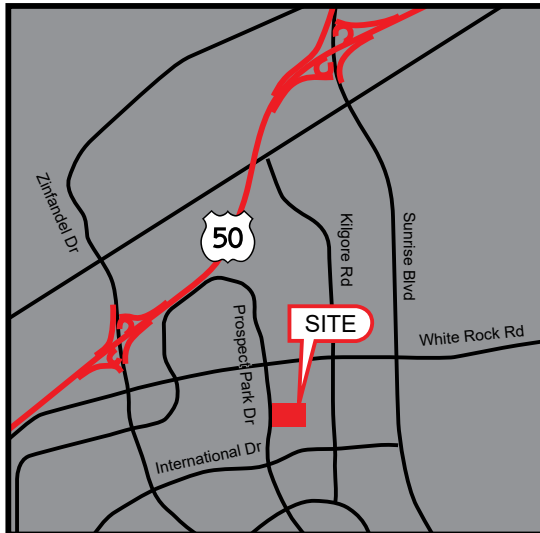
**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
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**FEATURES:**

- Great call center/office administrative use
- Outdoor patio with seating
- Flexible configurations
- Diesel generator 800kW w/ ATS equipment
- 6:1,000 SF parking ratio
- Eight (8) multi-stall restrooms totaling 30 toilets.
- Building and Monument Signage Available
- Full commercial kitchen improvements
- Loading dock with two (2) 8'x10' roll-up doors



**PROPERTY DETAILS:**

±102,000 SF Office/Flex building is located in the centrally located Prospect Park sub-market along Hwy 50 in Sacramento County.

The property is zoned OPMU which allows a variety of uses ranging from medical, office and schools to religious institutions, manufacturing, R&D, and gym/sports facilities.

Constructed in 1987 as part of Capital Center. Numerous Retail and Restaurant amenities nearby. Excellent access to Hwy 50 via Zinfandel Drive and Sunrise Blvd.

**LEASE RATES:**

**25,000 SF - 101,000 SF**  
\$0.89 - \$1.05 PSF, NNN

NNN costs are approximately \$0.23 PSF

**PURCHASE PRICE:**

\$7,979,000.00 (\$79.00 PSF)

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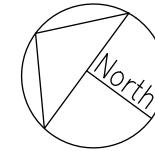
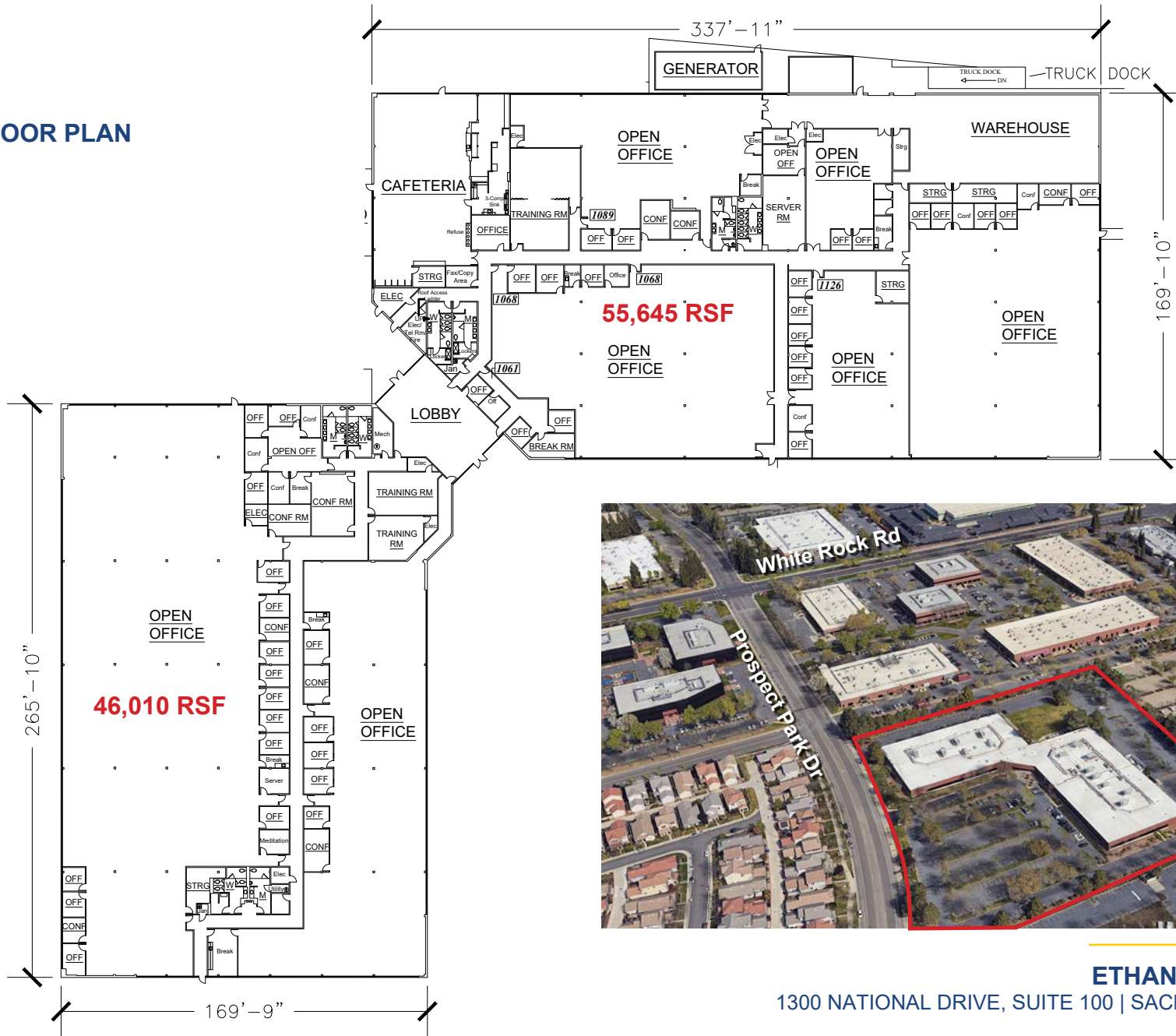
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FOR LEASE

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FLOOR PLAN



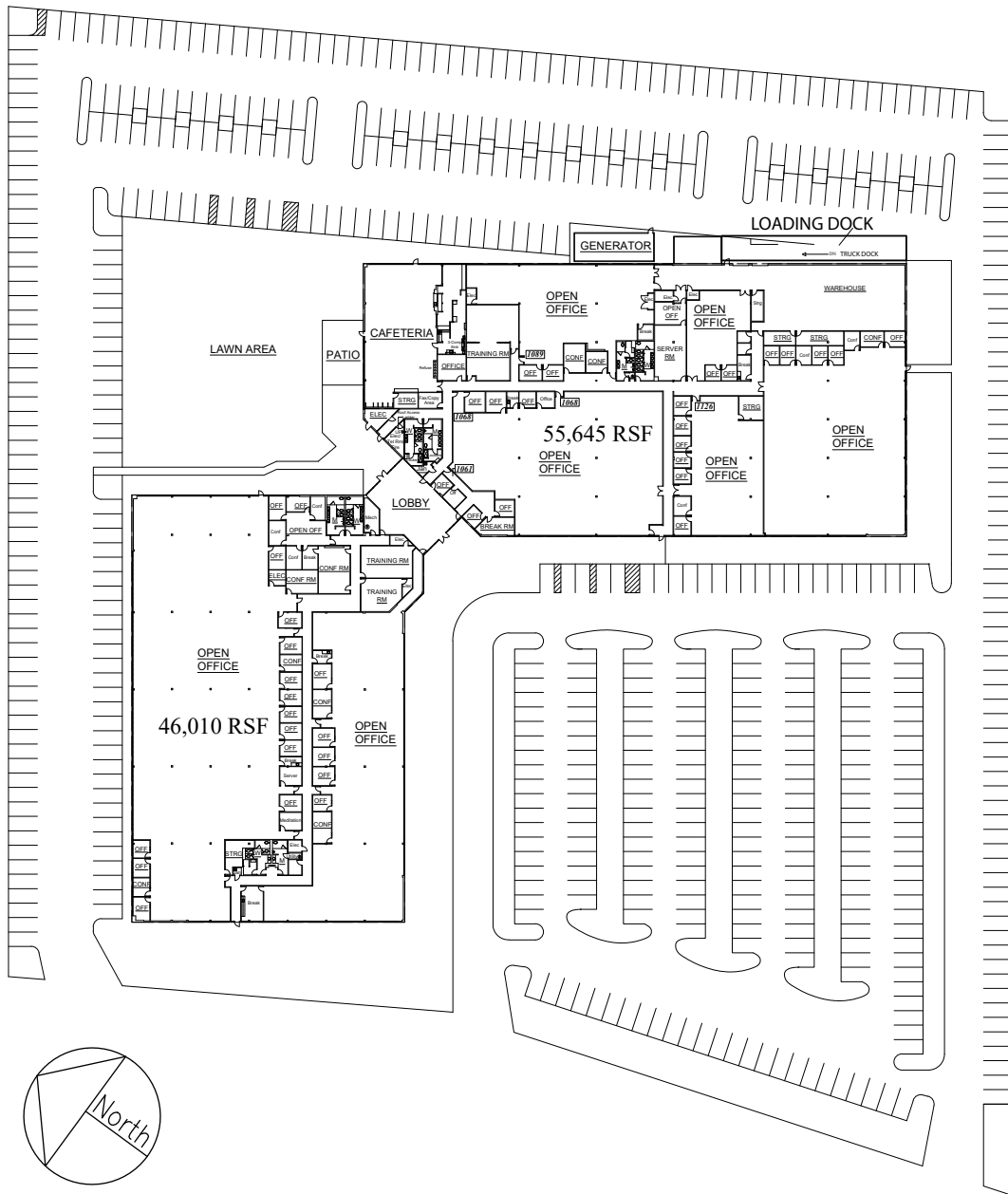
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SITE PLAN



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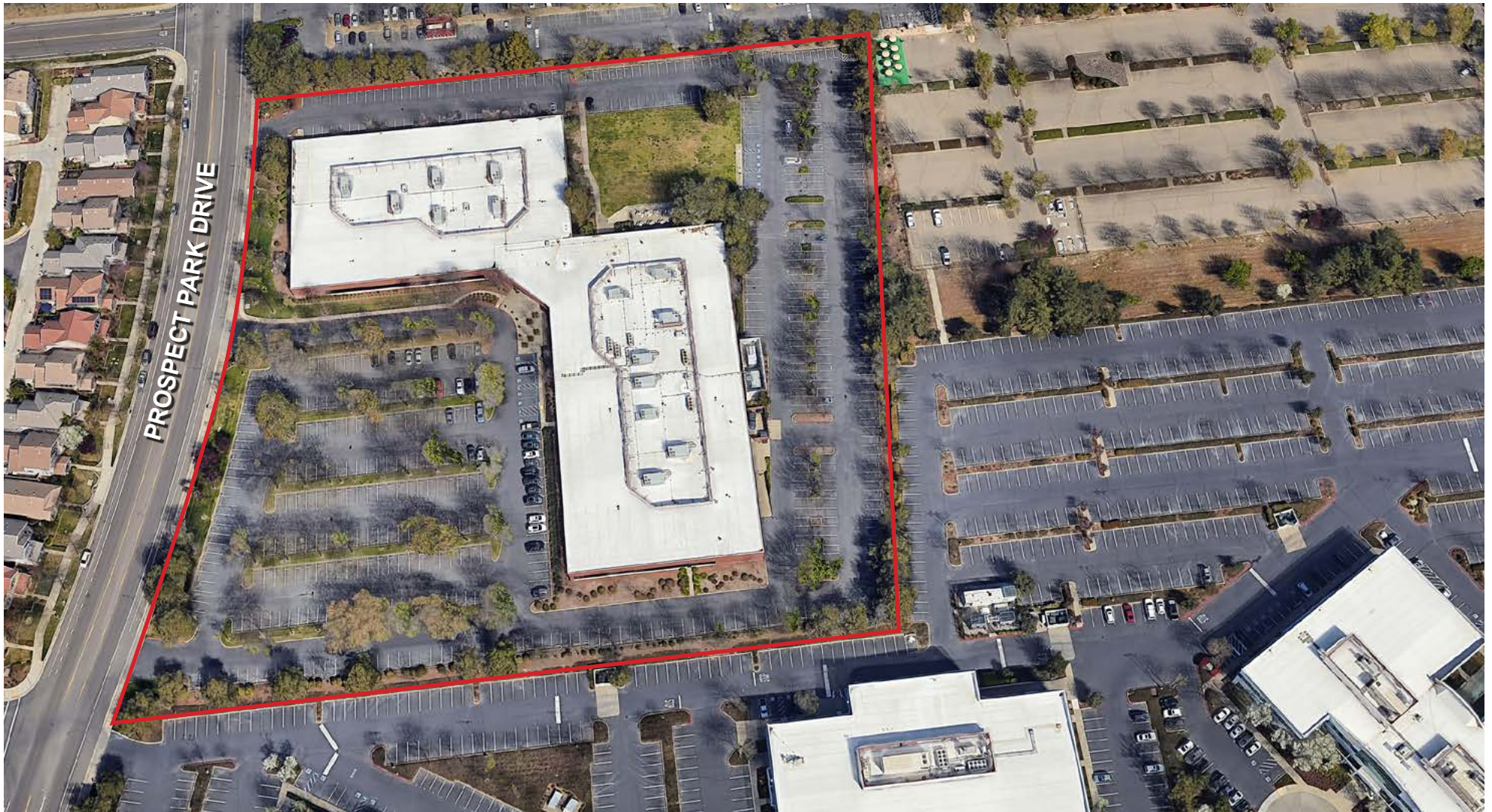
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**FOR SALE  
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The zoning at this property is OPMU which is very flexible and allows quite a few uses beyond an office use. In addition, as long as the primary use is allowed and is more than 50% of the square footage of the Premises then the remaining portion can be used as a non permitted use such as a warehouse with storage and distribution.



**City of Rancho Cordova  
Zoning District: OPMU**

**Permitted Uses:**

- Artisanal and Specialty Manufacture, Display, and Sales
- Banks and Financial Services
- Brewery, Winery, Distillery (29)
- Broadcasting and Recording Studio
- Business Support Services
- Call Centers
- Clubs, Lodges and Private Meeting Halls
- Community Centers/Civic Uses
- Indoor Amusement/Entertainment Facility
- Indoor Fitness and Sports Facility
- Libraries And Museums
- Manufacturing, Small Scale
- Medical Services, General
- Medical Services, Hospitals
- Offices, Accessory
- Offices, Business and Professional
- Religious Institutions
- Research And Development
- Schools, Private and Special/Studios
- Schools, Public
- Theaters And Auditoriums

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## Business Incentives

### City of Rancho Cordova Programs

#### Job and Talent Attraction Program

Must create at least 20 net new full-time equivalent jobs to receive \$5,000 per job in incentives with a maximum of award of up to \$100,000 per company.

To receive incentives per job, average wage criteria must be 125% of average wage in the City of Rancho Cordova. Currently the City's average wage is \$56,400. 125% of the average wage would be at least \$70,500. Industries in the City with wages above \$70,500 include advanced manufacturing, management and professional services and government.

Companies should be post-revenue or have recently secured a Series A or successive round of funding that is sufficient to sustain capital and operating expenses.

#### Economic Development Grants

Economic development grant awards up to \$50,000. Special requests over \$50,000 may be considered but must clearly demonstrate significant financial and economic benefits to the City. Requests over \$50,000 will require approval by the economic development committee.

Economic Development Grants may be used for needs like:

- Rental assistance
- Equipment and furnishings
- Marketing
- Promotion of grand opening activities
- Other items related to the opening, expanding, or locating of the business in the city as may be approved by the city

Learn [more](#).

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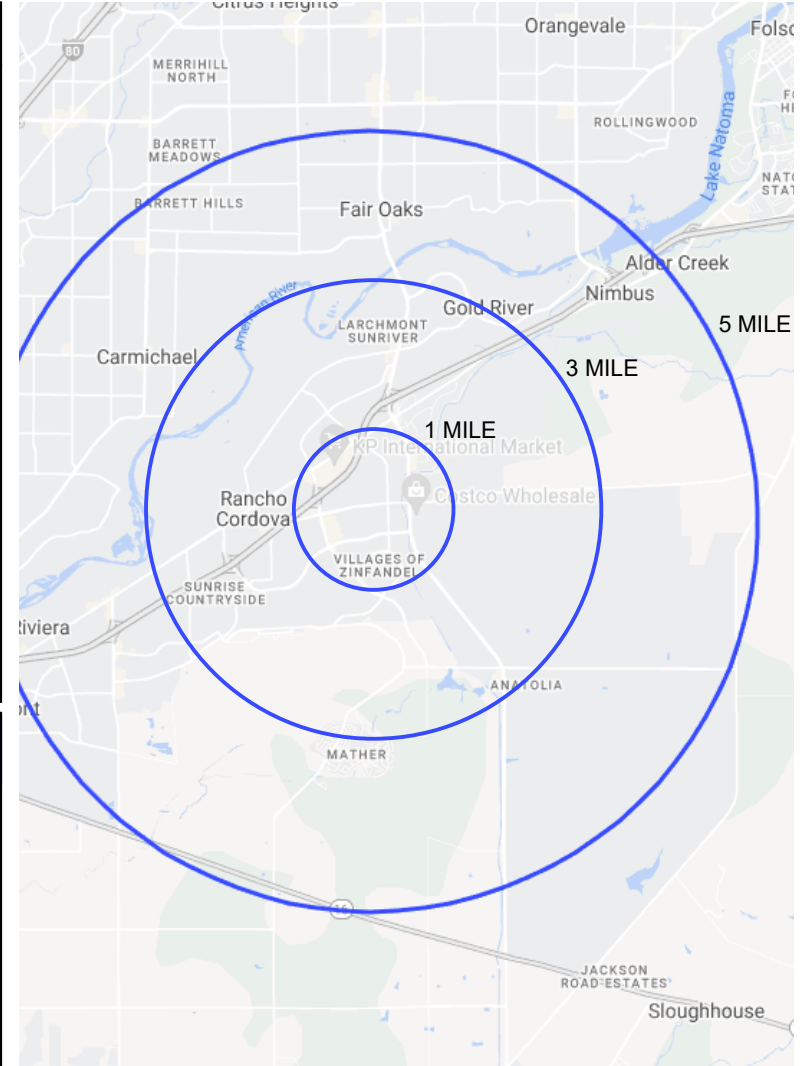
**Immediate Area Defined**

**Amenities**

The immediate area is rich in amenities due to a high concentration of large employers as well as new housing developments. Within a 5 minute drive of 3215 Prospect Park are 16 hotels, 95 restaurants, and 57 shopping centers.



Demographics	1 Mile	3 Miles	5 Miles
2023 Population	7,466	59,941	159,481
2023 Households	2,545	25,742	71,656
Median Home Value	\$400,060	\$339,350	\$420,724
Avg. Household Income	\$110,681	\$86,860	\$105,758
Median Age	37.4	37.5	39.9
Businesses	1,126	4,362	8,532



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### A Growing Region

The Sacramento region's six counties, situated at the intersection of Interstate 80 and Interstate 5, are well situated for long term growth already amassing over 2.6 million residents. The Sacramento metro area has seen major net migration and a growing population over the last decade but especially over the last 3 years while many major markets have recorded population declines.

Why does the Sacramento region rank in the top 5 areas for net population inflow in the nation? Simply due to affordability, millennials and transplants from higher cost, usually coastal cities are able to become homeowners with a median home price of \$625,000 which is comparable to Denver, CO and Austin, TX but well below San Francisco at \$1.5mm.

Approximately half of the Greater Sacramento population has a 4 year degree in either Science, technology, engineering or math (STEM) ranking the area top 3 in the West just behind Seattle, WA and San Francisco, CA. The Greater Sacramento has more than 718,000 students enrolled in two- and four-year universities within 100 miles, making it one of the best areas in the country to operate a business.



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