

SUITE 200

3330 DATA DRIVE

*Suite 200 ±11,194 RSF | \$1.60/SF, FSG
5% Procuring Fee + \$0.50/SF Bonus
Turn-Key Tenant Improvements Available!*

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RANCHO CORDOVA, CA



Opportunity Highlights

Suite 200 ±11,194 RSF

Private Restrooms

Private Exterior Entrance

Classic Brick Architecture - Built in 1988

Turn-Key Tenant Improvements Available

Located off Highway 50, at the Zinfandel Drive exit

Many restaurants and hotels nearby for visitors and staff

Parking on three sides of the building

Outdoor patio with water feature adjacent to the building - perfect place for lunch/breaks

±11,194 SF

AVAILABLE

\$1.60/SF

FSG RATE (SF/MO)

FLOOR PLAN



±11,194 SF

AVAILABLE

\$1.60/SF

FSG RATE (SF/MO)

NOW

AVAILABLE







ABOUT RANCHO CORDOVA

The City of Rancho Cordova is an emerging urban center, with 65,000 who work there and nearly 75,000 who live there. With almost 34 million square feet of commercial and industrial space, Rancho Cordova recognizes how important it is to keep businesses healthy and thriving. The community is growing three times as fast as Sacramento County and the state as a whole and has an abundance of room for new retailers.

 Population

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,909	63,483	783,104
Households			
AVERAGE HOUSEHOLD INCOME	\$82,076	\$95,526	\$105,581
MEDIAN HOME VALUE 2020	\$317,282	\$369,334	\$418,594
MEDIAN AGE	37.1	38	40



QUICK FACTS



Rancho Cordova is a young city, incorporated in 2003.



Population of over 75,000 people and in a region boasts more than 2 million.



Adjacent to the Mather Airport and less than 30 minutes away are the Sacramento International Airport and the Port of Sacramento.



The office submarket is the 2nd largest outside of downtown Sacramento.



Over 3,000 companies do business in Rancho Cordova.



Above the floodplain and far away from earthquake fault lines.



The state capitol is only 13 miles away.

SACRAMENTO REGIONAL ECONOMY

California's sixth-most populous metro, momentum in job growth has continued in the Golden State's capital. Outsized recessionary losses and subsequent subpar job growth left this market behind in the recovery, but employment gains have outpaced the national average since 2012. Job growth continues to come in above the U.S. norm and has averaged about 3% since 2012.

Education and health services, as well as Leisure and Hospitality, have been among the strongest growth sectors this cycle. The Education and Health Services sector has been the largest contributor to job growth since the bottom of the downturn, and again led the way in 2023. Total employment in this sector is about 20% above its prerecession peak. Within the Professional and Business Services sector, administrative and support jobs have benefited, due to the metro's low business costs attract firms with back-office operations.

Modest gains are expected in the long-stagnant state and local Government sector, which is by far the largest component of the metro's workforce. Government employment constitutes 25% of all jobs in the metro, the highest share of Government employment in the country, topping even Washington, D.C. in public sector employment.

Sacramento's relative affordability remains one of its biggest draws. Household growth has continued to surpass the rate of single-family and apartment deliveries, and forecasts show that population growth over the next five years will continue to outpace the national average. In recent years, Bay Area residents, as well as people in Los Angeles and San Diego, have shown interest in Sacramento to escape exorbitant housing costs. Bay Area residents continue to conduct the largest share of Sacramento online apartment searches outside of metro residents.

Tech employment does exist in Sacramento, as Apple, Intel, Micron Technology, and Hewlett Packard Enterprises each have operations here. Tech startups have a presence as well, including some who relocated from the Bay Area. Silicon Valley is only about 100 miles away and operates in an entirely different world for attracting high-income, usually tech-oriented employment. Rents in Sacramento are less than half of San Francisco's and tech tenants have begun to relocate here because the Bay Area's venture capital firms, engineering schools, and entrenched culture offer better incentives.



THE EDGE IN YOUR MARKET

For over 50 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast.

Our team boasts over 900 local market specialists and top-producing professionals – serving out of 20 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt and equity finance services for all property types.



COMMERCIAL BROKERAGE

\$12B

ANNUAL TRANSACTION VOLUME

500+

NO. OF BROKERS

ASSET SERVICES

53M SF

MANAGEMENT PORTFOLIO

770+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,800

ASSIGNMENTS ANNUALLY



Exclusively listed by

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