

AVAILABLE FOR SALE

Cell
Phone
Tower



2801 - 2805 ZINFANDEL DR.
RANCHO CORDOVA, CA 95670

-/+ 28,800 SF BUILDING
-/+ 2.93 ACRES

5.25% CAP \$5,836,400.00



DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

CAMERON FREELOVE

Director
916 613 3899
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
cfreelove@muellercommercial.com
Cal DRE#02092307

CENTURY 21
Select Real Estate, Inc.



Exceptional Multi Tenant Retail NNN Building for Sale



THE PROPERTY

2801 - 2805 ZINFANDEL DR. RANCHO CORDOVA, CA 95670

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



**Rancho Cordova
City of Rancho
Cordova**

APN: 072-0330-064
(building + antenna)
APN: 072-0330-063
(parking lot)



**-/+28,800 SF
Building
-/+2.93 Acres**



**CMU - (FBSP)
Commercial
Mixed Use**



**Multi Tenant Retail
NNN
Additional Income
from Antenna**



**\$5,836,400.00
NOI: \$306,987.00
5.25% Cap Rate**



This free standing retail building is located within mile North of the Zinfandel Dr. exit off HWY 50 in Rancho Cordova, CA. The subject property is directly adjacent to the Target shopping centre.



This fully leased asset consists of two separate parcels. The first parcel (+/-2.22 Acres) holds the fully stabilized +/-28,800 SF building along with the income producing antenna in the rear of the parcel. The second parcel holds (+/-0.71 Acres) the majority of the parking lot closer to Zinfandel Dr., totaling +/-2.93 SF.



The asset is zoned CMU (FBSP) - Commercial Mixed Use (Folsom Blvd. Specific Plan).



This fully leased multi tenant building is fully leased to Grocery Outlet and to Lee's Martial Arts. There is an antenna located behind the Grocery Outlet that produces additional income.



Neighboring brands:





ZINFANDEL DR.

50

LOWE'S

Sacramento Children's Museum

HYATT PLACE

Hampton by Hilton

FAIRFIELD INN & SUITES by Marriott

WHITE ROCK CORPORATE CAMPUS

CHIPOTLE MEXICAN GRILL

ARCO

ampm

FIT★REPUBLIC



2801-2805 ZINFANDEL DR. RANCHO CORDOVA CA 95670



Walmart

State Water Resources Control Board

50

AutoZone

BIG 5 SPORTING GOODS

PHILIPS

target

BURGER KING

GROCERY OUTLET

Ono Hawaiian BBQ EST. 2002

TACO BELL

verizon

five BELOW

Marshalls

POPEYES LOUISIANA KITCHEN

KP International MARKET

ROSS DRESS FOR LESS

PANDA EXPRESS CHINESE KITCHEN

CVS

SKECHERS

FLOOR DECOR

Kinney High School

FOLSOM BLVD



Pep Boys

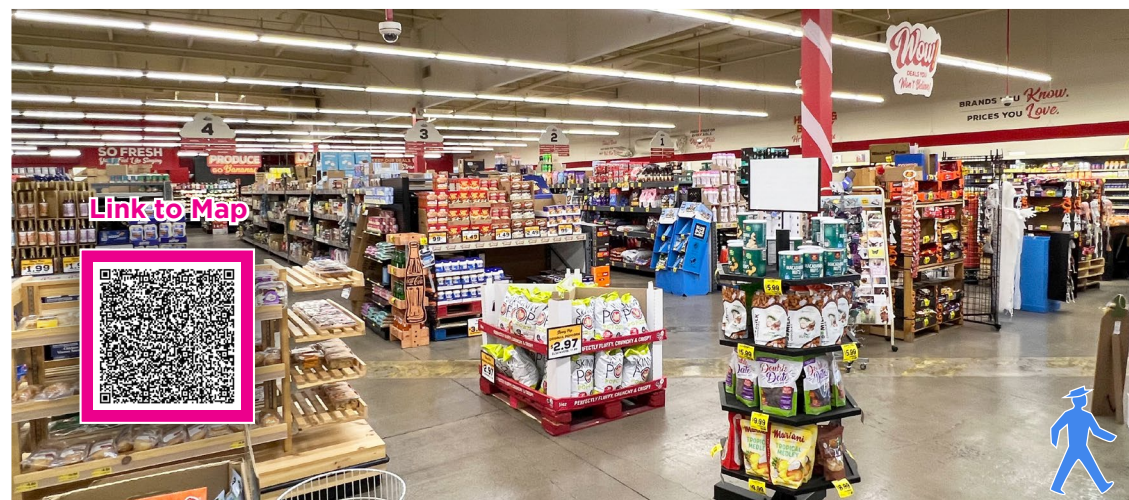
ZINFANDEL DR.





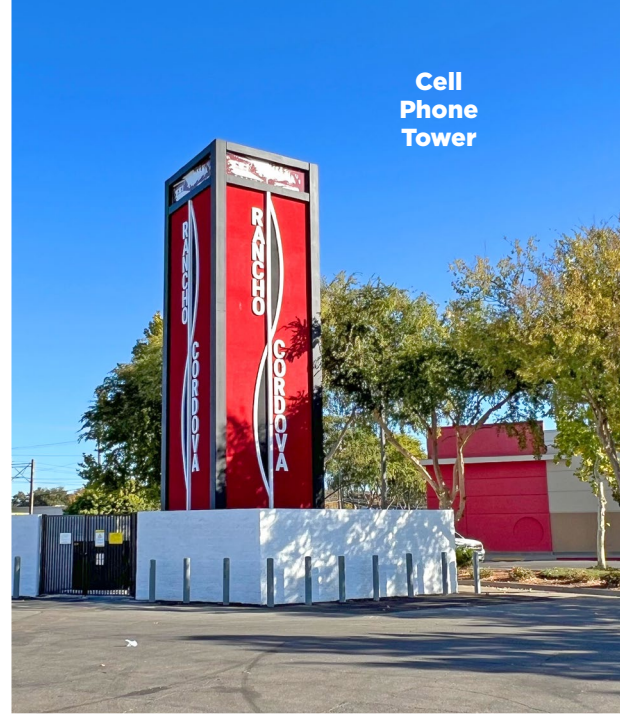
THE BUILDING

- This multi tenant free standing triple net building was built in 1974 and is conveniently positioned at the intersection of Folsom Blvd. and Zinfandel Dr. The asset consists of two separate parcels, a fully stabilized NNN retail building, and a cell phone tower that generates additional income.
- The Grocery Outlet is approximately 23,640 SF with a monthly rent of \$18,422.25. Lees' Martial Arts occupies roughly 5,160 SF and generates \$5,160.00 per month. The cell phone tower produces an additional \$2,000.00 per month, totaling \$306,987.00 in net operating income.
- This building is surrounded by other large shopping centers with national tenants that serve the local population. Popeys, Chipotle, Taco Bell, Marshalls, and Ross are a few of the national retail tenants within the immediate area.



Link to Map





Cell
Phone
Tower



INVESTMENT SUMMARY

 2801 - 2805 ZINFANDEL DR. RANCHO CORDOVA, CA 95670

ASSET CLASS **Multi Tenant Retail NNN**

NOI **\$306,987.00**

MONTHLY RENT **\$25,582.25**

CAP RATE **5.25%**

PURCHASE PRICE **\$5,836,400.00**

	GROCERY OUTLET	LEE'S MARTIAL ARTS	CELL PHONE TOWER
MONTHLY RENT	\$18,422.25	\$5,160.00	\$2,000.00
LEASE START	February 1, 2021	October 1, 2021	INFORMATION
LEASE END	January 31, 2026	March 31, 2027	AVAILABLE
INITIAL LEASE TERM	August 5, 2005	October 1, 2021	UPON REQUEST.
OPTION PERIODS	Two 5 year terms	Two 5 year terms	
LEASE TYPE	Triple Net	Triple Net	
LEASE ESCALATIONS	Fixed for 5 years	5% Annual	
APPX. SQUARE FEET	23,640	5,160	



THE REGION

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for the Gold Rush, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



DEMOGRAPHICS

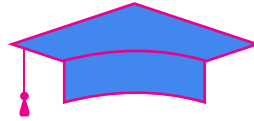
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



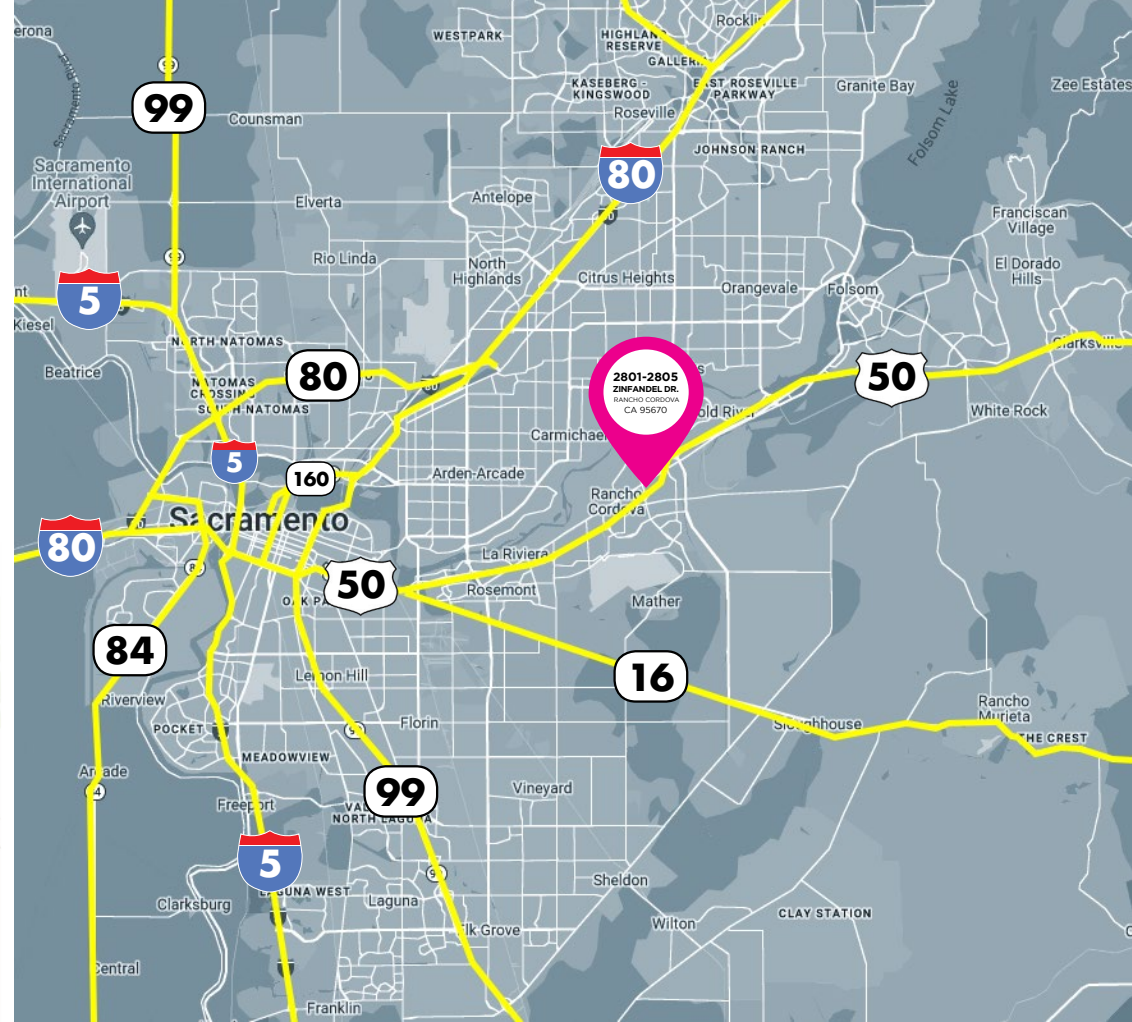
- 37%** Some College, No Degree
- 17%** Bachelor's Degree
- 25%** High School Graduate
- 8%** Advanced Degree
- 8%** Some High School, No Diploma
- 5%** Associate Degree

HOUSE HOLD INCOME

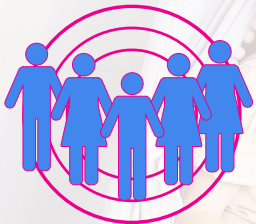


5 mile 2024 Households

< \$25K	2,430
\$25K - 50K	2,287
\$50K - 75K	2,252
\$75K - 100K	1,292
\$100K - 125K	1,686
\$125K - 150K	1,296
\$150K - 200K	886
\$200K+	1,237



RESIDENT POPULATION



5 mile Population 2023

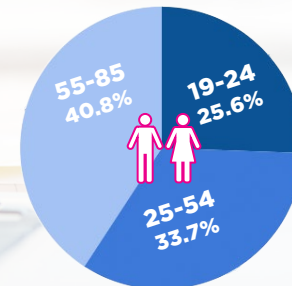
2010	32,633
2023	32,982
2028	33,036

TRAFFIC COUNT



-/+ 15,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	4,026
5 mile	13,169
10 mile	30,700



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

CENTURY 21.
Select Real Estate, Inc



Cell
Phone
Tower



DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

CAMERON FREELOVE

Director

916 613 3899

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

cfreelove@muellercommercial.com

Cal DRE#02092307

CENTURY 21

Select Real Estate, Inc



SALE

CENTURY 21
Select Real Estate, Inc



2024 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224

