

CAPITAL VILLAGE

3191 Zinfandel Drive, Rancho Cordova, CA 95670

Merlone Geier
Partners



FEATURES

Well located retail and office development in Rancho Cordova, California.

Excellent access from Highway 50, Zinfandel, International and Data Drives.

Benefits from strong daytime populations within a 1-mile radius of site.



DEMOGRAPHICS 2018

	1 Mile	3 Mile	5 Mile
Population:	13,105	69,192	187,009
Daytime:	10,960	54,892	87,144
Households:	4,775	24,931	72,321
Average Household Income:	\$74,575	\$73,639	\$89,999

SORAYA SHARIFI

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TENANT INDEX

1	Lowe's (N.A.P.)	167,584 SF	21	Yogurtville	1,175 SF	42	Poke Cube	1,200 SF
2	US Bank	5,400 SF	22	Capital Village Dental	2,119 SF	44	Anytime Fitness	4,641 SF
3	Rubio's Coastal Grill	2,700 SF	24	Merlone Geier Management	1,796 SF	48	The Habit Burger Grill	2,360 SF
4	I Love Teriyaki	1,973 SF	27	Red Dragon Fire	1,207 SF	49	Crystal Nail & Spa	1,932 SF
6	Cha Thai	1,357 SF	29	Code Ninjas	2,654 SF	52	Mimosa House	3,078 SF
7	Subway	1,270 SF	30	Nemo Sushi	2,630 SF	54	UC Davis Medical Group	18,482 SF
9	Chili's Bar & Grill	6,515 SF	32	AVAILABLE	1,995 SF	55	AVAILABLE	14,250 SF
10	Starbucks	1,602 SF	33	AVAILABLE	1,160 SF	56	Panera Bread	4,200 SF
11	T-Mobile	1,505 SF	34	AVAILABLE	1,163 SF	60	CVS Pharmacy	13,225 SF
12	Wingstop	1,500 SF	35	AVAILABLE	1,265 SF	62	Noodles & Co.	2,600 SF
13	Merlone Geier Management	3,173 SF	36	CPR - Cell Phone Repair	1,482 SF	63	Fantastic Sams	901 SF
14	Allstate Insurance	1,085 SF	37	H&R Block	1,509 SF	64	Beauty By Thread	1,117 SF
18	Steve's Pizza	2,507 SF	38	AVAILABLE	1,390 SF	65	Biryani	2,384 SF
20	Posey's Beauty Salon	938 SF	39	FedEx Office	3,960 SF			

PROJECT SUMMARY

Site Area	+/-14.38 AC +/-626,393 SF
Building Summary	
Gross Leasable Area	+/-264,522 SF

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