

FOR LEASE | ROCKINGHAM PLAZA

3346 MATHER FIELD RD, RANCHO CORDOVA, CA 95827

LOCATED AT THE FIRST SIGNALIZED INTERSECTION JUST SOUTH OF HIGHWAY 50 ON MATHERFIELD RD



Veronica Sukkary

Associate | Office & Retail

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Available Spaces

Building C

- 3346: ±2,339 SF
Versatile retail/flex space with strong storefront presence and functional office/warehouse mix. Includes five offices, ADA restroom, mezzanine storage, and grade-level door. Ideal for retail, service, or contractor use requiring both visibility and operational capacity.



Property Highlights

- Located next to Mather Air Force Base and Sacramento VA Medical Center
- Immediate Freeway Access to Highway 50
- Surrounded by Dense Neighborhoods
- Average Daily Traffic Counts:
Rockingham Dr: 18,215 Vehicles Per Day
Matherfield Field Rd: 40,905 Vehicles Per Day
Highway 50: 160,572 Vehicles Per Day



LEASE RATE: \$1.35/SF/MONTH, NNN

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| Building A | | |
|------------|------------|-------------------------------|
| Suite | Tenant | Size |
| 1 | 10366 A | Better Decisions ±1,430 SF |
| 2 | 10366 B | GT Auto Sales ±2,221 SF |
| 3 | 10364 A | KV Lash ±1,832 SF |
| 4 | 10364 B | Auto Sales ±1,051 SF |
| 5 | 10360-62 A | Blaze Food Trailers ±3,642 SF |
| 6 | 10360-62 B | Blaze Food Trailers ±3,643 SF |

| Building B | | |
|------------|------------|----------------------------|
| Suite | Tenant | Size |
| 1 | 10394 | Kiki's Chicken ±2,228 SF |
| 2 | 10392 A | Tax Office ±1,168 SF |
| 3 | 10392 B | AVAILABLE ±1,127 SF |
| 4 | 10390 | Office ±2,230 SF |
| 5 | 10388 | Scurti Orthotics ±2,175 SF |
| 6 | 10384-86 | AVAILABLE ±4,598 SF |
| 7 | 10380-82 | CAT Exteriors ±6,465 SF |
| 8 | 10378 A | AVAILABLE ±3,000 SF |
| 9 | 10376-78 B | Storage ±993 SF |
| 10 | 10376 A | AVAILABLE ±2,692 SF |

| Suite | Tenant | Size |
|-------|--------|--------------------------|
| 1 | 3366 | Total Wireless ±843 SF |
| 2 | 3364 | Barber ±438 SF |
| 3 | 3362 | GeoMaps ±905 SF |
| 4 | 3360 | Fusion Coffee ±1,775 SF |
| 5 | 3358 | State Farm ±1,900 SF |
| 6 | 3356 | Leased ±1,964 SF |
| 7 | 3354 | Aabica Medical ±1,901 SF |
| 8 | 3352 | AVAILABLE ±2,065 SF |
| 9 | 3350 | AVAILABLE ±3,178 SF |

| Building C | | |
|------------|--------|-----------------------------|
| Suite | Tenant | Size |
| 10 | 3348 | VCA Animal ±4,012 SF |
| 11 | 3346 | AVAILABLE ±2,339 SF |
| 12 | 3344 | Massage ±3,360 SF |
| 13 | 3342 | AVAILABLE ±929 SF |
| 14 | 3340 | Dentist ±2,083 SF |
| 15 | 3338 | Metro by T-Mobile ±922 SF |
| 16 | 3338 B | Storage ±1,216 SF |
| 17 | 3336 | Cigarettes & More ±2,128 SF |
| 18 | 3334 | Little Buddah ±2,502 SF |

| Suite | Tenant | Size |
|-------|--------|-------------------------|
| 19 | 3332 | La Bonita ±1,856 SF |
| 20 | 3330 | AVAILABLE ±5,534 SF |
| 21 | 3330 A | TL Salon ±884 SF |
| 22 | 3328 | Sandwich Spot ±1,775 SF |
| 23 | 3328 B | Storage ±424 SF |
| 24 | 3326 | Leased ±1,742 SF |
| 25 | 3326 B | Storage ±575 SF |
| 26 | 3324 A | Ari Tailor ±1,242 SF |
| 27 | 3324 B | Storage ±1,127 SF |

SITE PLAN



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| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|-----------|-----------|
| Population | 17,753 | 82,158 | 208,344 |
| Households | 6,683 | 30,404 | 80,094 |
| Average Household Income | \$85,536 | \$122,536 | \$135,503 |
| Median Age | 33.7 | 38.0 | 39.8 |
| Total Businesses | 591 | 3,752 | 8,933 |
| Daytime Demographics 16+ | 13,921 | 65,759 | 168,513 |
| White Collar Workers | 53.1% | 62.3% | 66.1% |
| Blue Collar Workers | 46.9% | 37.7% | 33.9% |

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