

Zinfandel Station

Fast Facts

Station Overview

Projected Daily Boardings 130

Station Amenities:

Pedestrian shelters, information kiosks, and telephones.

Station Area Characteristics

(¼ Mile Station Radius, 2000)

Resident Population 964

Median Age 34.0

Average Household Size 2.4

Population under 18 27.5%

Population 65 and older 9.9%

Median Household Income \$41,339

Median Family Household

Income \$42,604

Per Capita Income \$18,885

Total Employment 1,094

Asking Lease Rates

(January, 2001)

Office \$1.65/Sq. Ft., Full Service

Retail \$1.08/Sq. Ft., NNN

Apartment Rents

1-Bedrooms \$570/month

2-Bedrooms \$686/month

Recent Property Sales

(January – December, 2000)

Multifamily (1 sale) \$43,250/Unit

Asking Vacant Land Prices

(January, 2001)

Retail (1 lot) \$6.50/Sq. Ft.

Planned Development Highlights

185,000 sq ft. office building at Prospect Park Drive

Auto Traffic Volumes (24 hour total)

21,417 Folsom Blvd., west of Zinfandel Dr. (3/00)

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

STATION OVERVIEW



RT plans to build the Zinfandel Station west of the Folsom Boulevard and Zinfandel Road intersection. The Zinfandel Station will serve nearby

residential neighborhoods to the north of Folsom Blvd and commercial areas along and south of Folsom Blvd. Other than the platform property, RT does not currently own any parcels within the Zinfandel Station Area.

The Zinfandel Station Area, which is defined as the area within ¼ mile of the station, includes approximately 964 residents, and 1,094 employees. The Station Area contains a significant supply of vacant retail and office space, with 35,000 square feet of retail space available at Zinfandel Square and more than 60,000 square feet of office space available. While vacancy rates are relatively high near the station, lease rates remain healthy compared to the Corridor, at \$1.65 per square foot for office space and \$1.08 per square foot for retail space.

The entire southeast portion of the Zinfandel Station Area is commercial, containing the Zinfandel Square shopping center and neighboring retail centers. Zinfandel Square contains a mix of retail and office users in more than 100,000 square feet of space. The Station Area also includes smaller retail centers at the southwest and northwest corners of Zinfandel Dr. and Folsom Blvd. Similar to other areas along Folsom Blvd., the retail buildings are relatively low in building intensity providing ample parking for shopping center users. The northeast corner of Zinfandel Dr. and Folsom Blvd. is a two-story motel next to auto-related retail and service stores. The residential neighborhoods to the north of the retail buildings fronting Folsom Blvd. are mostly single-family units, with one-story duplexes interspersed.

Existing retail along Olson Drive in the Zinfandel Station Area appears to be transitioning from retail toward office/service uses. This type of market-repositioning may indicate mid- to long-term potential for redevelopment of this site for more intensive uses. Owners of older strip retail centers throughout the U.S. are realizing the need to explore new economic uses for their properties as they approach the end of their economic usefulness. With a new supermarket and other retail facilities located nearby, this location should be attractive as a residential location; thus, mixed use with residential over retail/offices may become a viable option in the future.

Should the Rancho Cordova incorporation project proceed, this type of location may eventually become attractive as a location for civic facilities. Alternatively, Sacramento County is exploring options for satellite service delivery in unincorporated areas, and this location could be attractive for civic uses under County jurisdiction as well. Such uses would build off the existing Post Office, which is located at Olson Drive and Progress Court, creating a town center environment that would provide a civic focal-point for the community.