

Capital Village

3191 Zinfandel Drive, Rancho Cordova, CA 95670



Property Highlights

264,522 Gross Leasable Area

14.38 Total Acres

191,060 5 Mile Population

- 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

| | 1-Mile | 3-Mile | 5-Mile |
|---------------|----------|----------|----------|
| Population | 13,891 | 70,830 | 191,060 |
| Households | 5,015 | 25,532 | 73,868 |
| Avg HH Income | \$74,363 | \$77,660 | \$94,391 |

Source: Esri, 2018

MerloneGeier
Partners

For more info visit:
merlonegeier.com/421

Leasing: Soraya Sharifi
916-853-1540 - ssharifi@merlonegeier.com

Leasing: Gary Muljat
916-853-1540 - gmuljat@merlonegeier.com

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Current Tenants

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

Available/Coming Soon

| | | |
|----|-----------|-----------|
| 32 | Available | 1,995 SF |
| 33 | Available | 1,160 SF |
| 34 | Available | 1,163 SF |
| 35 | Available | 1,265 SF |
| 38 | Available | 1,390 SF |
| 55 | Available | 14,250 SF |