3101 ZINFANDEL

CREATIVE OFFICE AND RETAIL SPACE AVAILABLE FOR LEASE

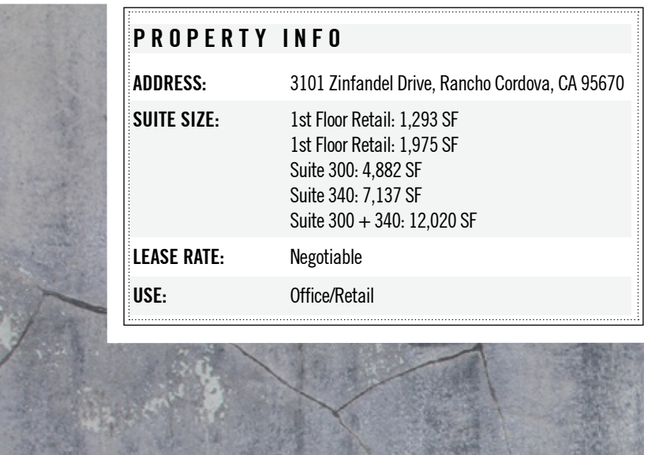
PROPERTY SUMMARY

TURTON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT A PREMIER CLASS A OFFICE AND RETAIL BUILDING ALONG THE HIGHWAY 50 CORRIDOR FOR LEASE.

Built in 2009, the 63,000 square foot complex is comprised of approximately 33,000 square feet of ground floor retail space and 30,000 of second and third floor office space. The project can accommodate a variety of retail and office users on the ground floor and third floor. Vacancies on the ground floor are offered in vanilla shell condition and built out on the third floor.

A beautiful brick exterior, extensive window lines and maintained landscaping surround the building, creating an elegant and contemporary feel. The complex boasts prominent visibility and building signage along Zinfandel Drive and White Rock Road to 30,000 cars per day. Ground floor retail and office users are permitted building blade signage along the exterior of the complex and eyebrow signage facing the interior parking lot.

The property contains a 4 per 1000 parking ratio (300 total stalls), including 60+ secured, subterranean stalls beneath Building A. Asking rent is negotiable.



PROPERTY INFO

ADDRESS:	3101 Zinfandel Drive, Rancho Cordova, CA 95670
SUITE SIZE:	1st Floor Retail: 1,293 SF 1st Floor Retail: 1,975 SF Suite 300: 4,882 SF Suite 340: 7,137 SF Suite 300 + 340: 12,020 SF
LEASE RATE:	Negotiable
USE:	Office/Retail

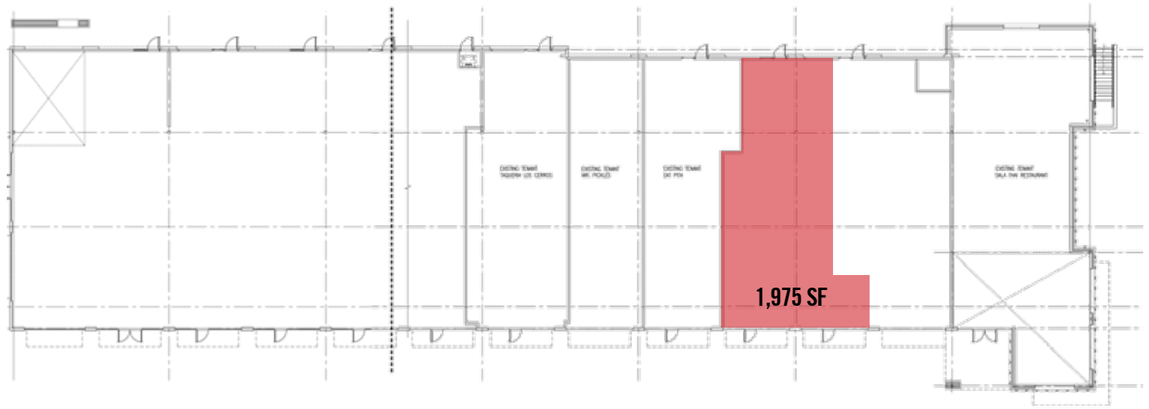
PROPERTY LOCATION

THE HIGHLY VISIBLE SUBJECT PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF ZINFANDEL DRIVE AND WHITE ROCK ROAD, AND OFFERS 500 LINEAR FEET ALONG BOTH MAJOR THOROUGHFARES.

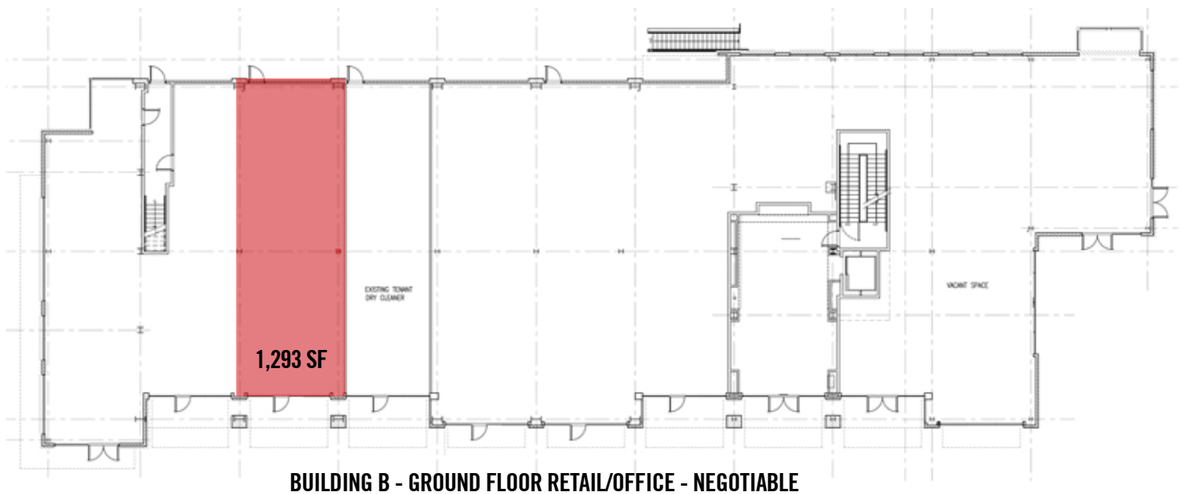
Highways 50 on and off ramps are located less than a quarter mile from the property and light rail station 7/10th of a mile, providing easy commuting options.

The property also falls into the Rancho Cordova Enterprise Tax Credit Zone for future employment and business equipment. The Enterprise Zone is a discounted tax credit provided by NorCal Tax Credit Advisors and is available to qualified employees and equipment that lease space within the zone. The tax credits include hiring new employees, business expense deductions, and net operating loss carryover and employee wage credit. The retroactive date for taking advantage of these credits is April 5, 2009.

FLOOR PLANS



BUILDING A - GROUND FLOOR RETAIL/OFFICE - NEGOTIABLE



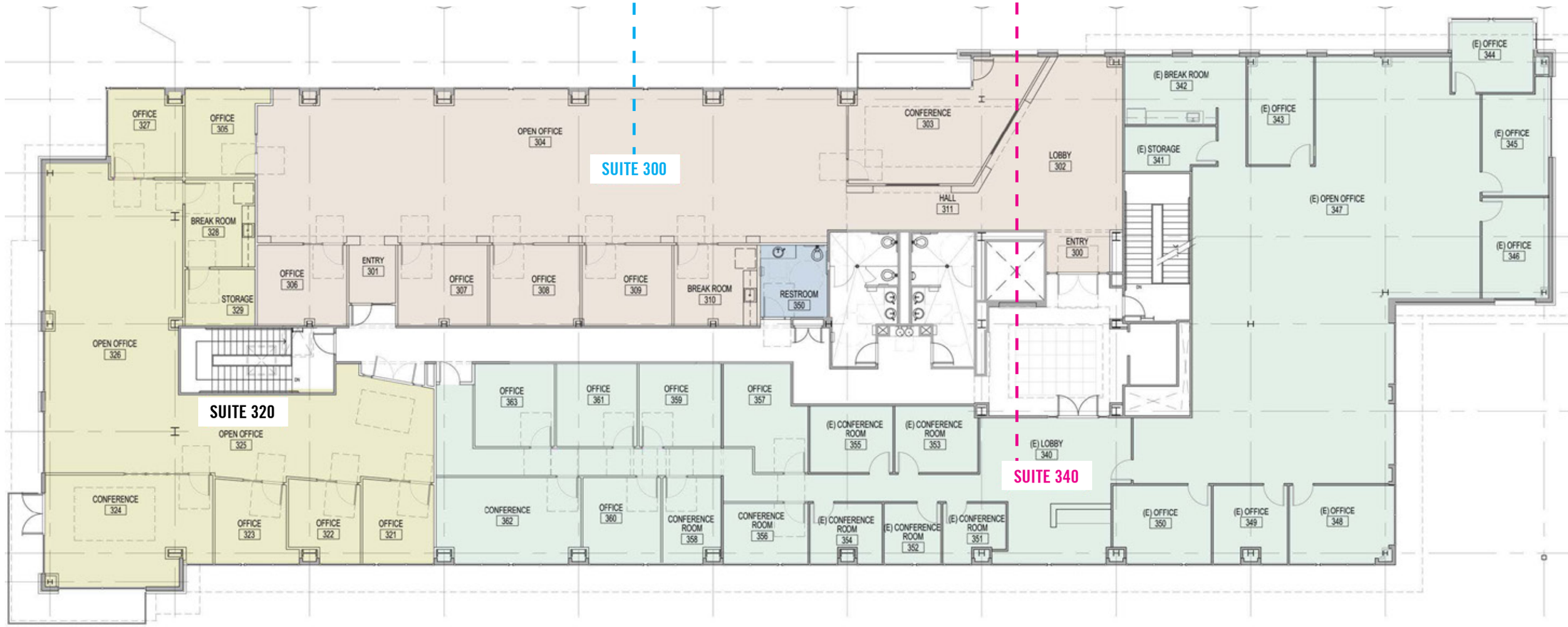
BUILDING B - GROUND FLOOR RETAIL/OFFICE - NEGOTIABLE

FLOOR PLANS

4,882 SF
$2.40 PSF

CONTIGUOUS SPACE - 12,020 SF
TIMING - 11/1/2021

7,137 SF
$2.40 PSF



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COMMERCIAL REAL ESTATE

SCOTT KINGSTON
VICE PRESIDENT
D.R.E. LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCOM.COM

JON LANG
VICE PRESIDENT
D.R.E. LIC. 01934934
916.573.3302
JONLANG@TURTONCOM.COM

2131 CAPITOL AVENUE, STE 100, SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

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