

Cordova Town Center Station

Fast Facts

Station Overview

Projected Daily Boardings 69
 Park & Ride Capacity None
 Station Amenities:
 Pedestrian shelters, information kiosks,
 and telephones.

Station Area Characteristics

(¼ Mile Station Radius, 2000)

Resident Population	274
Median Age	39.0
Average Household Size	2.23
Population under 18	19.3%
Population 65 and older	18.5%
Median Household Income	\$39,375
Median Family Household Income	\$43,333
Per Capita Income	\$20,433
Total Employment	1,722

Station Area Population and Employment Projections 2000-2010

Annual Population Growth Rate 0%
 Annual Employment Growth Rate 0.4%

Asking Lease Rates

(January 2001)

Retail \$1.11 Per Sq. Ft., NNN

Recent Property Sales

(January – December, 2000)

Light Industrial \$12/Lot Sq. Ft.

Asking Vacant Land Prices

Industrial (2 lots) \$6.50/Sq. Ft

Retail Leakage Categories (2000)

Grocery Stores and Eating Places

Auto Traffic Volumes (24 hour total)

17,718 Folsom Blvd., west of Sunrise Blvd. (01/00)

Sources: Claritas Inc., Sacramento RT, First American Real Estate Solutions Inc., Sacramento County, SACOG, and BAE.

STATION OVERVIEW

Sacramento RT plans to construct Cordova Town Center Station west of the Highway 50 over crossing with Folsom Boulevard, near



Olson Drive. Riders will access this walk-on station from Folsom Boulevard, which RT plans to improve with sidewalks, gutters, and other infrastructure improvements. The Cordova Town Center Station will serve nearby residential areas to the north of Folsom Boulevard and commercial and industrial properties along Folsom Boulevard and east of the Highway 50 overpass. Other than the platform properties, RT does not own any parcels within the Cordova Town Center Station Area.

BAE found two vacant properties available for sale within the Station Area. One vacant property consisting of 14.8 acres zoned for light industrial is listed for \$6.75 a square foot. The other property is approximately 4.24 acres and is zoned for heavy industrial. The property owner is asking \$5.85 a square foot.

Folsom Boulevard divides the Cordova Town Center Station Area into two distinct land use areas. Parcels to the north of Folsom Boulevard are primarily single-family residential, with one story duplexes closer to Highway 50. Directly southeast of the proposed station is a large church, containing a large parking lot next to Highway 50, and a local post office. The Folsom Boulevard corridor itself includes a mix of commercial properties with vacant land interspersed. The industrial/flex buildings, warehouse space, and small office buildings to the southeast are primarily single story with low floor area ratios (approximately 0.25 and lower). Similar to other areas along Folsom Boulevard, the Cordova Town Center Station Area land uses are auto-oriented with one story commercial buildings set back behind parking facing the street.

The Cordova Town Center Station Area has the second largest employment density among the Folsom Line Station Areas, with 1,722 persons working within the Station Area. Baseline SACOG projections anticipate total employment to grow by 0.4 percent annually over the next ten years.

This Station Area has a mixture of uses ranging from light industrial to residential. Overall, vacancy rates are low and there is relatively little development activity. Although the employment density in this Station Area is among the highest in the Folsom Corridor, the area has a relatively small residential base to support retail uses that are not auto-oriented. As discussed in the Zinfandel Station Profile, there may be an opportunity to redevelop aging shopping centers nearby into more dense, mixed-use developments that could also incorporate community facilities, public uses, and gathering places, thus providing a community focal point.