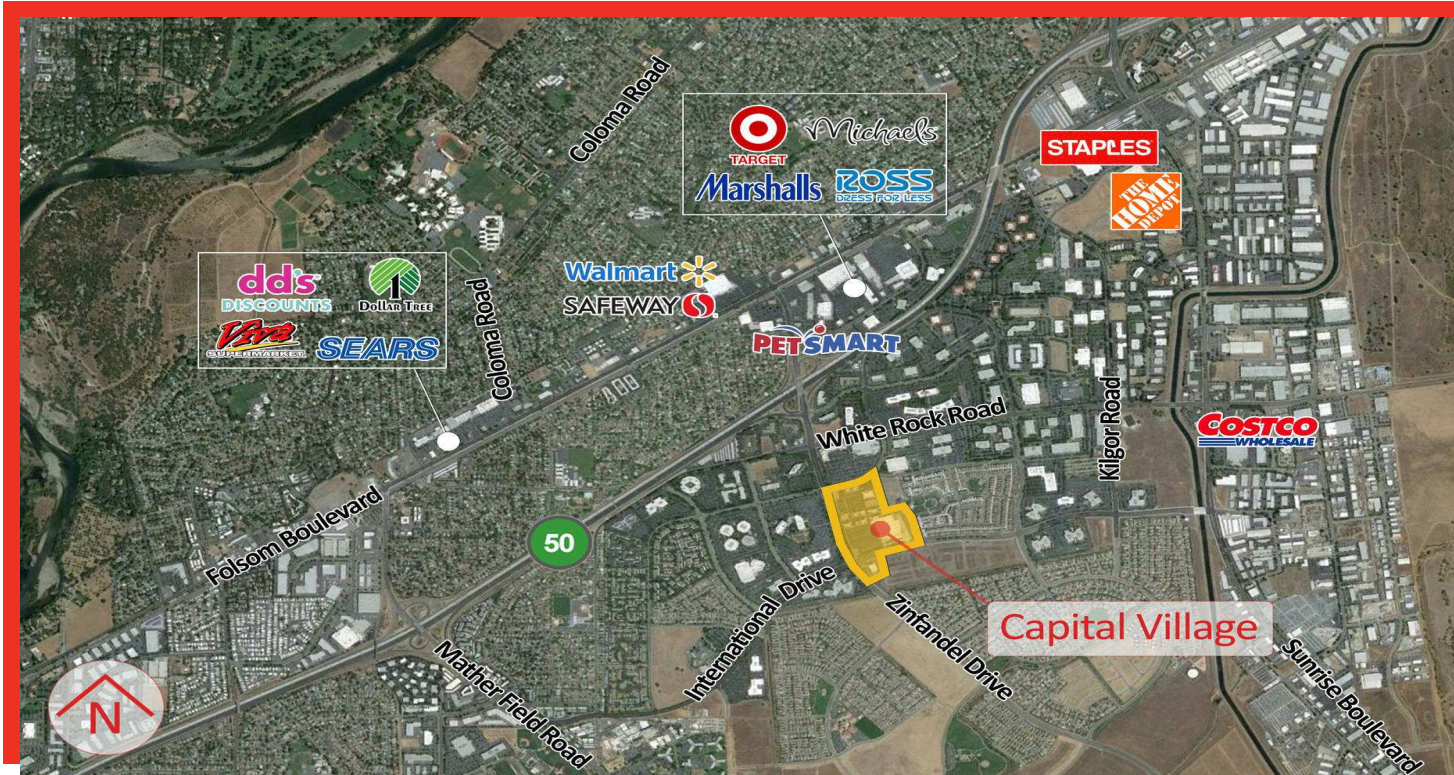


CAPITAL VILLAGE

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 2017

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
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	20	Posey's Beauty Salon	938 SF	38	AVAILABLE	1,390 SF
2	US Bank	5,400 SF	21	Yogurtville	1,175 SF	39	FedEx Office	3,960 SF
3	Rubio's Fresh Mexican Grill	2,700 SF	22	Capital Village Dental	2,119 SF	42	Poke Cube	1,200 SF
4	I love Teriyaki	1,973 SF	24	Merlone Geier Management	1,796 SF	44	Anytime Fitness	4,641 SF
6	Cha Thai	1,357 SF	27	Red Dragon Express	1,207 SF	48	Habit Burger	2,360 SF
7	Subway	1,270 SF	28	AVAILABLE	1,344 SF	49	Crystal Nail & Spa	1,932 SF
9	Chili's Grill & Bar	6,515 SF	29	AVAILABLE	1,310 SF	52	AVAILABLE	3,078 SF
10	Starbucks	1,602 SF	30	Nemo Sushi	2,630 SF	54	UC Davis	18,482 SF
11	T-Mobile	1,505 SF	32	AVAILABLE	1,955 SF	55	AVAILABLE	14,250 SF
12	Wing Stop	1,500 SF	33	AVAILABLE	1,160 SF	56	Panera Bread	4,200 SF
13	Merlone Geier Management	3,173 SF	34	AVAILABLE	1,163 SF	60	CVS Pharmacy	13,225 SF
14	Allstate Insurance	1,085 SF	35	AVAILABLE	1,265 SF	62	Noodles & Co.	2,600 SF
18	Steve's Pizza	2,507 SF	36	CPR	1,482 SF	63	AVAILABLE	901 SF
			37	H&R Block	1,509 SF	64	Beauty By Thread	1,117 SF
						65	Rasoi Gourmet Indian Kitchen	2,384 SF

PROJECT SUMMARY

Building Summary	
Gross Leasable Area	+/-264,522 SF

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