

OFFICE SPACE FOR LEASE

PROMOTIONAL OFFER FOR NEW TENANTS!

\$1.50/SF FOR THE FIRST 12 MONTHS OF LEASE TERM

\$1.00/SF MOVING ALLOWANCE

***Minimum of a 5-year lease; as-is deals only.**

Capital Village

NOW AVAILABLE | SPEC SUITES COMPLETE | MOVE-IN READY!

Rancho Cordova, CA

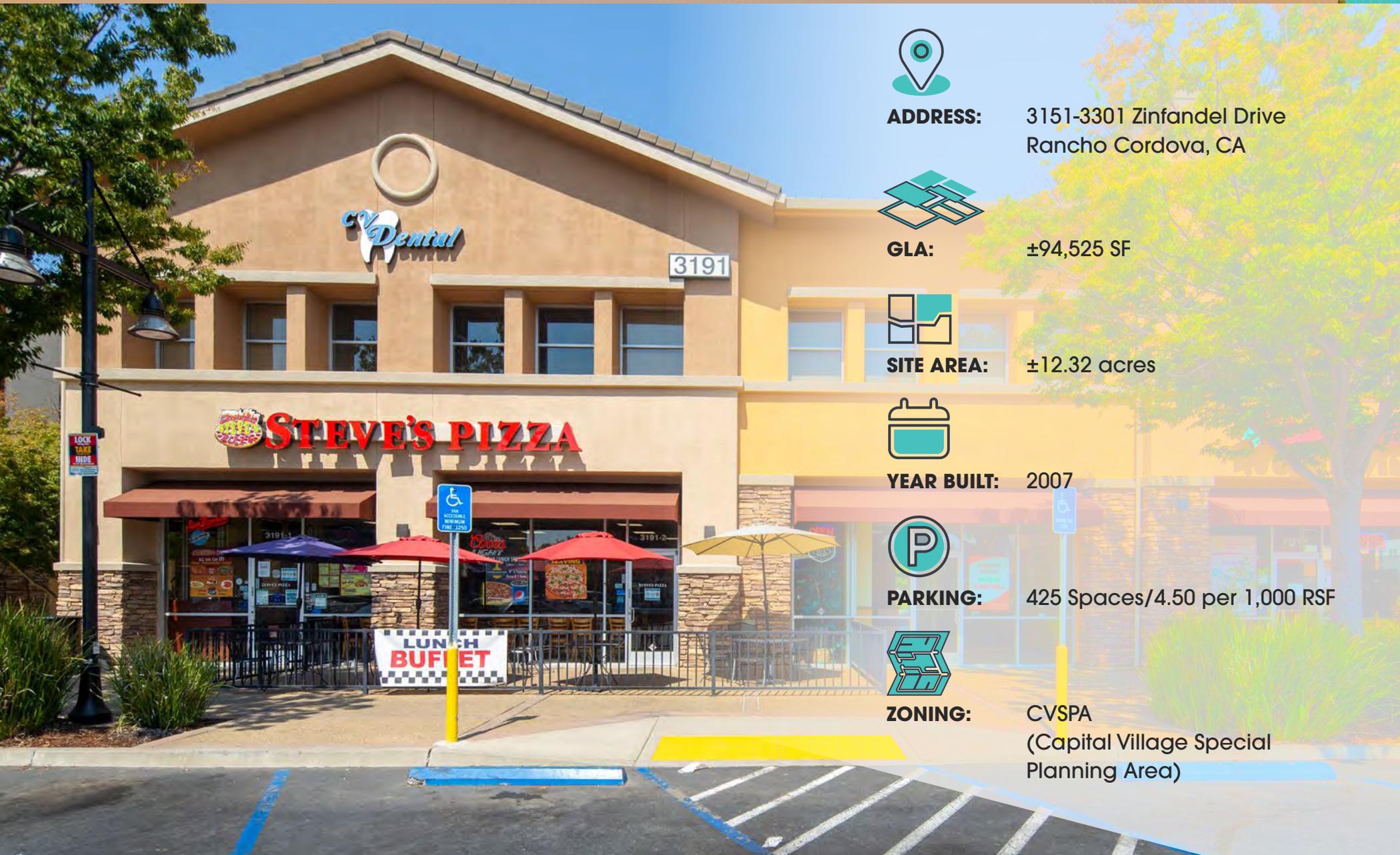
CBRE

PROPERTY OVERVIEW



Capital Village is a 94,525 square foot neighborhood retail center consisting of ten buildings on a 12-acre site in Rancho Cordova, California. The property is situated at the southeast corner of the intersection of Zinfandel Drive and Data Drive.

PROPERTY SUMMARY



ADDRESS: 3151-3301 Zinfandel Drive
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)

LOCATION OVERVIEW



3151-3301 ZINFANDEL DRIVE

SITE PLAN

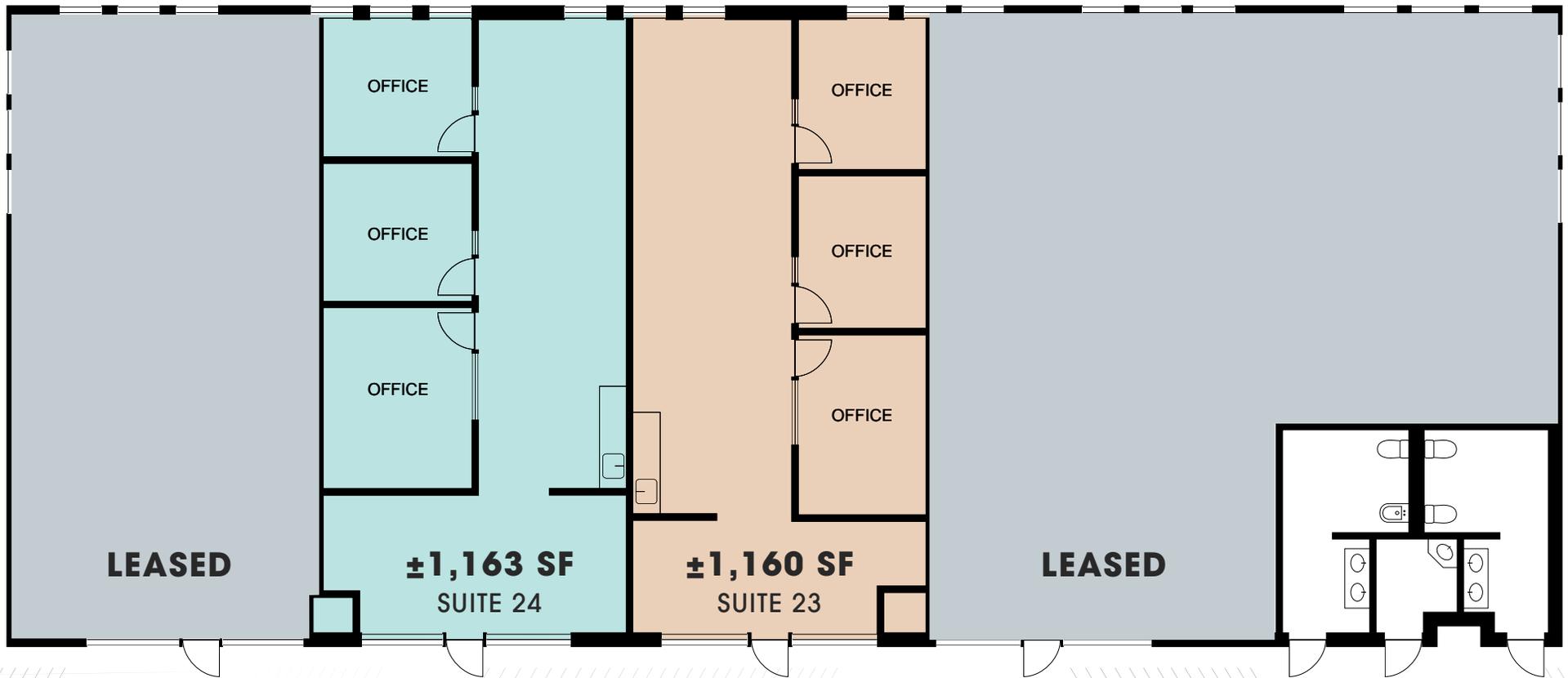


3187 ZINFANDEL DRIVE

FLOOR PLAN

SPEC SUITES COMPLETE | MOVE-IN READY OPTIONS!

OFFICE AVAILABLE: $\pm 1,160$ - $2,323$ SF



NEARBY AMENITIES

A SITE - CAPITAL VILLAGE

- Lowe's
- Rubio's Coastal Grill
- I Love Teriyaki
- Panera Bread
- Chili's
- Starbucks
- Wing-Stop
- T-Mobile
- H&R Block
- The Habit Burger Grill
- FedEx
- Anytime Fitness
- CVS Pharmacy
- Subway
- Steve's Pizza
- Sora Sushi
- Noodles & Company
- Mimosa House
- Poke Cube

B RANCHO CORDOVA TOWN CENTER

- Ross
- Marshall's
- Daiso
- Famous Footwear
- Panda Express
- Bath & Body Works
- GameStop
- Verizon
- Target
- Five Below
- Michael's
- ULTA
- Domino's

C ROSS PLAZA

- Fit Republic
- Jersey Mike's

D ZINFANDEL 50 CENTER

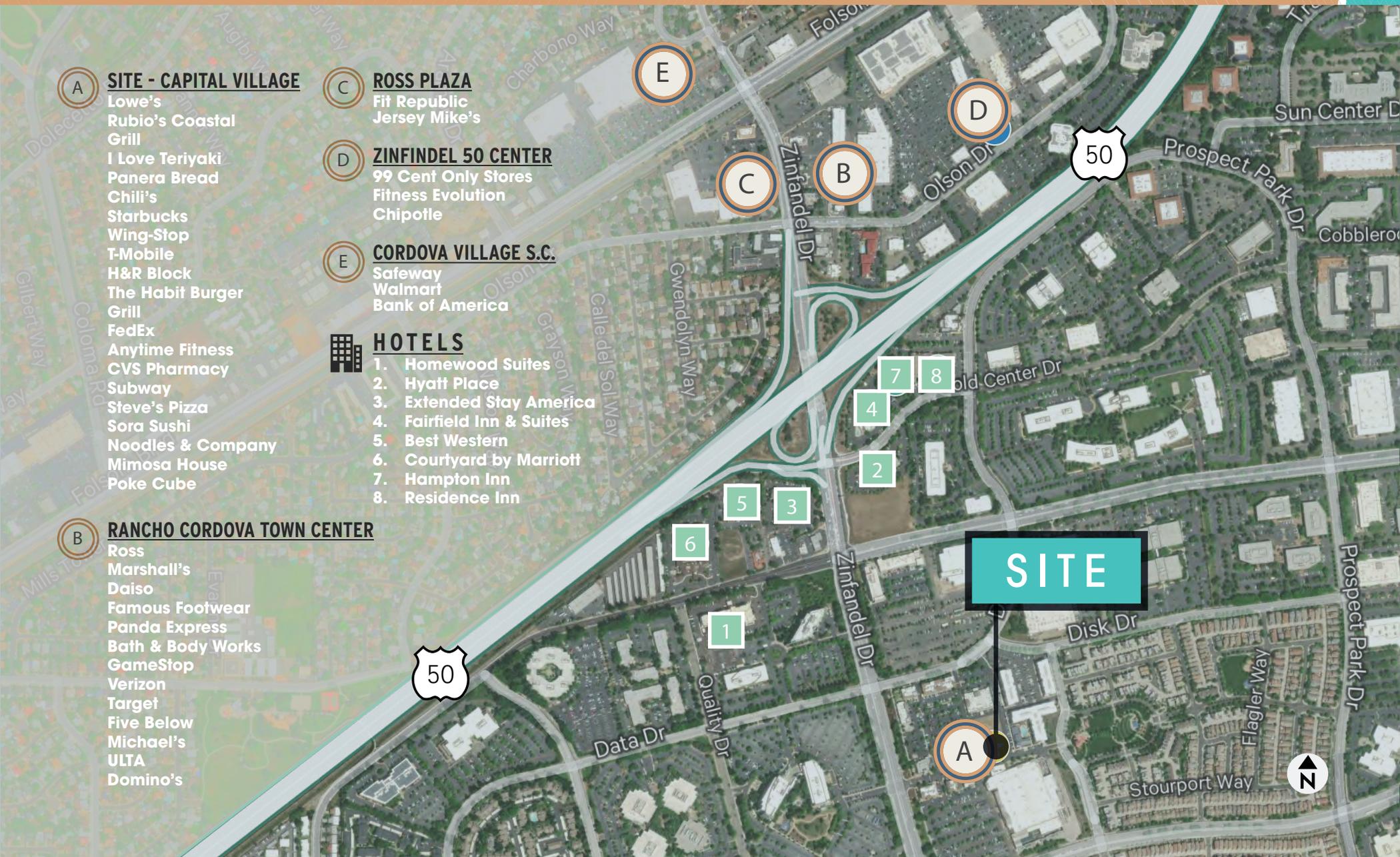
- 99 Cent Only Stores
- Fitness Evolution
- Chipotle

E CORDOVA VILLAGE S.C.

- Safeway
- Walmart
- Bank of America

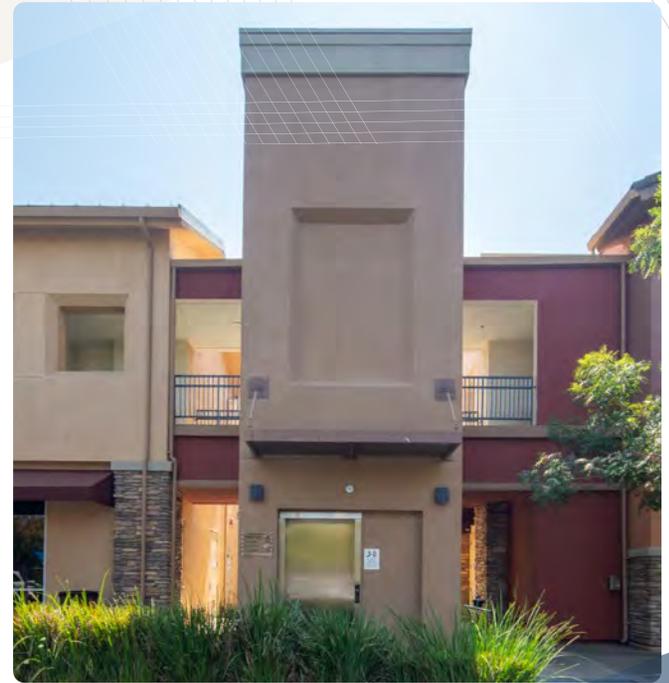
HOTELS

1. Homewood Suites
2. Hyatt Place
3. Extended Stay America
4. Fairfield Inn & Suites
5. Best Western
6. Courtyard by Marriott
7. Hampton Inn
8. Residence Inn



SITE





Capital Village

Rancho Cordova, CA

CONTACT US:

TONY WHITTAKER

Senior Vice President
+1 916 492 6914
tony.whittaker@cbre.com
Lic.01780828

NELLIE CRUZ

Vice President
+1 916 492 6915
nellie.cruz@cbre.com
Lic. 02086140

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All CBRE brokers eligible to receive this incentive must disclose such incentive to the tenant prior to signing a lease.

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