SAC COMMERCIAL | eXp COMMERCIAL

RETAIL STOREFRONT | FOR LEASE

AVAILABLE FOR LEASE

2720 Dawes Street

Rancho Cordova, CA 95670

AVAILABLE	RENT
±928 SF	$2,400/mo

NNN included. Former wireless retail store.

LEASING CONTACT

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Director of Sales & Leasing | eXp Commercial

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PROPERTY OVERVIEW

928 SF Retail Storefront

2720 Dawes Street offers a 928 SF retail storefront in an established strip center on Dawes Street in Rancho Cordova, directly across from Mills Shopping Center and just north of Folsom Boulevard. The space was most recently occupied by a wireless retailer (Metro by T-Mobile) and is now available.

The suite features a glass storefront under a covered walkway, an ADA restroom, a back storage room with shelving, wood-look tile floors, a drop ceiling, ductless mini-split air conditioning, and slatwall display fixtures, making it a practical fit for retail, service, or office users. The rent is **$2,400 per month, NNN included**.

Zoning is CMU (Commercial Mixed Use) in the City of Rancho Cordova. The CMU district generally allows general retail, restaurants, offices, banks, and personal services; tenants should confirm their specific use with the City.

LEASE TERMS & PROPERTY DETAILS

ADDRESS	2720 Dawes Street
CITY	Rancho Cordova, CA 95670
AVAILABLE	±928 SF
RENT	$2,400/mo, NNN included
EQUIVALENT	±$2.59/SF/mo, NNN included
AVAILABILITY	Now; vacant
SPACE	Retail storefront (former wireless store)
ZONING	CMU, City of Rancho Cordova
APN	076-0204-004-0000
PARCEL SIZE	25,510 SF (County Assessor)
CENTER	Strip center, ±5,010 SF GLA
YEAR BUILT	1967
PARKING	45 spaces (surface lot)

Center GLA, year built and parking per prior public LoopNet listing. Verify independently.

LOCATION

Across Dawes St from Mills Shopping Center; just north of Folsom Blvd

ACCESS

Under 1 mile to the US-50 / Mather Field Rd interchange

BUILD-OUT

ADA restroom, storage room, mini-split AC, slatwall, tile floors

TRAFFIC

24,079 ADT on Folsom Blvd near the site (City of Rancho Cordova, 2025)

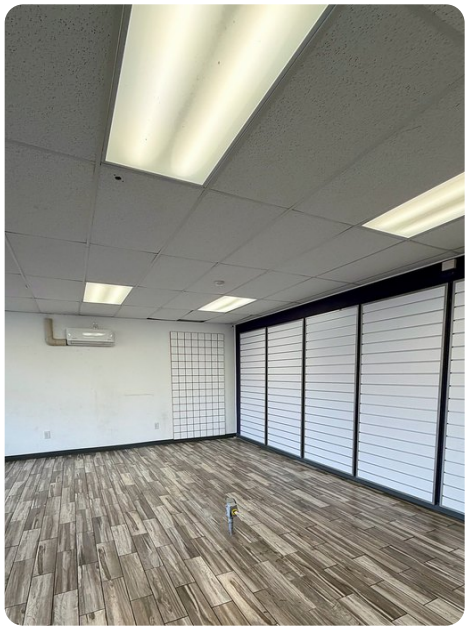
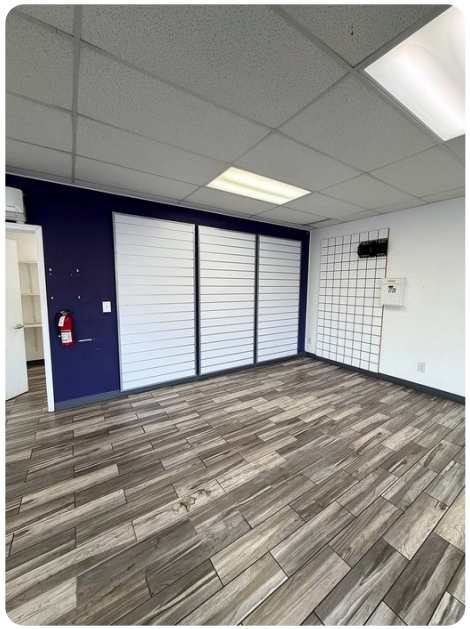


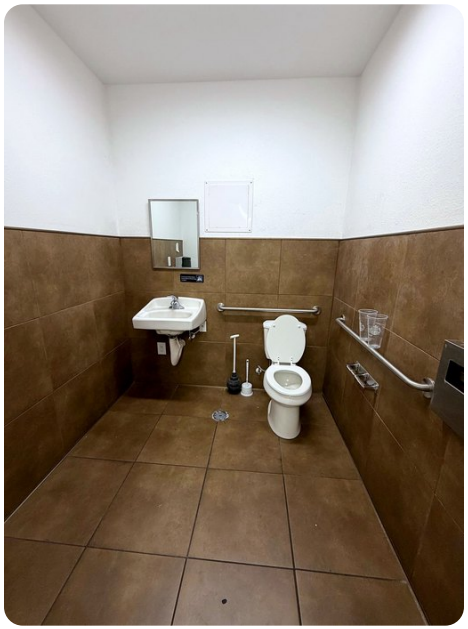
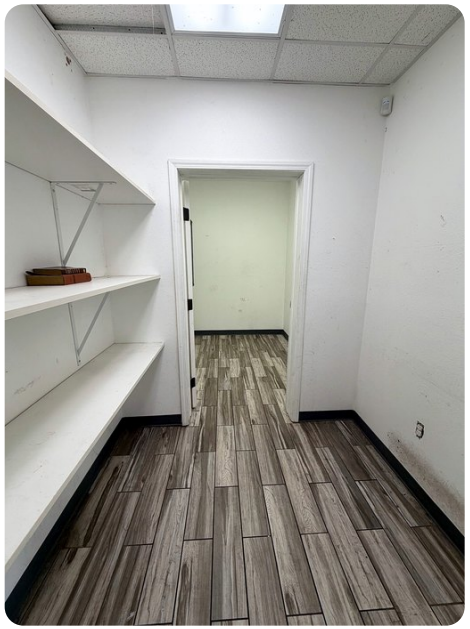


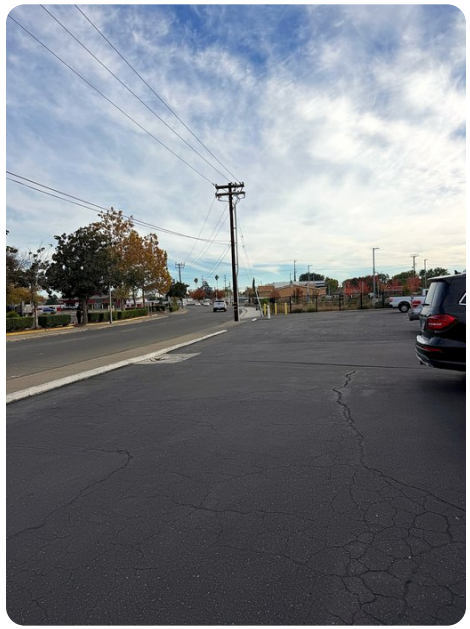


PHOTO GALLERY

Inside & Out



CONCEPTUAL FLOOR PLAN

Space Layout



CONCEPTUAL LAYOUT. NOT TO SCALE. DIMENSIONS APPROXIMATE; VERIFY.

±928 SF total. Dimensions ±, estimated from aerial imagery and site photos; verify. Room positions inferred from photos.

SPACE FEATURES

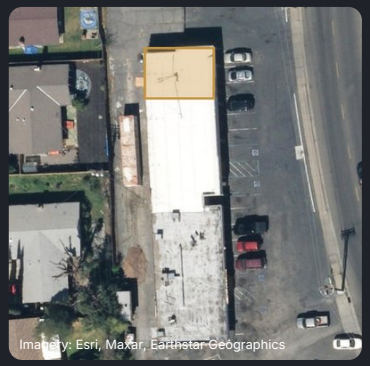
±928 SF

End-cap storefront | $2,400/mo, NNN included

- Glass storefront under a covered walkway, single entry door
- Open sales floor with wood-look tile and drop ceiling
- Slatwall display along the rear wall with navy accent wall
- Ductless mini-split air conditioning
- Back storage room with built-in shelving
- ADA restroom off the storage area

Layout is conceptual, drawn from site photos and aerial imagery. Frontage and depth are estimated (±) from aerial imagery and are not field measurements. Room positions, the rear door, and the mini-split locations are inferred and should be verified on site. Not to scale.

SUITE LOCATION IN BUILDING (APPROX.)



North end of building, Dawes St to the right (east).

LOCATION

Location & Demographics



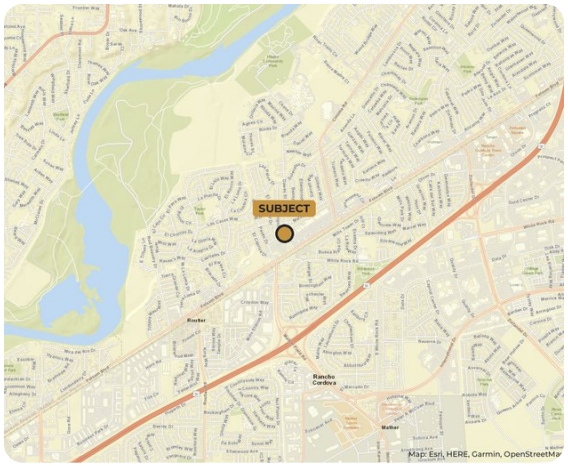
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	21,300	103,100	258,400
HOUSEHOLDS	7,500	39,200	100,200
AVG. HH INCOME	$85,800	$113,200	$123,100

Source: U.S. Census Bureau, American Community Survey 2020-2024 5-year estimates (via Census Reporter), census tracts with centroids within each radius of the site. Figures are approximate.

NEARBY

- **Mills Shopping Center** (±239,000 SF) directly across Dawes St; tenants per its leasing brochure include Planet Fitness, Dollar Tree and Starbucks
- **Folsom Blvd** retail corridor just south of the site
- **US-50** interchange at Mather Field Rd, under 1 mile away



TRAFFIC COUNTS (ADT)

26,254 — **Mather Field Rd**
Folsom Blvd to US-50 ramps (2025)

24,079 — **Folsom Blvd**
Paseo Dr to Coloma Rd (2025)

2,827 — **Dawes St**
at 2661 Dawes St (2020)

Source: City of Rancho Cordova Traffic Count Program

FOR MORE INFORMATION

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Information obtained from sources believed reliable but not verified; no warranty or representation is made as to its accuracy. Square footage is approximate. Prospective tenants should independently verify all information, including size, zoning and permitted use. Subject to change, prior lease, or withdrawal without notice. Photos edited to remove prior signage and adjust exposure.