

# Capital Village

3191 Zinfandel Drive, Rancho Cordova, CA 95670



## Property Highlights

264,522 Gross Leasable Area

14.38 Total Acres

192,072 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	14,745	71,504	192,072
Households	5,347	25,801	74,243
Avg HH Income	\$82,049	\$81,199	\$99,376

Source: Esri, 2019

MerloneGeier  
Partners

For more info visit:  
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## Current Tenants

1	Lowe's	167,584 SF	29	Code Ninjas	2,654 SF
2	US Bank (N.A.P.)	5,400 SF	30	Sora 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 Coffee	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