

3043 GOLD CANAL DRIVE, RANCHO CORDOVA, CA 95670

3043

GOLD CANAL DRIVE

BUILD YOUR VISION

±26,569 SF FOR SALE

±1,332 SF - ±16,555 AVAILABLE FOR LEASE



A BLANK CANVAS IN THE HEART OF RANCHO CORDOVA

3043 Gold Canal Drive presents a rare opportunity to own or lease a high-quality professional office building in one of Sacramento's most dynamic submarkets. Situated in the heart of Rancho Cordova, this two-story, ±26,569 SF multi-tenant office building offers unmatched flexibility for both investors and owner-users.

Originally developed by an owner/user, the property has been well-maintained and is currently partially leased, providing immediate in-place income with the potential for owner occupancy or further lease-up. This makes it an ideal fit for a business seeking a customizable location or an investor looking for a value-add opportunity.

Positioned within Prospect Park, one of the premier business parks in the region, the property is offered at a price significantly below replacement cost and recent comparable sales. With stable cash flow and upside potential through leasing or rental rate adjustments, this is a compelling acquisition in a market poised for continued growth.

Rancho Cordova is widely recognized as one of the best-run cities in Northern California, known for its business-friendly government, efficient permitting, and ongoing infrastructure investment. The city's reputation has attracted numerous Fortune 500 companies and major employers, making the Highway 50 Corridor the region's core employment center. With excellent access to major freeways, public transit, and a wide range of amenities, 3043 Gold Canal Drive is ideally positioned to serve both tenants and owner/users seeking a strategic, growth-oriented location.



Situated in the HWY 50 submarket—which is Sacramento's largest suburban office market—with close proximity to retail amenities and restaurants



High visibility on Gold Canal Drive with easy access to Hwy 50



Attractive 2007 construction with mature landscaping



Zoned OIMU - a flexible zoning which allows for a diverse set of uses

SITE OVERVIEW



ADDRESS:	3043 Gold Canal Drive, Rancho Cordova, CA 95670
TOTAL BLDG SF:	±26,569 SF
PARCEL SIZE:	±1.19 Acres (±51,836 SF)
APN:	072-0470-029
ZONING:	Office Industrial Mixed Use (OIMU), City of Rancho Cordova
BUILDING CLASS:	B
YEAR BUILT:	2007
SPRINKLERS:	Yes
ELEVATOR:	One (1)

ASKING SALES PRICE

\$3,733,915 (\$145/SF)

ASKING LEASE RATE

\$1.65/SF, Full-Service Gross

AVAILABLE SPACE

±1,332 - ±16,555 SF

RANCHO CORDOVA, CA

DEMOGRAPHICS

POPULATION



WITHIN 2 MILES	WITHIN 5 MILES
36,394	180,696

MEDIAN AGE



WITHIN 2 MILES	WITHIN 5 MILES
37.6	40.4

MEDIAN HOME VALUE



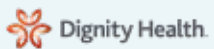
WITHIN 2 MILES	WITHIN 5 MILES
\$399,915	\$501,136

MEDIAN HOUSEHOLD INCOME



WITHIN 2 MILES	WITHIN 5 MILES
\$83,327	\$90,646

TOP 10 EMPLOYERS



KEY INCENTIVES

ECONOMIC INCENTIVE PROGRAMS OFFERED BY THE CITY OF RANCHO CORDOVA

Each project will be reviewed on a case-by-case basis in accordance with city criteria.

BUSINESS FEE ASSISTANCE

Business fee assistance awards will depend on the benefits of each project and the availability of designated funds.

LEARN MORE

Job and Talent Attraction Program

Economic Incentive Program

ECONOMIC DEVELOPMENT GRANTS

Economic development grant awards are available up to \$50,000. Requests exceeding this amount may be considered but must clearly demonstrate measurable economic benefits to the City. Any request over \$50,000 must receive approval from the City's Economic Development Committee prior to moving past the initial Phase I review process.

The final grant amount awarded is at the sole discretion of the City and will reflect the unique contributions of each business to the community.

Grants may be used for:

- Rental assistance
- Equipment and furnishings
- Marketing
- Promotion of grand opening activities
- Other approved expenses related to opening or locating a business within the City

JOBS AND TALENT ATTRACTION PROGRAM

The City has established a dedicated fund to support the growth of high-wage jobs in eligible industries.

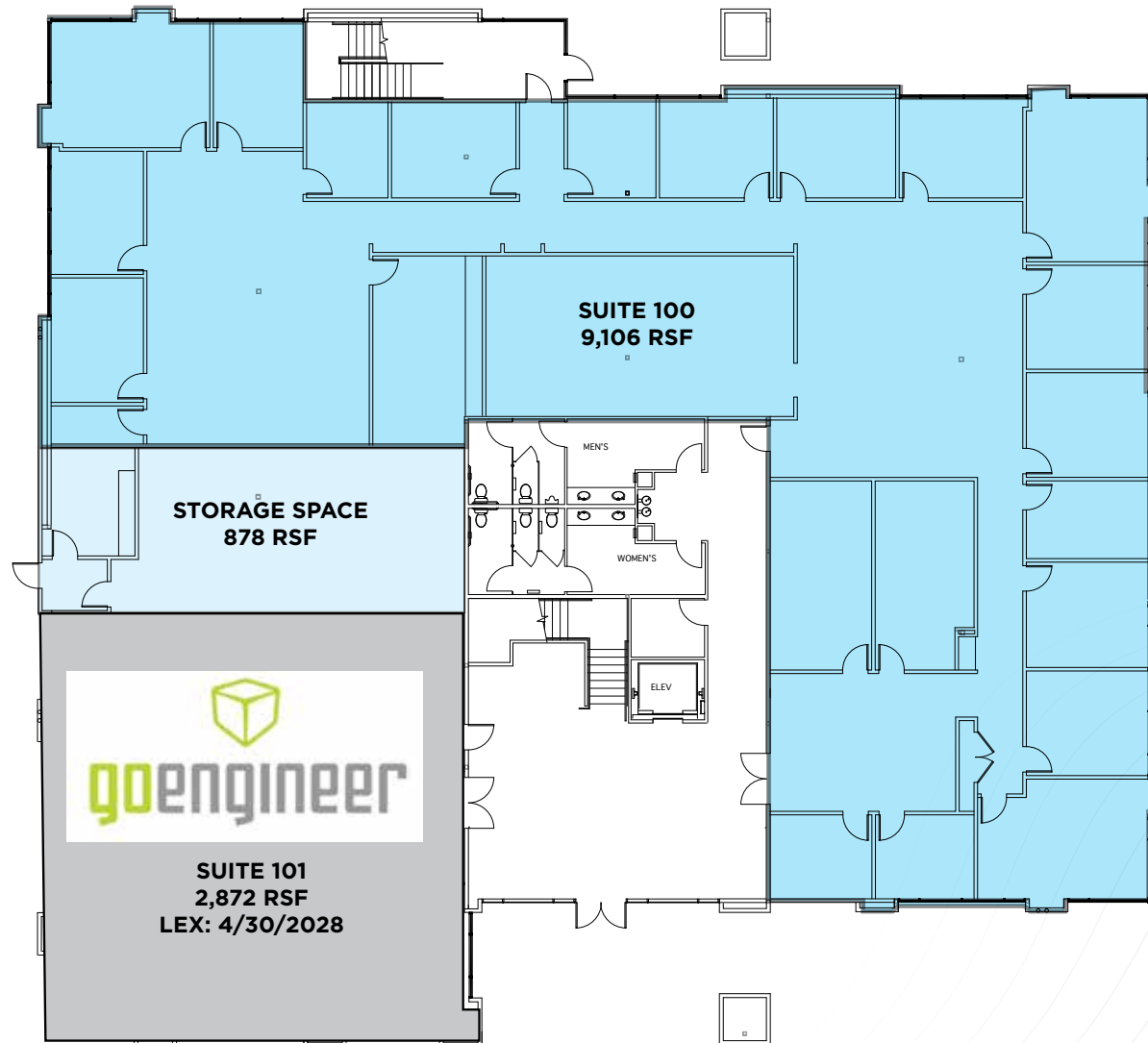
For each net new job created at or above \$100,000 in W2 wages, companies may receive up to \$10,000 per position, awarded over a five-year period:

- \$2,000 upon initial hiring (Year 1)
- \$2,000 annually in Years 2 through 5 (post-performance basis)

Multi-year applications are allowed, provided the total period does not exceed five years. Continued funding is subject to availability and requires annual review of company financials and job creation metrics.

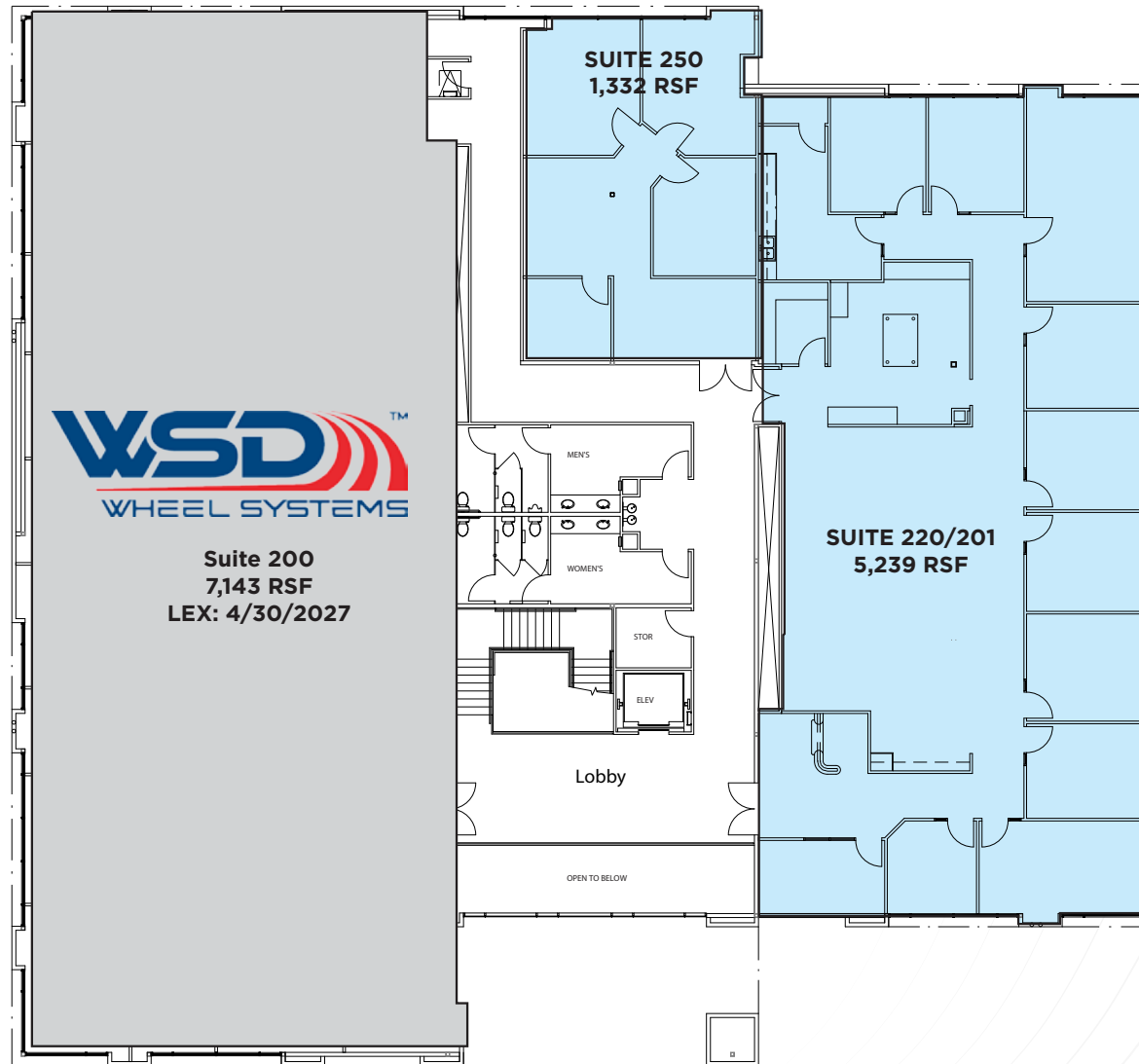
FIRST FLOOR

- Suite 100 & Storage can be combined for ±9,984 SF

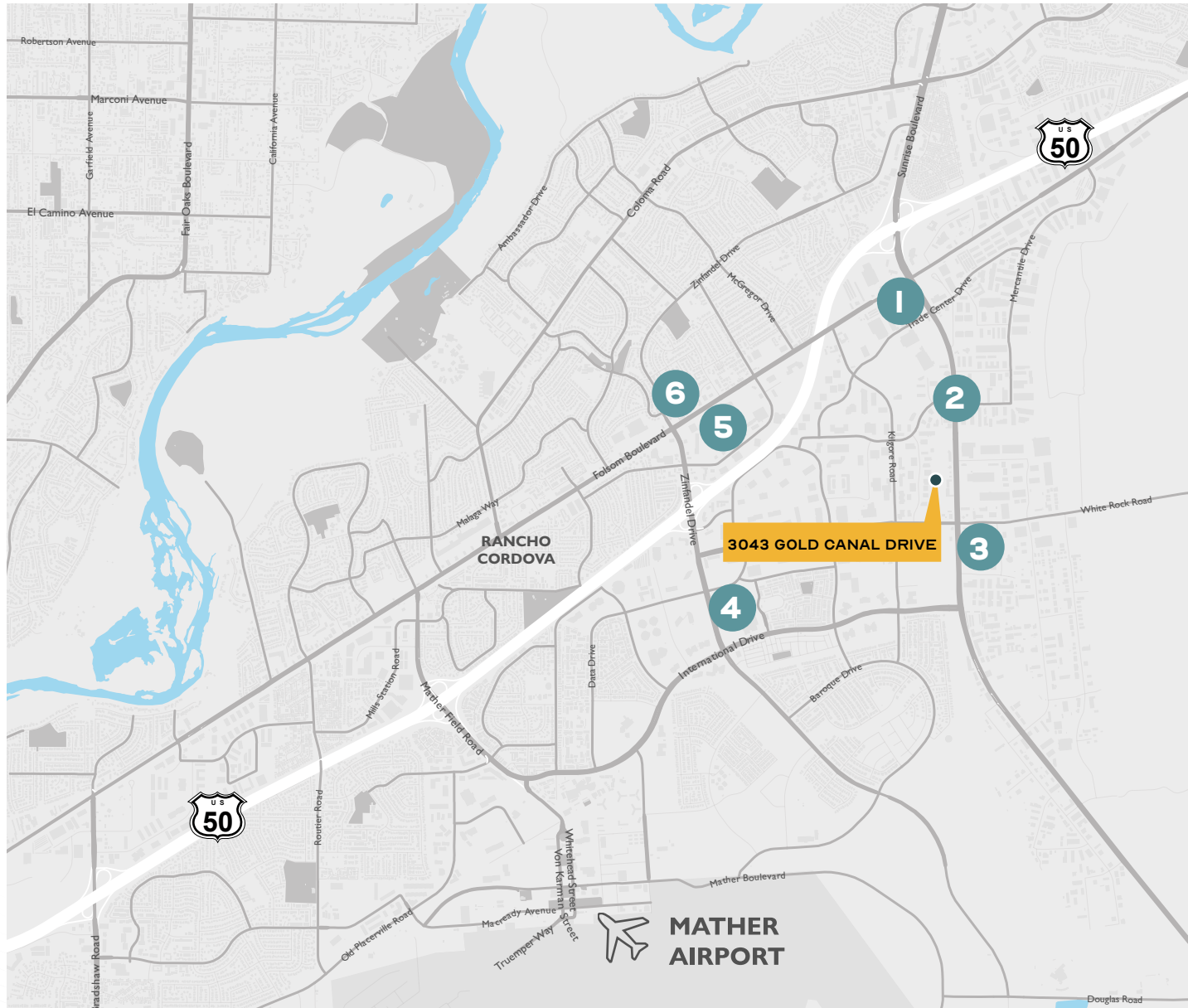


SECOND FLOOR

- Suites 201, 220, and 250 can be combined for ±6,571 SF



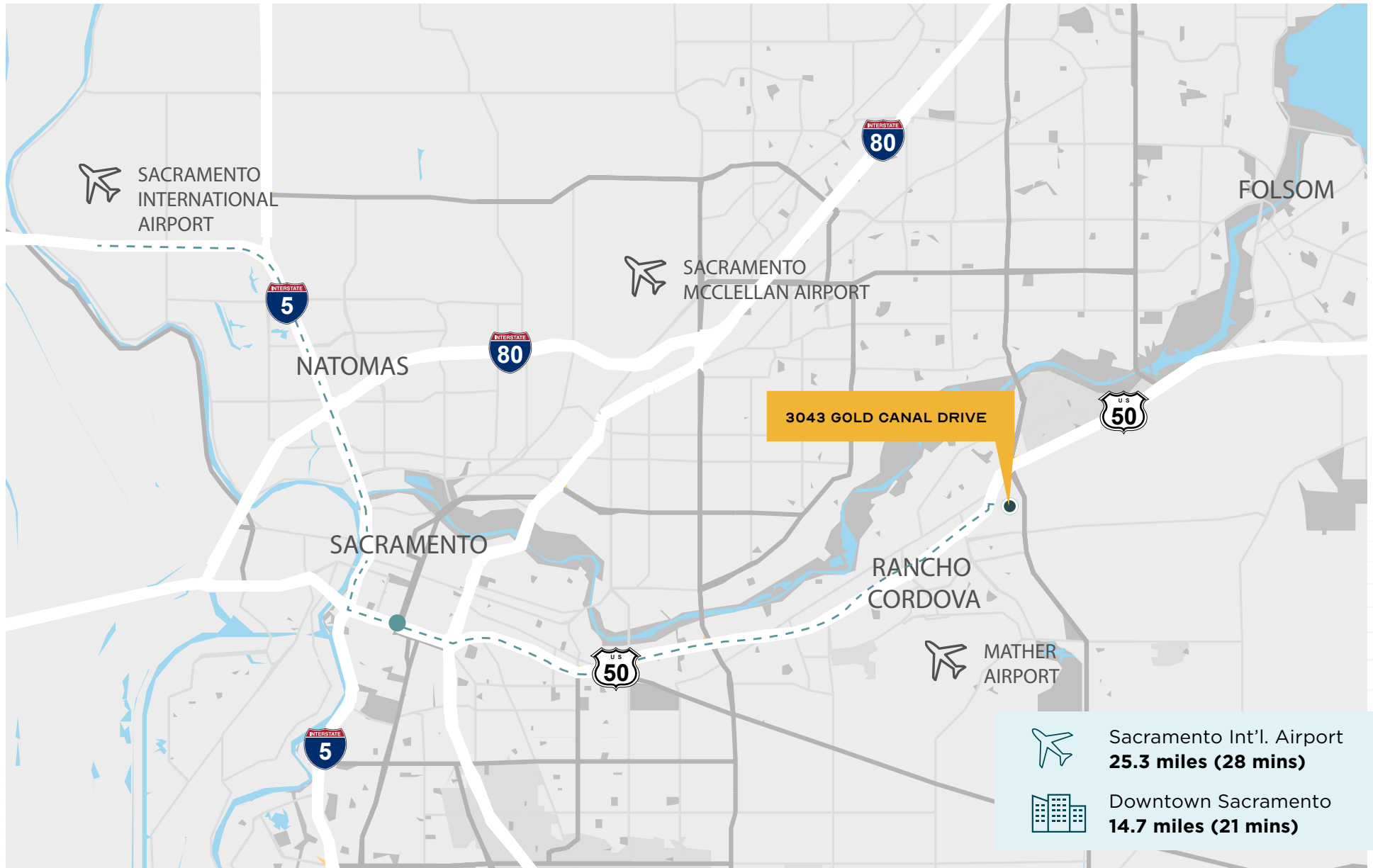
NEARBY AMENITIES



WITHIN 5 MINUTES

- 1**
 - Staples
 - Wendy's
 - The Home Depot
- 2**
 - Taco Bell
 - Togo's Great Sandwiches
 - Pocket Deli
 - Burning Barrel Brewing Co.
 - Shahrzad Restaurant
- 3**
 - Costco
 - McDonald's
 - Carl's Jr
 - Starbucks
- 4**
 - Chili's
 - Lowe's
 - FedEx
 - The Habit
 - Panera
 - Starbucks
 - Rubio's
- 5**
 - Target
 - Chipotle
 - The Golden 1
 - Jamba Juice
 - Panda Express
 - 99¢ Only
 - AmPm
 - Rubio's
 - AutoZone
 - USPS
 - Ross Dress for Less
 - Jiffy lube
- 6**
 - Bank of America
 - WalMart Supercenter
 - Safeway

DRIVE TIMES



SALES COMPARABLES



SUBJECT PROPERTY

3043 Gold Canal Dr
Rancho Cordova, CA 95670

AREA

Gold River

SALE DATE

For Sale

PRICE

\$3,773,915

PRICE/SF

\$145

BLDG SF

±26,569 SF



SALES COMPARABLE

104 Woodmere Road
Folsom, CA 95630

AREA

Folsom

SALE DATE

05/15/2025

PRICE

\$13,000,000

PRICE/SF

\$153

BLDG SF

±84,756 <?xml version="1.0"



10520 Armstrong Ave
Rancho Cordova, CA 95670

AREA

Mather

SALE DATE

05/28/2024

PRICE

\$2,201,000

PRICE/SF

\$227

BLDG SF

±9,664 SF



11231 Gold Express Dr
Rancho Cordova, CA 95670

AREA

Gold River

SALE DATE

03/18/2024

PRICE

\$1,850,000

PRICE/SF

\$164

BLDG SF

±11,303 SF



Point East Plaza
2489 Sunrise Blvd
Rancho Cordova, CA 95670

AREA

Rancho Cordova

SALE DATE

02/26/2025

PRICE

\$3,050,000

PRICE/SF

\$134

BLDG SF

±22,802 SF



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