



FOR SALE

In-Fill Development Opportunity

3370 Zinfandel Drive | Rancho Cordova, CA

Bill Johnson | Investments Partner
(209) 546-6051
bill.johnson@ngcip.com
License # 1992157

NORTHGATE
www.ngcip.com | Broker # 01910787
T (209) 477-4400 | F (209) 476-7344

Property Summary

3370 Zinfandel Drive

Commercial Land Development

Rancho Cordova, California

SALE PRICE:	Contact Broker
APN:	TBD
ZONING:	Business & Professional Office Zinfandel Special Planning Area (BP-SPA)
PARCEL SIZE:	±1.8 ACRES
TRAFFIC COUNTS:	Zinfandel Drive @ Site: ±17,000 ADT

PROPERTY HIGHLIGHTS:

- Rare in-fill development site within hub of Rancho Cordova's business district
- Business & Professional Office Zinfandel Special Planning Area designation
- Finished lot ready for development with all utilities available
- Located at signalized intersection
- Easy access to Highway 50 and major thoroughfares
- High concentration of national retailers, including Lowe's, Target, CVS, VSP campus, Rancho Cordova City Hall, Franklin Templeton Investments, Courtyard by Marriott, Hyatt Place + more



Market View- Facing North

3370 Zinfandel Drive

Commercial Land Development

Rancho Cordova, California



Demographics

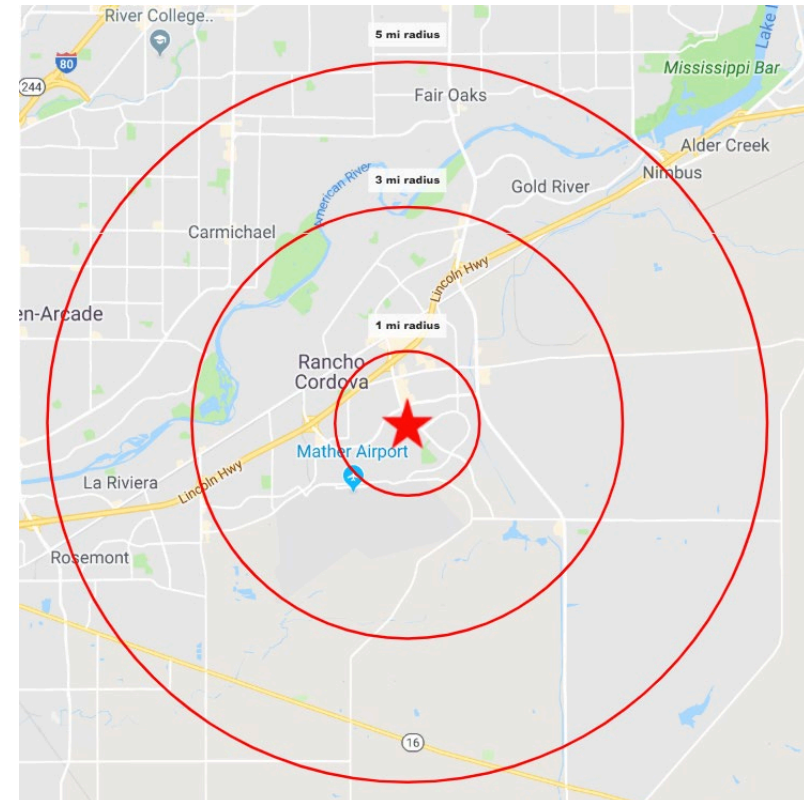
3370 Zinfandel Drive

Commercial Land Development

Rancho Cordova, California

	1mi Radius	3mi Radius	5mi Radius
POPULATION			
2019 Estimated Population	13,171	69,360	179,981
2024 Projected Population	13,894	73,123	189,353
2010 Census Population	11,310	63,382	164,109
Projected Annual Growth 2018 to 2023	1.1%	1.1%	1.0%
2019 Median Age	6.6%	1.4%	1.1%
HOUSEHOLDS			
2019 Estimated Households	4,983	24,918	69,352
2020 Projected Households	5,135	25,692	71,302
2010 Census Households	4,342	22,996	64,062
Projected Annual Growth 2019 to 2024	0.6%	0.6%	0.6%
Historical Annual Growth 2000 to 2018	4.8%	1.2%	0.9%
RACE AND ETHNICITY			
2019 Estimated White	53.9%	58.4%	65.6%
2019 Estimated Black or African American	9.3%	10.7%	8.4%
2019 Estimated Asian or Pacific Islander	21.4%	13.0%	12.0%
2019 Estimated American Indian or Native Alaskan	0.7%	1.0%	0.9%
2019 Estimated Other Races	14.7%	16.9%	13.1%
2019 Estimated Hispanic	18.1%	21.2%	16.6%
INCOME			
2019 Estimated Average Household Income	\$84,903	\$79,081	\$100,844
2019 Estimated Median Household Income	\$72,433	\$63,708	\$76,518
2019 Estimated Per Capita Income	\$32,134	\$28,459	\$38,951
BUSINESS			
2019 Estimated Total Businesses	636	3,865	7,454
2019 Estimated Total Employees	11,823	48,050	80,521

RADIUS MAP



© 2019 Northgate Commercial Real Estate. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.