

# 10949 n mather blvd rancho cordova ca 95670

10949 n mather blvd rancho cordova ca 95670 is a prominent address located in Rancho Cordova, California, an area known for its strategic location and diverse community. This address is significant for residential, commercial, and infrastructural developments within Sacramento County. Understanding the features, amenities, and opportunities around 10949 n mather blvd rancho cordova ca 95670 provides valuable insight into the lifestyle and economic prospects of the region. This article explores the location's geographic relevance, nearby facilities, real estate trends, transportation options, and community resources. Whether considering relocation, investment, or business operations, knowledge about this address and its surroundings is essential. The following sections delve into these aspects in detail for a comprehensive overview.

- Location and Geographic Significance
- Real Estate and Property Overview
- Local Amenities and Services
- Transportation and Accessibility
- Community and Lifestyle

## Location and Geographic Significance

10949 n mather blvd rancho cordova ca 95670 is situated within the city of Rancho Cordova, part of Sacramento County in Northern California. This location benefits from proximity to major highways and

the broader Sacramento metropolitan area, making it a key point for both residents and businesses. Rancho Cordova itself is recognized for its balance of urban convenience and suburban comfort, with a variety of natural and commercial attractions nearby.

## **Proximity to Major Cities and Landmarks**

The address is conveniently located just east of Sacramento, the state capital, allowing easy access to governmental, cultural, and economic centers. Key landmarks such as the American River Parkway and Folsom Lake are within a short driving distance, offering recreational opportunities. Additionally, the location's nearness to Sacramento International Airport facilitates regional and international connectivity.

## **Neighborhood Characteristics**

The surrounding neighborhood features a mix of residential subdivisions, commercial enterprises, and light industrial zones. This blend supports a dynamic community environment where families, professionals, and entrepreneurs coexist. The area is noted for its well-planned streets, green spaces, and ongoing development projects aimed at enhancing quality of life.

## **Real Estate and Property Overview**

The real estate market around 10949 n mather blvd rancho cordova ca 95670 reflects a diverse range of properties, from single-family homes to commercial spaces. This diversity caters to various preferences and investment goals, making the area attractive to buyers and developers alike. Market trends indicate stable growth, supported by the city's expanding economy and population.

## Residential Properties

Residential options near this address include established neighborhoods with modern homes, townhouses, and apartments. Many properties offer spacious layouts, updated amenities, and access to community facilities such as parks and schools. This area appeals especially to families and individuals seeking suburban living with urban accessibility.

## Commercial and Industrial Real Estate

Commercial properties in the vicinity serve retail, office, and service industries. Light industrial spaces support manufacturing, logistics, and technology firms, contributing to Rancho Cordova's economic diversity. Investors can find opportunities for leasing or purchasing properties suited for business expansion or startup ventures.

- Single-family homes with 3-4 bedrooms
- Townhouses and condominiums
- Retail centers and shopping plazas
- Office buildings and business parks
- Light industrial warehouses and facilities

## **Local Amenities and Services**

The area around 10949 n mather blvd rancho cordova ca 95670 is well-served by a variety of amenities that enhance everyday living. These include educational institutions, healthcare providers, shopping centers, and recreational venues. The availability of such services contributes to the neighborhood's appeal for both residents and businesses.

### **Education Facilities**

Rancho Cordova hosts several public and private schools offering comprehensive K-12 education. Nearby higher education institutions provide opportunities for continuing education and vocational training. Quality schooling options are a critical factor for families residing near this address.

### **Healthcare Services**

Medical facilities, including clinics, urgent care centers, and hospitals, are readily accessible. These services ensure that residents have prompt access to healthcare and emergency support. The presence of specialized medical providers further enhances the area's health infrastructure.

### **Shopping and Dining**

The location benefits from proximity to shopping malls, grocery stores, and diverse dining establishments. From casual eateries to fine dining, the culinary options cater to various tastes and preferences. Retail outlets also fulfill daily shopping needs, ranging from essentials to specialty goods.

# Transportation and Accessibility

Transportation infrastructure near 10949 n mather blvd rancho cordova ca 95670 is robust, facilitating convenient travel within the region and beyond. Well-maintained roadways, public transit options, and pedestrian-friendly pathways support efficient mobility for residents and commuters.

## Major Roadways and Highways

The address is adjacent to key transportation corridors such as U.S. Highway 50, which connects Rancho Cordova to Sacramento and other major areas. Local roads provide smooth access to residential and commercial zones, reducing commute times and enhancing connectivity.

## Public Transportation Options

Public transit services include bus routes operated by Sacramento Regional Transit, offering affordable and reliable transportation. These options serve daily commuters and reduce dependency on personal vehicles, supporting environmental sustainability.

## Parking and Walkability

Parking facilities are ample for both residents and visitors, with designated areas for commercial establishments. The neighborhood also features sidewalks and bike lanes, promoting safe and active transportation methods such as walking and cycling.

# Community and Lifestyle

The community surrounding 10949 n mather blvd rancho cordova ca 95670 is characterized by its welcoming atmosphere, diverse population, and active lifestyle opportunities. Local events, recreational programs, and cultural activities foster a vibrant social environment.

## Recreational Activities

Residents enjoy access to parks, sports complexes, and nature trails. The nearby American River Parkway offers extensive opportunities for hiking, biking, and water sports. Community centers provide facilities for fitness classes, gatherings, and youth programs.

## Community Services and Events

Rancho Cordova supports numerous community initiatives, including farmer's markets, seasonal festivals, and educational workshops. These events encourage community engagement and enhance the quality of life for all age groups.

- Local parks and green spaces
- Sports leagues and fitness programs
- Cultural festivals and holiday celebrations
- Community outreach and support groups

- Youth and senior activities

## **Frequently Asked Questions**

### **What is located at 10949 N Mather Blvd, Rancho Cordova, CA 95670?**

10949 N Mather Blvd in Rancho Cordova, CA 95670 is primarily a commercial address that includes office buildings and business establishments.

### **Is 10949 N Mather Blvd in a good area of Rancho Cordova?**

Yes, 10949 N Mather Blvd is situated in a well-developed business district in Rancho Cordova with easy access to major roads and amenities.

### **Are there any public transportation options near 10949 N Mather Blvd, Rancho Cordova?**

Yes, the location is accessible via several public transportation routes including buses operated by Sacramento Regional Transit.

### **What types of businesses operate at 10949 N Mather Blvd, Rancho Cordova?**

The address hosts a variety of businesses including professional offices, technology firms, and service providers.

## **Is parking available at or near 10949 N Mather Blvd in Rancho Cordova?**

Yes, there is ample parking available on-site and nearby for employees and visitors at 10949 N Mather Blvd.

## **Are there any dining options near 10949 N Mather Blvd, Rancho Cordova?**

Yes, there are several restaurants and cafes within a short driving distance from 10949 N Mather Blvd.

## **What is the nearest airport to 10949 N Mather Blvd, Rancho Cordova, CA 95670?**

The nearest airport is Sacramento International Airport (SMF), located approximately 8 miles from 10949 N Mather Blvd.

## **Is 10949 N Mather Blvd accessible for people with disabilities?**

Yes, the buildings at 10949 N Mather Blvd are compliant with ADA standards, providing accessibility features for people with disabilities.

## **Additional Resources**

### *1. Exploring Rancho Cordova: A Local's Guide*

This book offers an in-depth look at Rancho Cordova, including its history, culture, and notable locations. Readers will find detailed descriptions of neighborhoods, parks, and community events, making it a perfect companion for residents and visitors alike. The book also highlights popular spots near 10949 N Mather Blvd, providing practical tips for exploring the area.

### *2. The History of Sacramento County*

Delve into the rich past of Sacramento County, where Rancho Cordova is located. This comprehensive volume covers early settlements, development milestones, and the growth of communities such as Rancho Cordova. It provides context for understanding the significance of locations like N Mather Blvd in the broader regional story.

### *3. California Suburbs: Development and Growth*

This book examines the suburban expansion of California cities, with case studies including Rancho Cordova. It explores urban planning, economic factors, and demographic changes that shaped neighborhoods around areas like 10949 N Mather Blvd. Readers gain insight into how suburbs evolve and the impact on local communities.

### *4. Parks and Recreation in Rancho Cordova*

Focusing on the outdoor spaces and recreational opportunities in Rancho Cordova, this guide highlights parks, trails, and community centers. It includes maps and descriptions of facilities near 10949 N Mather Blvd, encouraging residents to engage with their natural surroundings. The book also discusses local initiatives promoting active lifestyles.

### *5. Real Estate Trends in Rancho Cordova*

A resource for homebuyers, investors, and realtors, this book analyzes market trends in Rancho Cordova neighborhoods. It covers pricing, development projects, and neighborhood profiles, including areas around N Mather Blvd. The book provides practical advice for navigating the local real estate scene.

### *6. Community and Culture in Rancho Cordova*

This volume explores the diverse cultural fabric of Rancho Cordova, showcasing festivals, local artists, and community organizations. It highlights how residents near 10949 N Mather Blvd contribute to the city's vibrant identity. Readers gain an appreciation for the social dynamics that make Rancho Cordova unique.

### *7. Transportation and Infrastructure in Sacramento County*

Detailing the transportation networks servicing Rancho Cordova, this book covers roads, public transit,

and infrastructure development. It provides insights into how accessibility around N Mather Blvd has evolved over time. The book is valuable for those interested in urban development and mobility planning.

#### *8. Environmental Stewardship in Rancho Cordova*

This book discusses local environmental efforts, green spaces, and sustainability initiatives in Rancho Cordova. It examines how neighborhoods near 10949 N Mather Blvd participate in conservation and eco-friendly practices. The book encourages community involvement in protecting the area's natural resources.

#### *9. Living in Rancho Cordova: A Resident's Handbook*

Designed for new and prospective residents, this handbook covers practical information about schooling, healthcare, services, and amenities in Rancho Cordova. It includes a neighborhood guide featuring the vicinity of N Mather Blvd, helping readers settle comfortably into the community. The book aims to make relocation and daily living easier for families and individuals.

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