

FOR SALE OR LEASE

11185

INTERNATIONAL DRIVE

RANCHO CORDOVA, CA



CBRE

INVESTMENT PROPERTIES — CA / AZ / NV / OR / CO

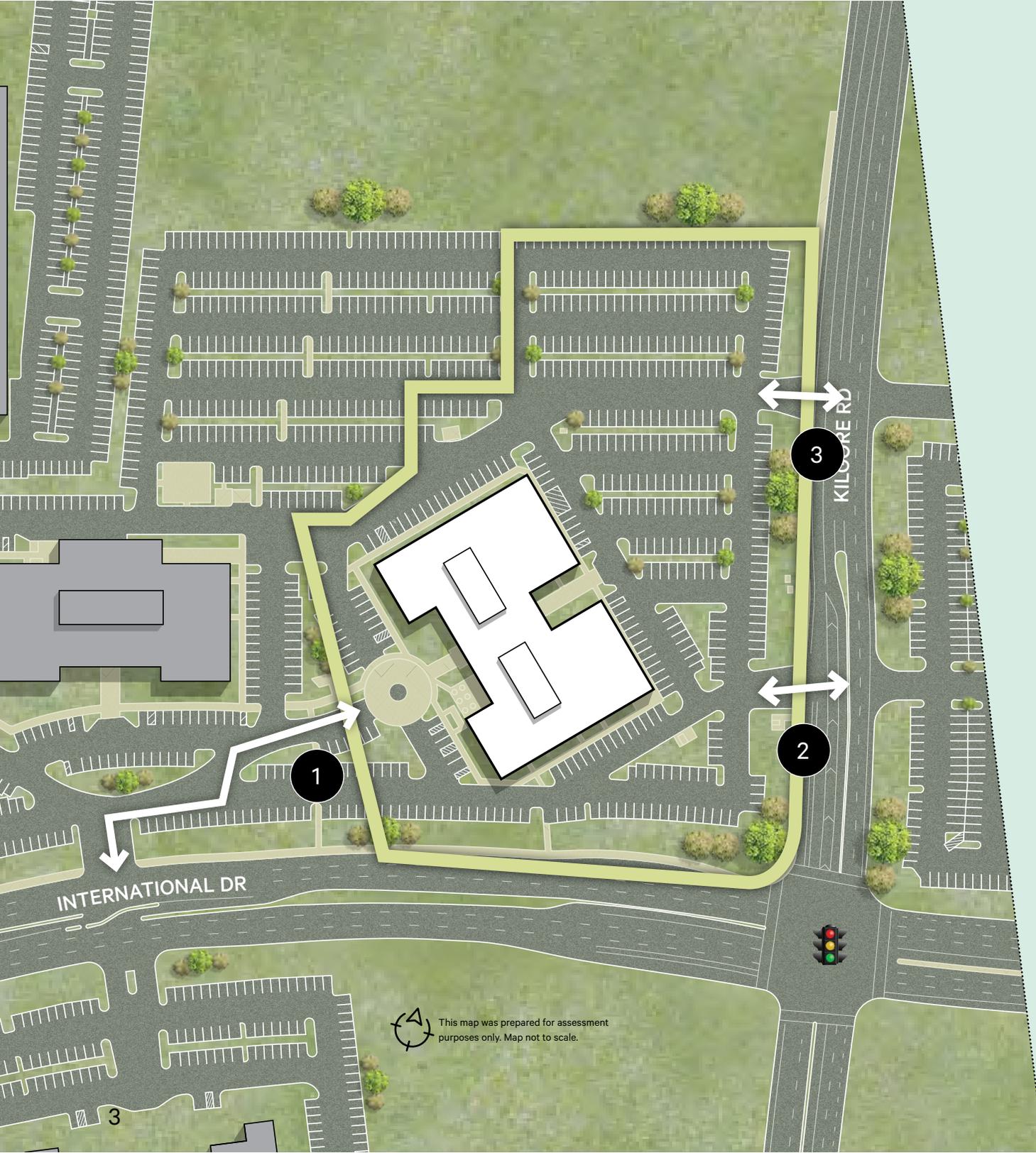
EXECUTIVE SUMMARY

CBRE, Inc. is pleased to offer the opportunity for an owner/user or tenant to purchase or lease 11185 International Drive, a two-story office building situated on a ±7.25-acre parcel. 11185 International Drive is centrally located in Sacramento’s Highway 50 Corridor.

Asking Price BEST OFFER	Lease Rate NEGOTIABLE
Land Size 315,840 SF / 7.25 AC	Building Size ±76,754 RSF
Year Built 1999	Stories Two / 2
Parking 5.55/1,000 SF Ratio	Property Website ipsocal.com/11185International

Total Contiguous Available:
Up to ±76,754 SF





APN

072-0680-064



Land Use

Commercial / Office Building



Zoning Code

OPMU —Office
Professional Mixed Use
CITY OF RANCHO CORDOVA



Site Access

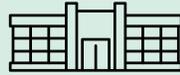
The property is accessible via
three egress/ingress points,
1 off International Drive
and two 2 3 off Kilgore Road



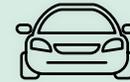
This map was prepared for assessment
purposes only. Map not to scale.

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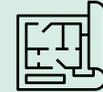
11185 INTERNATIONAL DR, RANCHO CORDOVA, CA 95670



±76,754 SF two-story attractive office building



Existing Parking—
±426 stalls
5.55:1,000 SF Ratio



±7.25-acre parcel can accommodate various tenant uses



Ideal owner-user headquarters location on corner lot; easily configurable for 1-2 tenants



Immediate access to Highway 50 with a short commute to both Downtown and Folsom



Surrounded by residential options, retail amenities, hotels and public transportation



Excellent street visibility and building signage opportunity



Pride of ownership –well maintained, modern 1999 construction with beautiful landscaping

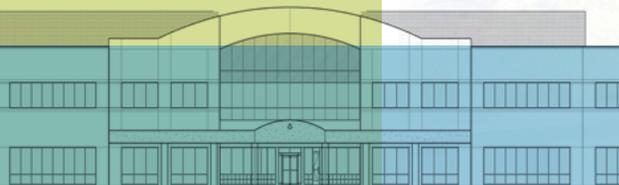


Zoning—
Office Professional Mixed Use — OPMU, Rancho Cordova



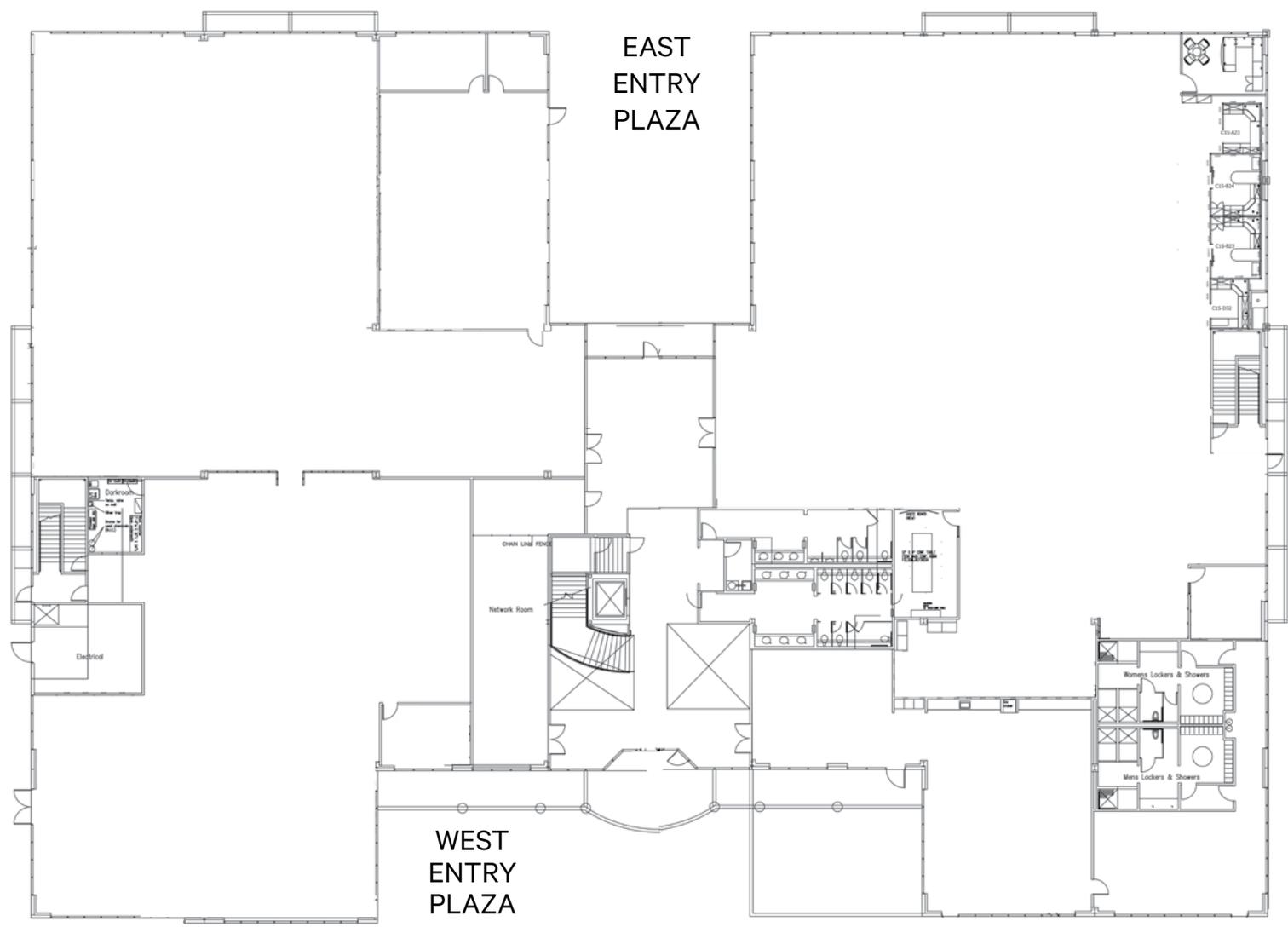
PROPERTY

GROUNDS	Rhododendron blossoms
FOUNDATION	Poured concrete slab on grade
STRUCTURE	Reinforced concrete
ROOFING SYSTEM	Flat roof
EXTERIOR IMPROVEMENTS	Concrete panel walls with metal-framed tinted glass windows and doors
CEILING HEIGHT	9'2" to acoustical ceiling on each floor
DECK-TO-DECK HEIGHT	1st Floor: ± 15'2" 2nd Floor: ±14' depending on roof slope
INTERIOR IMPROVEMENTS	Standard improvements for warehouse/office uses
ELECTRICAL/ POWER SYSTEM	2,500 Amp, 277/480V, three-phase, four wire
HVAC SYSTEM	Two (2), 90-ton rooftop "Mammoth" AC units
LIFE SAFETY/FIRE PROTECTION	Standard, up-to-code life safety and protection
UTILITIES PROVIDERS	Gas Pacific Gas & Electric —PG&E Electric Sacramento Municipal Utility District — SMUD Water City of Sacramento Waste Services City of Sacramento



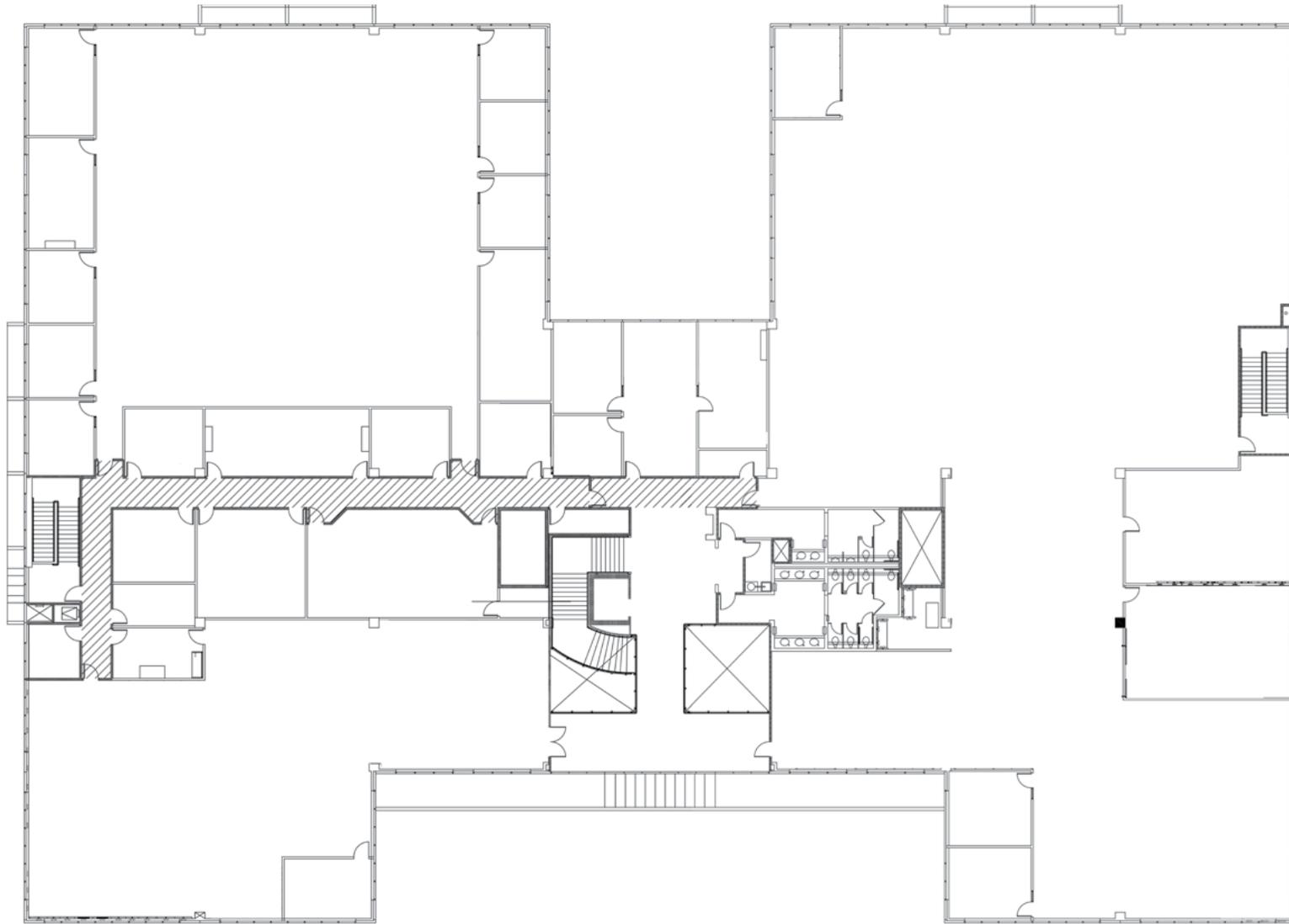
FLOOR PLANS

Floor **1** ±38,377 SF



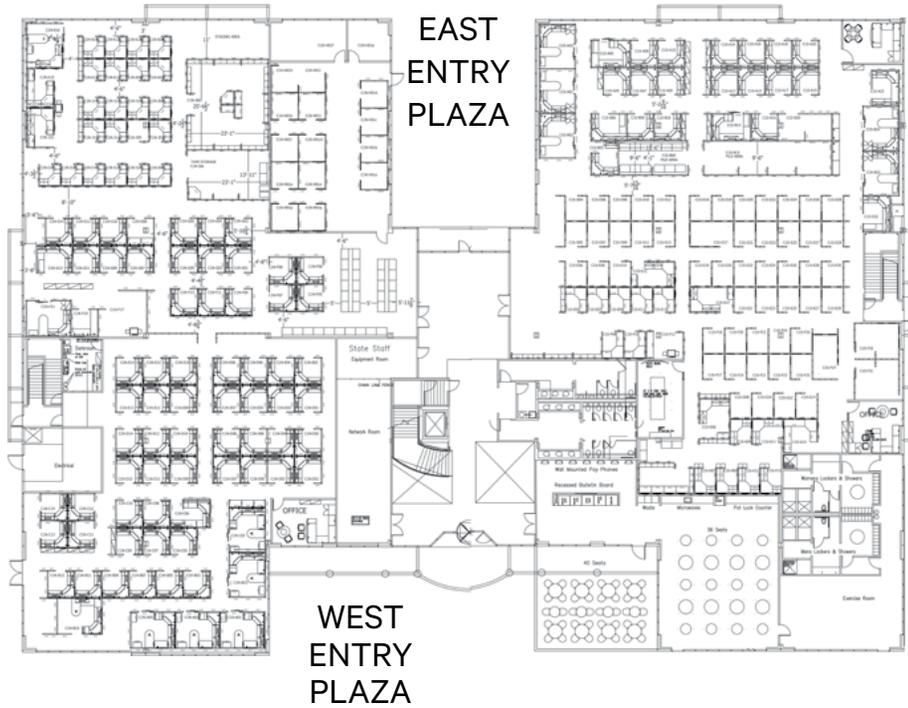
Total Contiguous Available in Building: ± 38,377 to 76,754 SF

Floor **2** ±38,377 SF



Total Contiguous Available in Building: ± 38,377 to 76,754 SF

Floor **1** ±38,377 SF



Floor **2** ±38,377 SF



Total Contiguous Available in Building: ± 38,377 to 76,754 SF

NEARBY AMENITIES

<p>1 CAPITAL VILLAGE</p>	<p>2 DOWNTOWN SACRAMENTO Some retail include</p>	<p>3 POINT WEST</p>	<p>4 MILLS SHOPPING CENTER</p>
<p>5</p>	<p>6 CORDOVA VILLAGE</p>	<p>7 ZINFANDEL PLAZA</p>	<p>8 RANCHO CORDOVA TOWN CENTER</p>



ROSEMONT

SACRAMENTO
MATHER AIRPORT

U.S. Department
of Veterans Affairs
MEDICAL CENTER



2
**DOWNTOWN
SACRAMENTO**

MILLS SHOPPING
CENTER

4

1
**CAPITAL
VILLAGE**

ZINFANDEL DR

3
POINT WEST

CORDOVA
VILLAGE

6

7
**ZINFANDEL
PLAZA**

8
**CORDOVA TOWN
CENTER**



CARMICHAEL



INTERNATIONAL DR

KILGORE RD

WHITE ROCK RD

CITY OF RANCHO CORDOVA

Rancho Cordova is part of the Sacramento Metropolitan area. The city officially incorporated on July 1, 2003, and has twice earned recognition as an All-American City. Rancho Cordova is one of the 51 communities nationwide that received recognition from the League of American Bicyclists as a Bicycle Friendly Community. It is an emerging urban center that maintains a small-town feel, priding itself as a great place to live.

The city is one of the largest employment centers in the region, with over 3,500 businesses and more than 63,500 individuals in its workforce. Rancho Cordova is 12th in SmartAsset’s Top Boomtowns list, which measures a city’s economic growth. Rancho Cordova’s Economic Development Department has a Workforce Development program that helps unemployed, underemployed, or those wanting to upskill through free educational and training opportunities. Additionally, there are many new places to work, and the city has allocated \$4 million for business recovery.



83,702 POPULATION	35,586 COLLEGE-EDUCATED POPULATION	\$486,877 AVERAGE PROPERTY VALUE	3,633 NUMBER OF EMPLOYERS
35.4 MEDIAN AGE	\$2.8 B ANNUAL HOUSEHOLD SPENDING BUDGET	5.7% UNEMPLOYMENT RATE	41,792 LABOR FORCE

Source CBRE Location Analytics & Mapping, CBRE Research, Federal Reserve Bank of St. Louis, Greater Sacramento Economic Council



11185

INTERNATIONAL DRIVE

RANCHO CORDOVA, CA

FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE

INVESTMENT PROPERTIES —

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Bryan Johnson
Will Cole
Nick Williams
Halie Bergeron
Paul Stache

Los Angeles / Ventura County

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Dylan Rutigliano

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Sammy Cemo
Austin Reuland

San Diego

Matt Pourcho
Matt Harris

Sacramento

Matt Post

Phoenix

Geoffrey Turbow

Portland

Graham Taylor

Las Vegas

Tyler Ecklund
Michael Hsu
Travis Landes
Marc Magliarditi

Midwest U.S.

Kevin Foley
Austin Woltarsky

Greater Denver

Jon Rue

Buyer Advisory

Gary Stache
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Daniel Meager
Brandon Lalli

CBRE Broker Lic. 004009987

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