



# CAPITAL VILLAGE

RANCHO CORDOVA, CA

SHOP SPACE FOR LEASE



## Retail

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FORMER RESTAURANT END CAP

2,384 SF (Restaurant improvements remain in space)

SHOP SPACE

1,390 SF vanilla shell improvements

1,482 SF vanilla shell improvements

1,505 SF former cell store adjacent to Starbucks

PROPERTY SUMMARY

ADDRESS	3151 -3301 Zinfandel Drive
CITY	Rancho Cordova, CA
GLA	94,525 SF
SITE AREA	12.32 acres
YEAR BUILT	2007
PARKING	425 Spaces / 4.50 per 1,000 RSF
ZONING	CVSPA (Capital Village Special Planning Area)





Site Plan



\*Parcel boundaries are approximate.





Center Tenants





# Demographic Snapshot

## POPULATION



2021 Total Population

1-MILE	3-MILE	5-MILE
17,532	71,758	195,362

2021 Total Daytime Population

1-MILE	3-MILE	5-MILE
21,353	82,567	197,693

## HOUSEHOLDS



2021 Total Households

1-MILE	3-MILE	5-MILE
6,307	26,172	75,817

## AFFLUENCE



2021 Average Household Income

1-MILE	3-MILE	5-MILE
\$87,270	\$90,312	\$105,750



Orange	Housing Communities
Grey	Office Parks
Yellow	Shopping Centers
Blue	Schools
Green	Parks





## Surrounding Office Parks



**688**  
TOTAL BUSINESSES  
WITHIN A 1-MILE RADIUS



**12,168**  
TOTAL EMPLOYEES  
WITHIN A 1-MILE RADIUS



**15 CLASS-A**  
OFFICE BUILDINGS  
IN IMMEDIATE PROXIMITY











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