

## 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

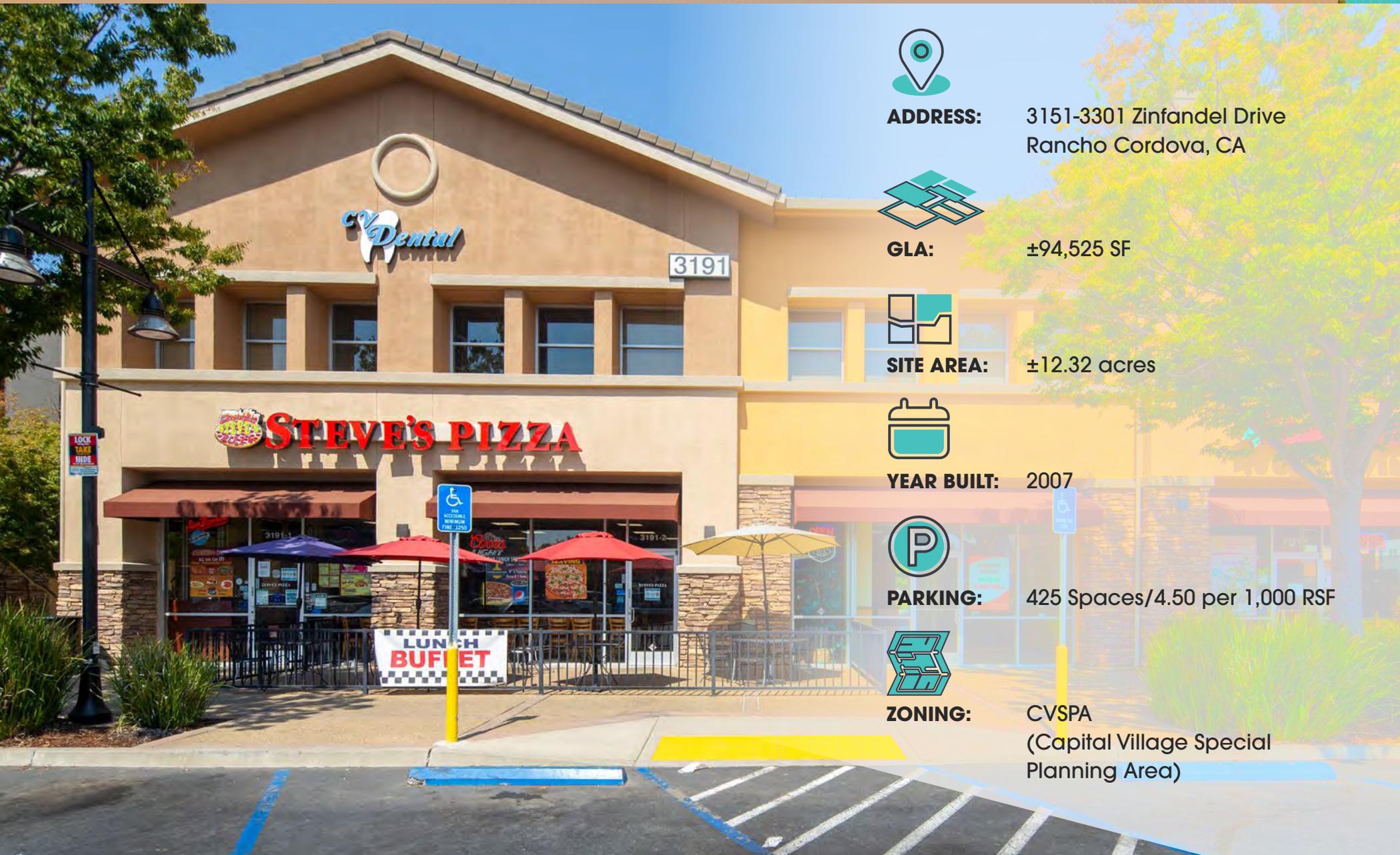
**CBRE**

# 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

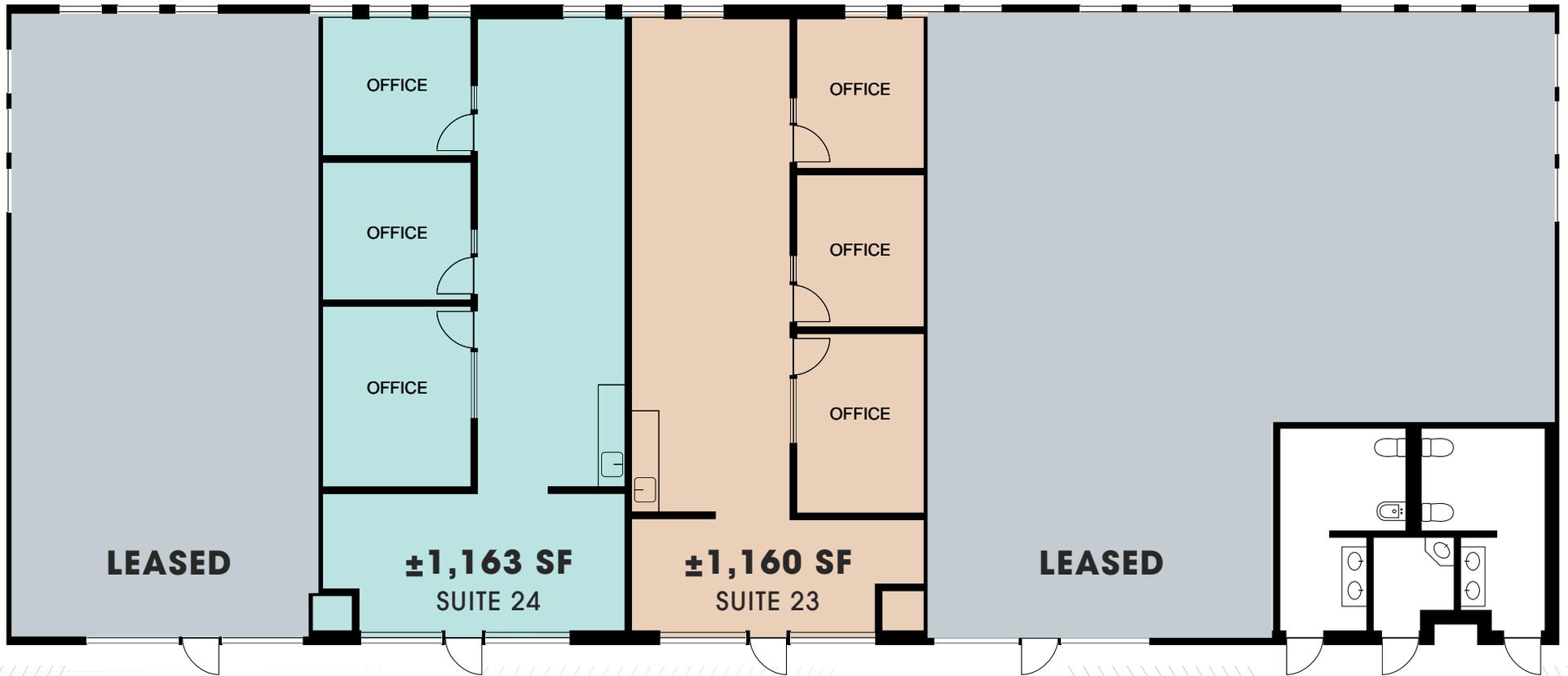


3187 ZINFANDEL DRIVE

# FLOOR PLAN

**SPEC SUITES COMPLETE | MOVE-IN READY OPTIONS!**

**OFFICE AVAILABLE: ±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**

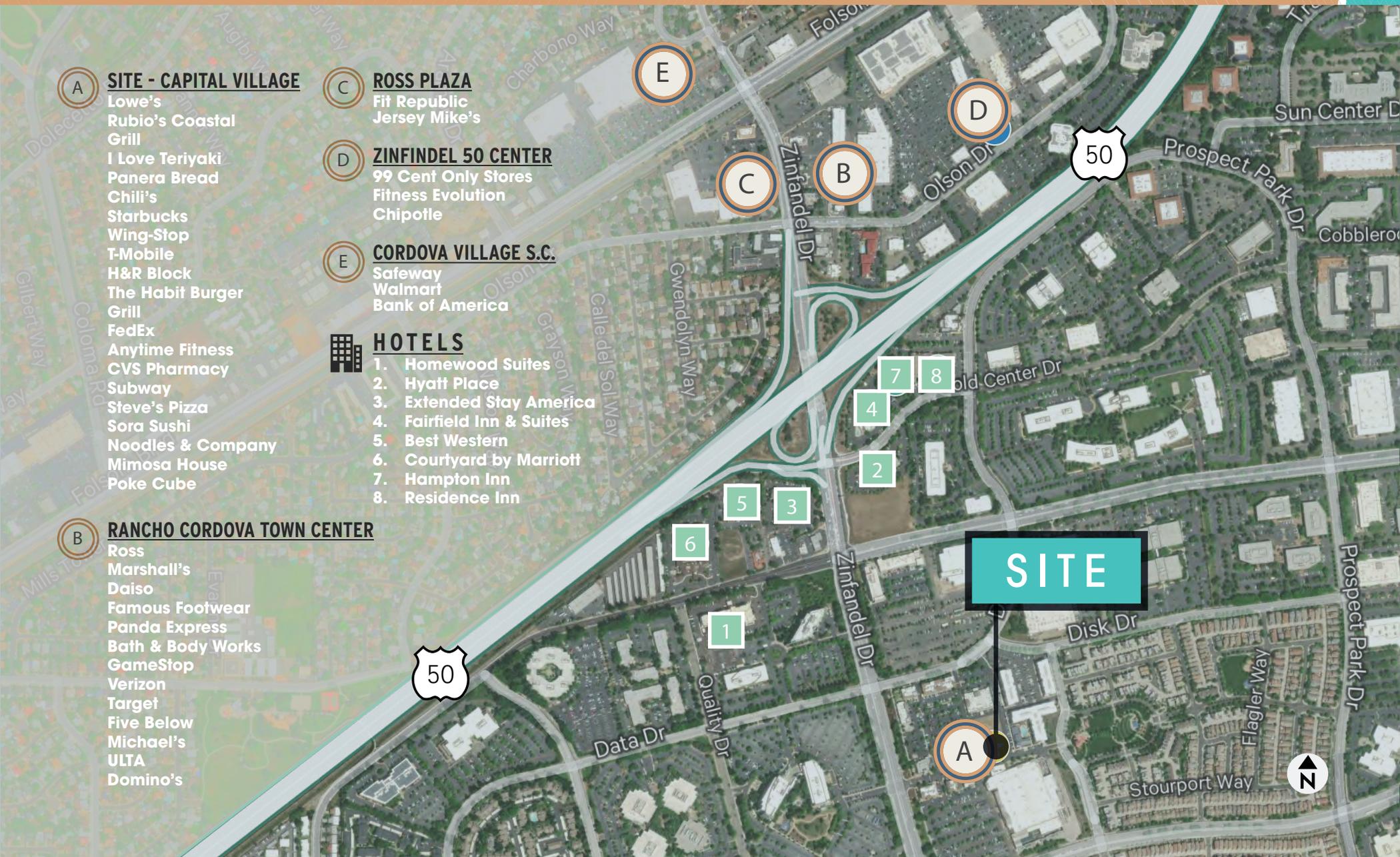
- 99 Cent Only Stores
- Fitness Evolution
- Chipotle

**E CORDOVA VILLAGE S.C.**

- Safeway
- Walmart
- Bank of America

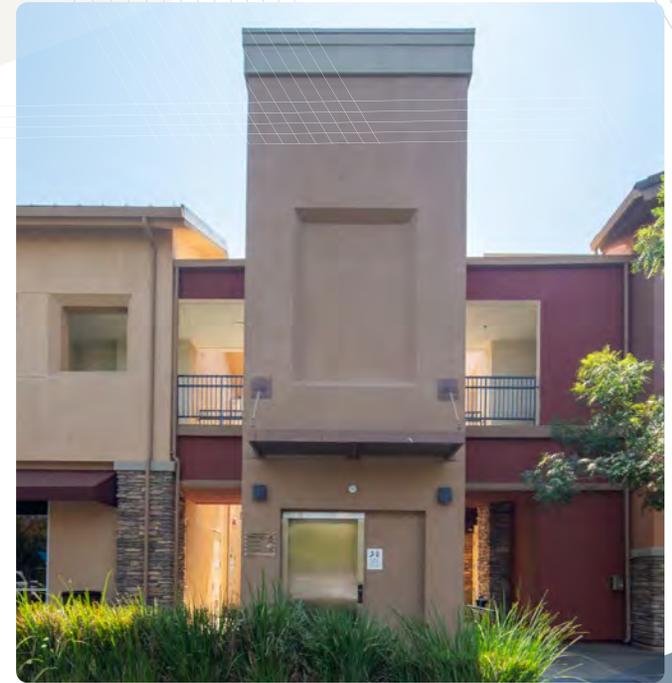
**HOTELS**

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:

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*\*This incentive is being offered by the ownership of **Capital Village** to brokers who meet the promotional terms. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive.*

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

[WWW.CBRE.COM/SACRAMENTO](http://WWW.CBRE.COM/SACRAMENTO)

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