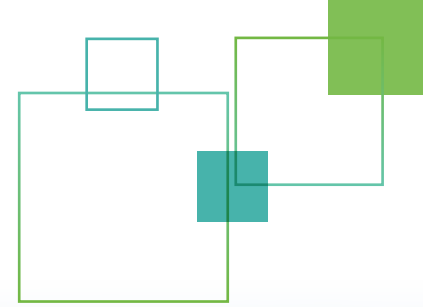


10470

OLD PLACERVILLE RD

SACRAMENTO, CA 95827



theWonderfulcompany™

R&D/WAREHOUSE/OFFICE FOR SALE OR LEASE

CBRE

PROPERTY FEATURES

ADDRESS: 10470 Old Placerville Rd
Sacramento, CA 95827

BUILDING SIZE: ±87,854 RSF

PARCEL SIZE: ±8.5 Acres

**YEAR BUILT/
RENOVATED:** 1978/2008

PARKING: 6.3/1,000 SF
570 spaces

CLEAR HEIGHT: 16 ft. - 22 ft.

ZONING: SPA - Mather Field

**ROOF
MEMBRANE:**

Mineral-surfaced cap sheet over
a multi-ply bituminous built-up
membrane

CONSTRUCTION:

Concrete tilt-up, steel frame,
steel truss roof

HVAC:

2x 115-ton rooftop package units
supplemented by 5x
gas-fired package units ranging
in size from 4-12.5 tons each

ELECTRICAL:

2400 amp, 480v

FIRE SAFETY:

Sprinklers, hydrants, detectors,
alarms, extinguishers



POTENTIAL USES & OPPORTUNITIES

*SPA Zoning
(Special Planning Area - Mather Field)*

- › Office
- › Medical
- › Laboratory
- › Research
- › Light Manufacturing
- › Specialized Schools
- › Wholesaling & Warehousing
- › Mini-Storage



LAB



MEDICAL



LIGHT MANUFACTURING



OFFICE

** Some of the uses mentioned above may require a use permit and have specific development standards. This list is provided as a courtesy only, and is any tenant's responsibility to confirm any intended use for the property with the City of Rancho Cordova at (916) 851-8700.*

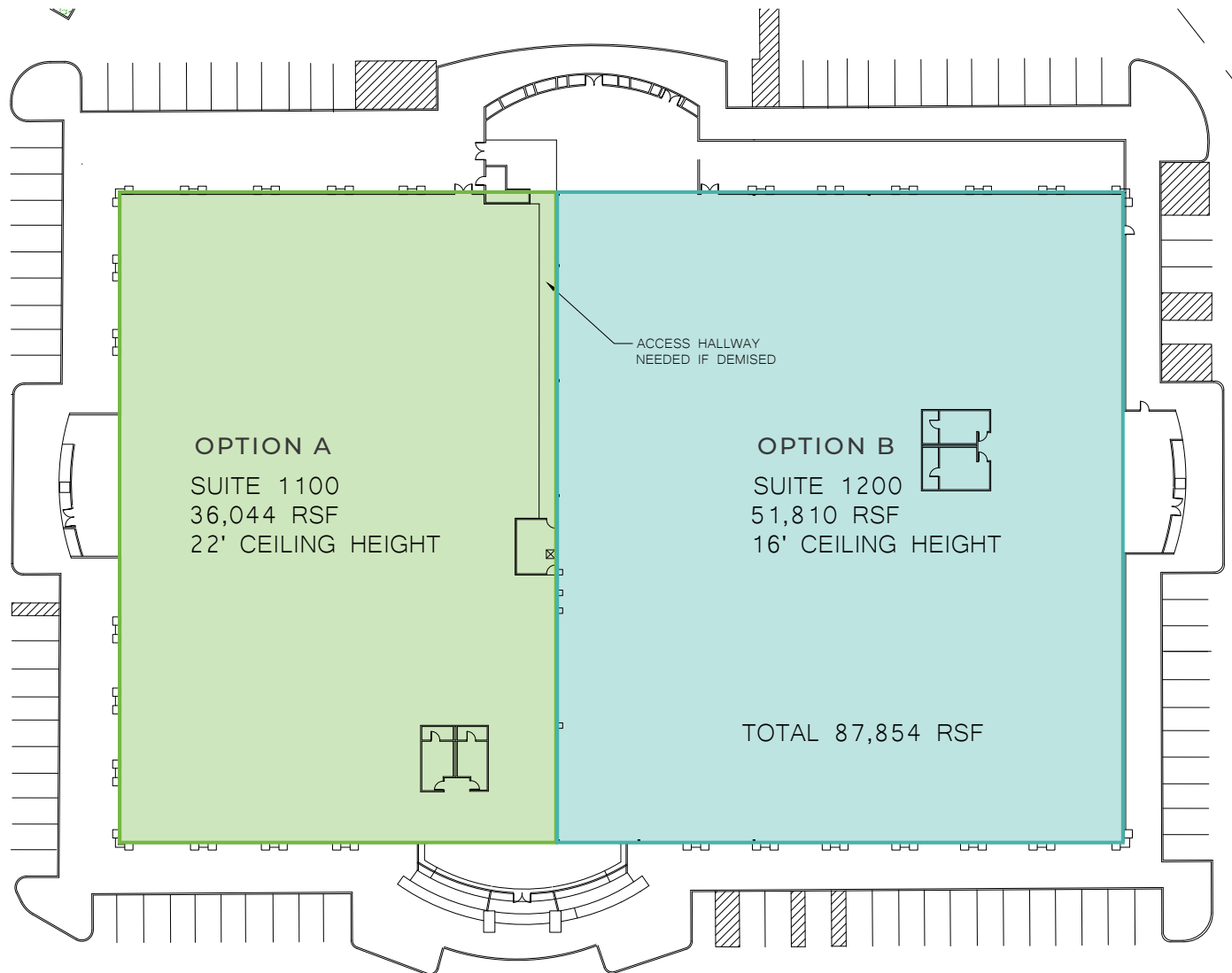
FLOOR PLAN FOR SALE OR LEASE - ±87,854 SF

OPTION A

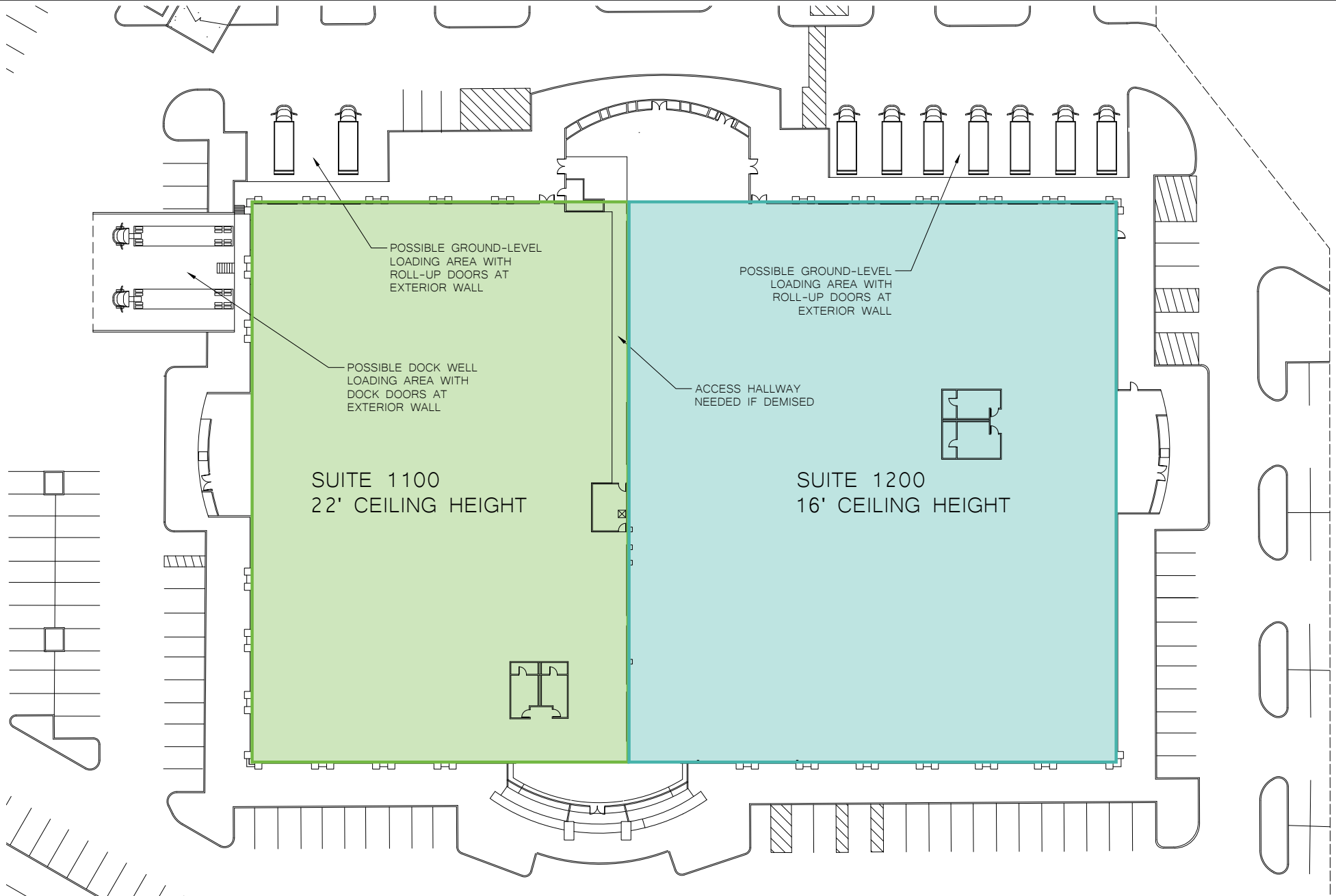
±36,044 RSF
22' CEILING HEIGHT

OPTION B

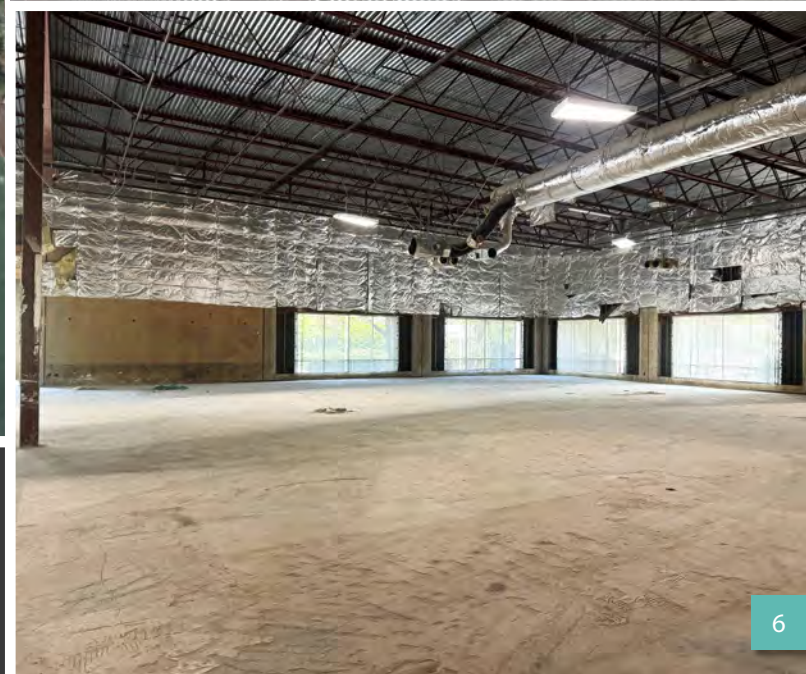
±51,810 RSF
16' CEILING HEIGHT



POTENTIAL DEMISE PLAN WITH POSSIBILITIES FOR LOADING DOCKS & ROLL-UP DOORS



SITE PLAN



INTERIOR CONDITION

PROPERTY PHOTOS





NEARBY AMENITIES

1 ROCKINGHAM PLAZA

Taqueria La Bonita	Fusion Boba
Distinct PhysiqueFitness	Kiki's Chicken
Sandwich Spot	Little Buddha Thai Bistro

2 ROCKINGHAM/MATHER

Taqueria Los Compadres	Burger Station
Days Inn & Suites	

3 CAPITAL VILLAGE

Lowe's	Noodles & Company
Rubio's Coastal Grill	Panera Bread
Chili's Grill & Bar	Wingstop
Anytime Fitness	Mimosa House

DRIVE TIMES

To Downtown:	15 Minutes
To Mather Executive Airport:	5 Minutes
To SMF:	25 Minutes
To Lake Tahoe:	2 Hours
To San Francisco Bay Area:	2 Hours 30 Minutes

10470

OLD PLACERVILLE RD

SACRAMENTO, CA 95827

CONTACTS

JASON GOFF

Executive Vice President

+1 916 446 8222

Jason.goff@cbre.com

Lic. 01205230

RYAN DEANGELIS

Executive Vice President

+1 916 492 6975

ryan.deangelis@cbre.com

Lic. 01280330

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

www.cbre.com/sacramento

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_August2026