



3101

ZINFANDEL



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THE OPPORTUNITY

63,000
SF RETAIL

33,000
SF RETAIL

30,000
SF OFFICE

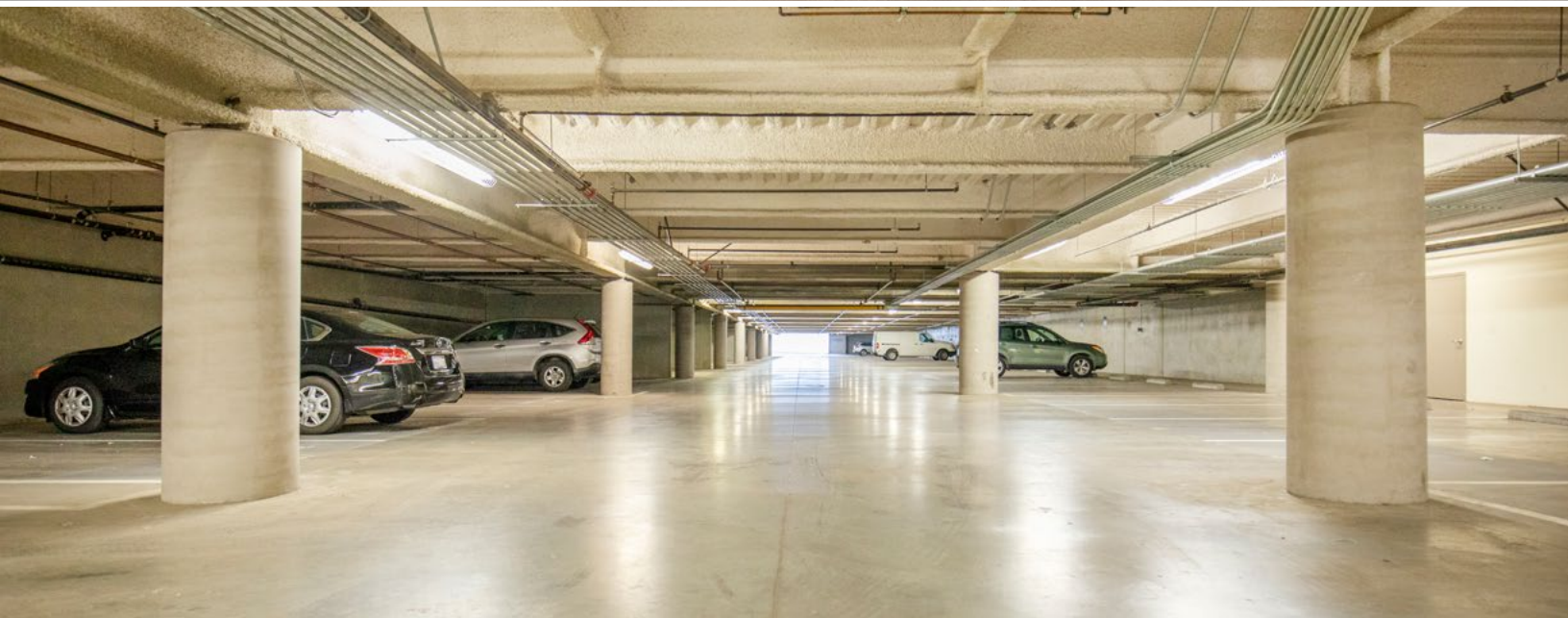
SUBTERRANEAN
PARKING AVAILABLE

HIGH VISIBILITY MIXED-USE BUILDING W/ *BLADE & EYEBROW SIGNAGE*

3101 Zinfandel Drive is a 63,000 SF mixed-use building is comprised of approximately 33,000 SF of ground floor retail and 30,000 SF of office space on the second and third floors. The Building is prominently located at the corner of Zinfandel Drive and White Rock Road, offering building blade and eyebrow signage visible to nearly 30,000 cars per day passing the building. The Building, constructed in 2009 and continuously updated since that time, features modern and airy finishes throughout the common areas.

The notable Building features include secured subterranean parking beneath the building, a gym and shower facility in the basement, and several restaurant and lifestyle amenities on the ground floor. The parking garage and all three floors of the building are accessible by an elevator. The second and third floor office spaces also feature modern and high-end finishes, efficient floorplans, and ample windows on all four sides of the building. The office space, as well as the

subterranean parking garage, are all accessible by an elevator. The Building features two retail vacancies in cold shell condition. The retail spaces feature high ceilings (approx. 12'), large glass storefront facing the parking lot, and available blade signage along either Zinfandel or White Rock Drive. Existing retailers include both restaurants and personal service business, including Soho Sushi, Sala Thai, Famous Burger, Mr. Pickles, Kid's Care Dental and First Bank.





PROPERTY DETAILS

Address:	3101 Zinfandel Dr, Rancho Cordova, CA 95670			
Availability				
Retail:	1,975 SF	Can be combined for 2,393 SF		
	1,293 SF			
	1,100 SF - 2nd Gen Dry Cleaner			
	Negotiable			
	Parking 2/1,000 Surface			
Office:	Suite 340: LEASED			

BUILDING SIGNAGE: The Building features prominent building signage at the top of the building, which is visible from both Zinfandel Drive and White Rock Road. The signage is visible to approximately 30,000 cars per day, providing a tenant with great identify and visibility on the most highly trafficked corner in Rancho Cordova.

PARKING: The Building also features a secured subterranean parking garage with direct elevator access to the upstairs office space. Tenants are allocated 2 subterranean parking stalls per 1,000 square feet of office space, as well as an additional parking stalls on the surface lot. The subterranean parking stall provides additional security for employees and protects your car from weather.

Retail: Parking 2/1,000 Surface

Office: Parking: 4/1,000 (2/1,000 subterranean and 2/1,000 surface)



Section One: The Property

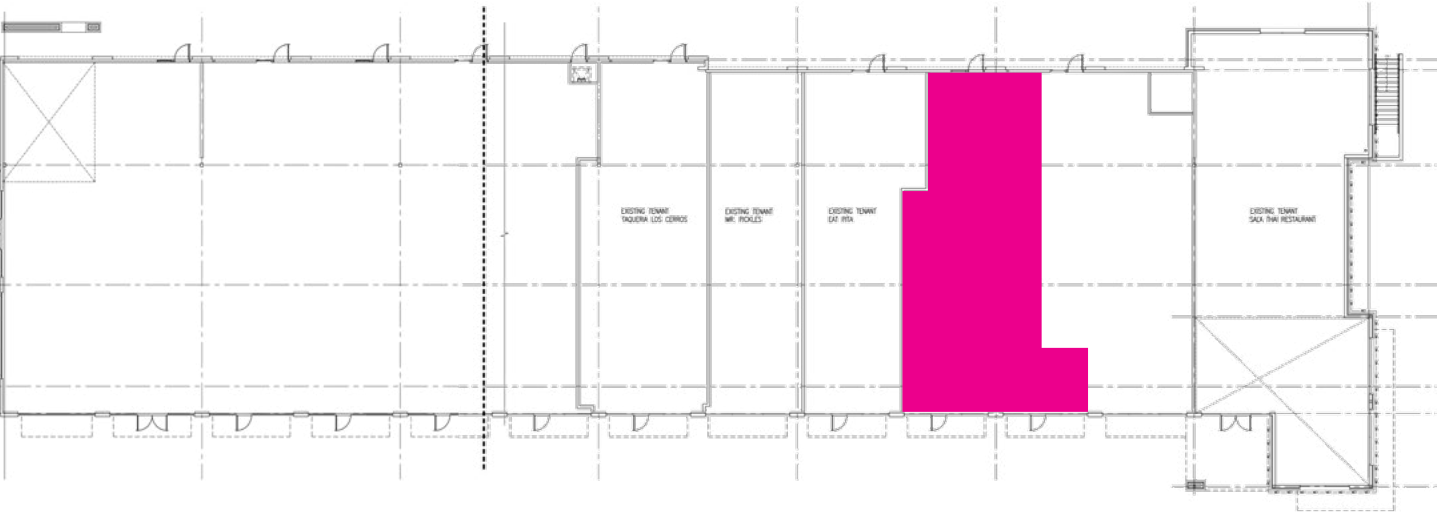
ZINFANDEL



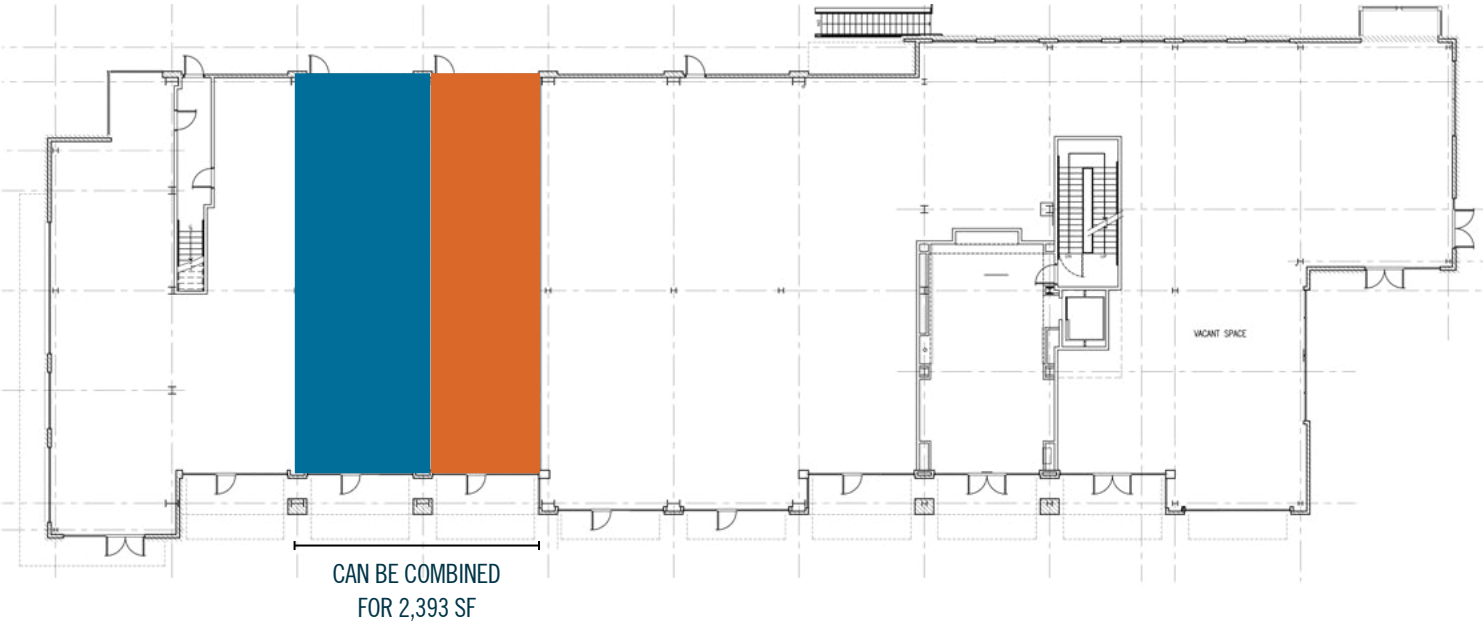


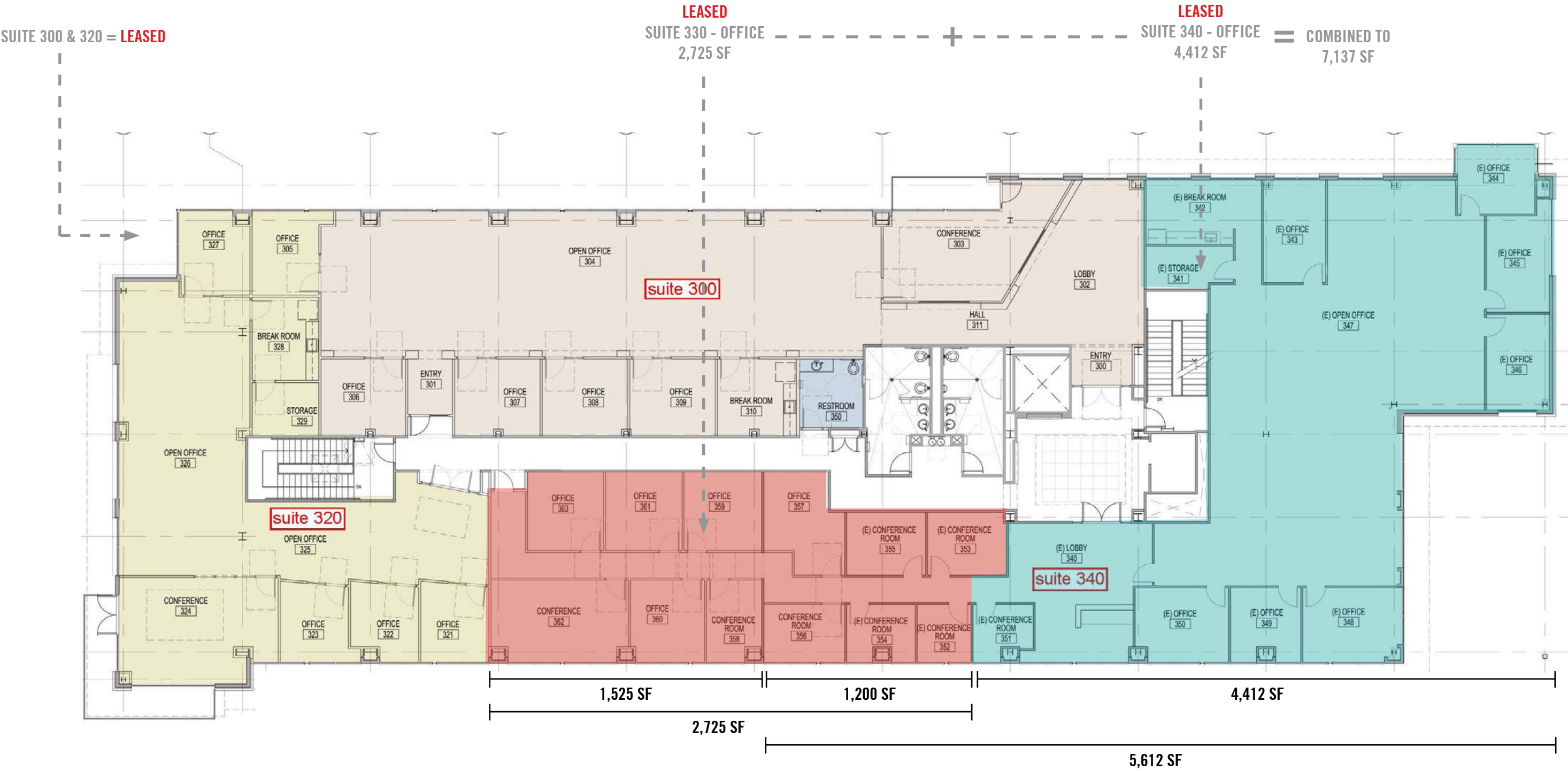
FLOOR PLANS

BUILDING A: GROUND FLOOR RETAIL
1,975 SF
NEGOTIABLE



BUILDING B: GROUND FLOOR RETAIL
1,293 SF SHELL SPACE | 1,100 SF 2ND GEN DRY CLEANER
NEGOTIABLE





SUITE 340
7,137 SF - LEASED



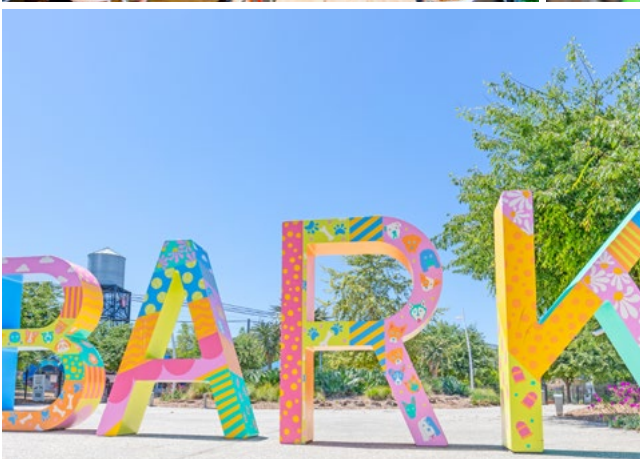
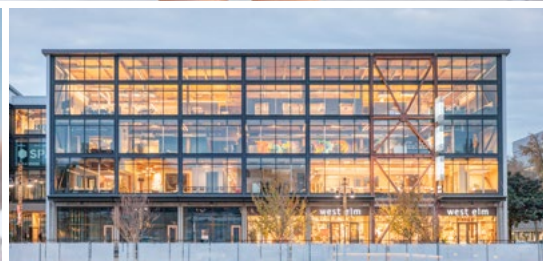


BUILDING LOCATION

LOCATED 15 MINUTES OR LESS FROM NEARLY EVERY SUBURB IN SACRAMENTO

The Property is prominently situated on the signalized corner of Zinfandel Drive and White Rock Road, squarely between some of the largest residential neighborhoods in Sacramento County. The Property benefits from easy access to on and off ramps to Highway 50, allowing easy access to Folsom and Gold River to the east and Sierra Oaks, Arden Park, and East Sacramento to the west.

1 MIN TO HIGHWAY 50	5 MINS TO MATHER AIRPORT	11 MINS TO GOLD RIVER	15 MINS TO EAST SACRAMENTO	15 MINS TO FOLSOM
16 MINS TO ARDEN ARCADE	16 MINS TO MIDTOWN	16 MINS TO THE STATE CAPITOL	27 MINS TO THE SAC INTERNATIONAL AIRPORT	





NEARBY AMENITIES

This Property has one of the finest locations in the City of Sacramento and is within a short five minute drive to these nearby amenities:

POPULAR AMENITIES NEAR 3101 ZINFANDEL (NOT ALL ARE MENTIONED HERE):

CITY OF RANCHO CORDOVA

City of Rancho Cordova Planning & Building Department
City of Rancho Cordova City Hall
Rancho Cordova Chamber of Commerce
City of Rancho Cordova Economic Development

HOSPITALITY

Best Western Plus
Courtyard by Marriot
Extended Stay American
Hampton Inn Rancho Cordova
Hyatt Place Rancho Cordova
Residence Inn by Marriot Sacramento

DINING

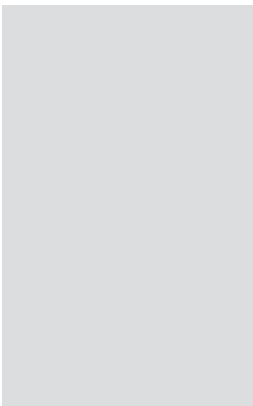
Beijing Café
Chilis
Eat a Pita (on-site)
Famous Burger and Brew (on-site)
Green Grill Vegan Food
Habit Burger
I Love Teriyaki
Mimosa House
Mr. Pickles (on-site)
Noodles & Co

Petali (on-site)
Poke Cube
Priya Indian Food (on-site)
Rubio's Costal Grill
Sala Thai (on-site)
SoHo Sushi (on-site)
Sora Sushi
Starbucks
Wingstop

PERSONAL SERVICE

Anytime Fitness
Beauty by Thread

Circle K Gas Station
Dry Clean Today (on-site)
Fantastic Sam Cut & Color
FedEx Office and Ship Center
First Bank (on-site)
H&R Block
Kid's Care Dental (on-site)
KP International
Lowe's Home Improvement
Shell Gas Station
U.S. Bank
Zinfandel Hair & Nail Salon (on-site)





SACRAMENTO

GSEC 2024
GIS Planning 2024



1,343,590
LABOR FORCE



91,637
TOTAL ESTABLISHMENTS



\$92,424
MEDIAN HOUSEHOLD EXPENDITURE

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

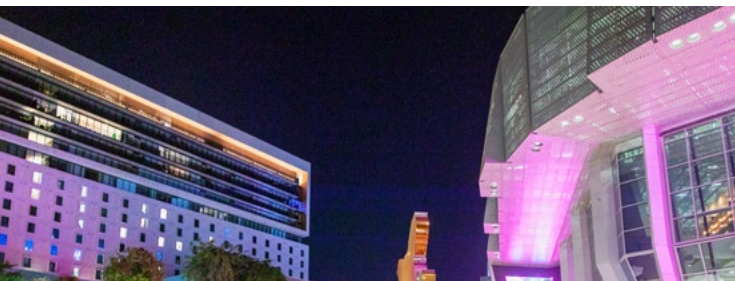
Sacramento, California's vibrant capital, is rapidly becoming a top destination for new residents and businesses. According to data from the U.S. Census Bureau, the city's population grew by approximately 1.5% annually over the past decade, driven by its unique blend of urban appeal and natural beauty.

Central to Sacramento's urban renaissance is the Golden 1 Center, a cutting-edge arena revitalizing downtown and serving as a hub for entertainment. Since its opening in 2016, the area has seen a 38% increase in new busi-

nesses, according to a report by the Sacramento Business Journal, symbolizing the city's dynamic growth and commitment to community engagement.

New urban developments, particularly in multifamily housing and hotel sectors, are reshaping Sacramento's skyline. With a 25% increase in multifamily housing projects over the last five years, as reported by the Sacramento Bee, and a surge in hotel construction, Sacramento is meeting the demands of its growing population and tourism industry.

Known as the "City of Trees" and the "Farm-to-Fork Capital," Sacramento offers an exceptional quality of life with over 200 parks and a thriving culinary scene. As the capital of California, the world's fifth-largest economy, Sacramento provides residents with numerous opportunities and resources. Sacramento's growth reflects its cultural richness, economic opportunities, and natural beauty, making it one of California's most desirable places to live and work.



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America

POPULATION
GREATER SACRAMENTO REGION

2,623,204

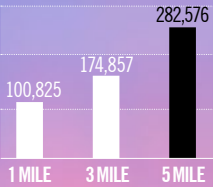
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH
A DEGREE OR SOME COLLEGE:

68%

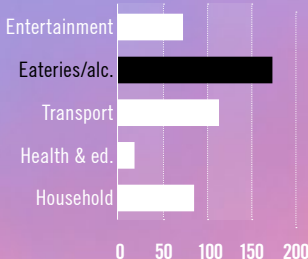
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF
EMPLOYEES
WITHIN VARYING
RADIUS OF THE STATE
CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING
WITHIN ONE MILE OF THE STATE
CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

COST OF LIVING INDEX - \$100,000 BASE SALARY
MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY
OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO
OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit

walkscore.com
1500 Capitol



TURTON
COMMERCIAL REAL ESTATE