

FOR LEASE | ROCKINGHAM PLAZA

10384-86 ROCKINGHAM DR, RANCHO CORDOVA, CA 95827

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



Veronica Sukkary

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Available Spaces

Building B

- 10384-86: ±4,598 SF
Well-configured assembly or office space featuring a defined reception, three private offices, and a large open congregation area with raised platform. Exposed wood beam ceilings and strong utility infrastructure create a functional yet character-rich environment. Rear workspace with 240V power and dual access enhances operational flow.



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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Building B
10384-86 B Rockingham Dr
±4,598 SF



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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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