

# 2301 VEHICLE DR, RANCHO CORDOVA

FOR SALE | FULLY LEASED ±29,720 SF MULTI-TENANT AUTOMOTIVE COMPLEX



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2301 Vehicle Dr, Rancho Cordova, CA 95670

FOR SALE

PRICE: \$4,500,000

CAP RATE: 5.95%

NOI: \$267,725



**100% Leased**  
Vacancy

**Below**  
Market Rents

**10**  
Tenants

**4.5 /1,000**  
Parking Spaces

**±29,720**  
Square Footage

**(40) 12'x16'**  
Over-Head Doors

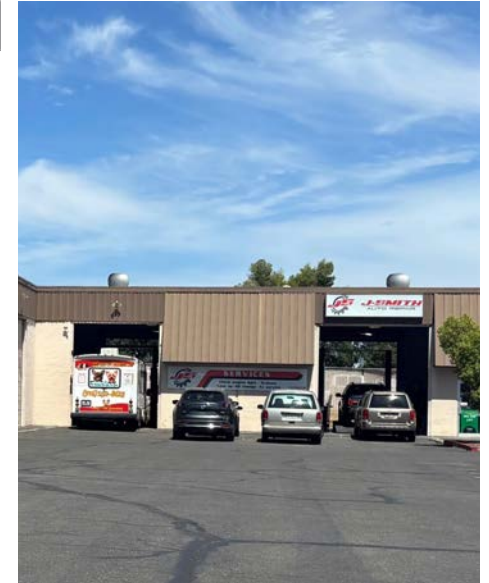
**EXECUTIVE SUMMARY**

Address	2301 Vehicle Dr, Rancho Cordova, CA 95670
APN	058-0261-037
Property Type	Automotive / Warehouse
Total Building SF	±29,720 SF
Parcel Size	2.74 Acres
Construction Type	Tilt Construction
Building Type	Multi-Tenant Automotive Complex
Zoning	CMU
Year Built	1984
Vacancy	100% Leased
Unit Sizes	±1,200 to ±4,400 SF
Over-Head Doors	(40) 12'x16'
Price PSF	\$151.41

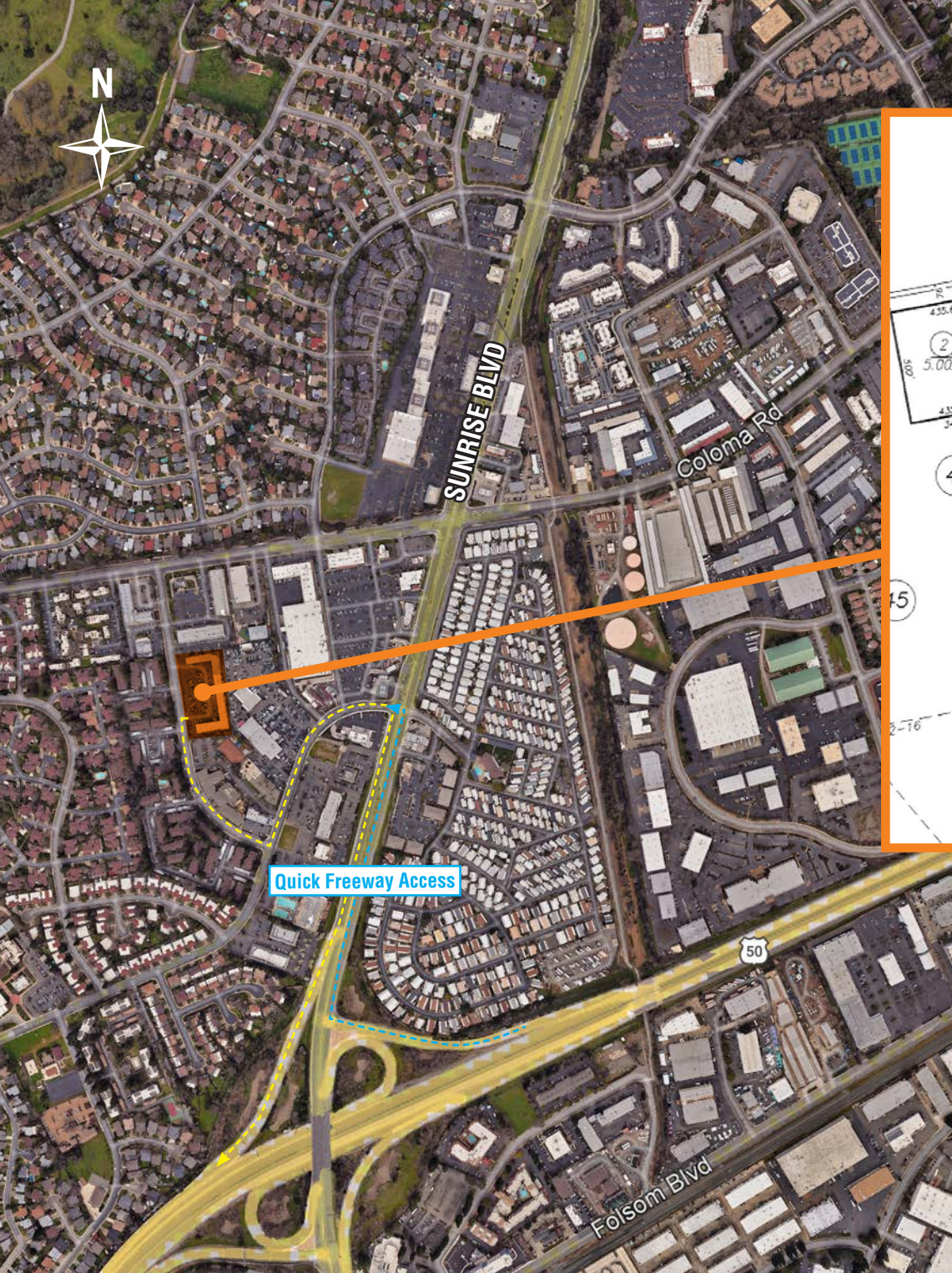


## Rent Roll and Rental Expenses

Rent Roll					
Unit No.	Tenant	Sq. Ft.	Rent	Rent/Sq. Ft.	Lease Expiration
A	Aleksandr Tokarev (Auto Repair)	1,200	1,200	1.00	2/28/31
B	Serghei Sepeli (Smog Shop)	1,800	2,333	1.29	4/30/28
C	Ants Auto Collision	2,600	3,200	1.23	Mo to Mo
D	J.S. Smith Auto Repair	4,200	3,800	0.90	3/31/30
E	Andreatti Auto Body	4,000	3,835	0.96	7/31/28
I-2	Family Auto & Tire	4,100	3,565	0.87	Mo to Mo
G	Andreatti	2,630	2,700	1.03	7/31/26
H	Build Rite	2,200	1,575	0.72	9/30/27
I	Vladimir's Auto Repair	2,590	2,702	1.04	7/31/27
J	Neighborhood Garage	4,400	5,211	1.18	7/31/27
<b>TOTAL</b>		<b>29,720</b>	<b>30,121</b>	<b>\$1.01 Average</b>	



<b>GROSS OPERATING INCOME</b>	361,452
<b>OPERATING EXPENSES 2025:</b>	
Real Estate Taxes	51,750 (New)
Property Insurance	13,354
Repairs:	7,379
Landscape:	4,400
Trash:	6,600
Utilities-Common:	2,872
Water/Sewer:	4,978
Electricity:	1,486
Misc.	908
<b>TOTAL OPERATIONING EXPENSE</b>	<b>93,727</b>
NOI	\$267,725
Cap Rate	5.95%



## Parcel Map



## Rancho Cordova, CA

Rancho Cordova is a vibrant city located just east of Sacramento in Northern California. Known for its strong business community, outdoor recreation opportunities, and access to the American River Parkway, it offers a balance of urban convenience and natural beauty. The city is also home to a growing technology sector and a diverse population, making it an important economic hub in the Sacramento region.

With a population of more than 84,000 residents, Rancho Cordova is one of the fastest-growing cities in the Sacramento area. Rancho Cordova also boasts a strong median household income of nearly \$90,000 and a well-educated workforce, helping support its thriving economy and high quality of life.

Source: <https://www.cityofranchocordova.org/>

# THE CITY OF RANCHO CORDOVA



## FOR MORE INFORMATION PLEASE CONTACT

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