



**TURTON**  
COMMERCIAL REAL ESTATE

# 9555 FOLSOM BLVD

*Flexible Retail / Office For Lease on the Highway 50 Corridor*





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# THE OPPORTUNITY

STAND-ALONE  
BUILDING

4  
AVAILABLE SUITES

\$1.25  
PER SF PER MONTH NNN

1,000-5,400  
SF AVAILABLE FOR LEASE

*FLEXIBLE END CAP SPACE ON HIGH TRAFFIC COUNT THOROUGHFARE*

Turton Commercial Real Estate is pleased to present an exceptional leasing opportunity at 9555 Folsom Blvd ("Property"). This stand-alone building, totaling approximately 10,100 square feet, offers excellent visibility along one of Sacramento's busiest corridors, with traffic counts exceeding 18,000 cars per day, and features ample on-site parking.

The available 5,400 square feet of contiguous, demisable space provides a flexible layout that combines an end-cap location, open floor plan, and ensuite restrooms. This versatility, along with prominent signage opportunities, makes the Property an ideal choice for both retail and office users serving the Sacramento and Rancho Cordova markets.

Situated along the thriving Folsom Boulevard corridor, the Property benefits from a prime location at the border of Sacramento and Rancho Cordova. With convenient access to major thoroughfares, including Bradshaw Road, Watt Avenue, and Highway 50, the Property offers seamless connectivity to surrounding submarkets.



VIRTUAL TOUR  
SUITE E+F+G



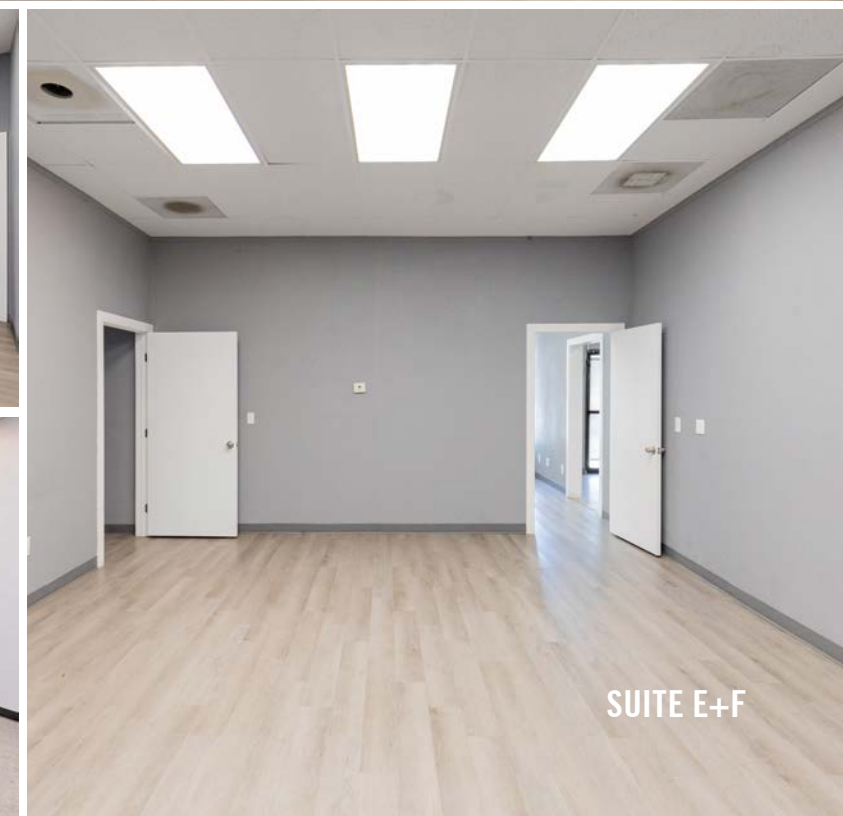
SUITE E+F



SUITE E+F



SUITE G



SUITE E+F



# THE DETAILS

|                    |  |
|--------------------|--|
| Address:           | 9555 Folsom Blvd<br>Sacramento, CA 95827 |
| APN:               | 075-0040-022                             |
| Zoning:            | SPA                                      |
| Total Building SF: | ± 10,100 SF                              |
| Available Suites:  |  |
| Suite E+F:         | 1,700 SF                                 |
| Suite G:           | 1,600 SF                                 |
| Suite H:           | 1,100 SF                                 |
| Suite J:           | 1,000 SF                                 |
| Max Contiguous:    | 5,400 SF                                 |
| Lease Rate:        | \$1.25/SF/MO NNN                         |
| Utility Details:   |  |
| Electricity:       | SMUD                                     |
| Gas:               | PG&E                                     |
| Water/Sewer/Trash: | County of Sacramento                     |
| Storm Drain:       | County of Sacramento                     |





# FLOOR PLANS

\* FLOOR PLANS NOT TO SCALE

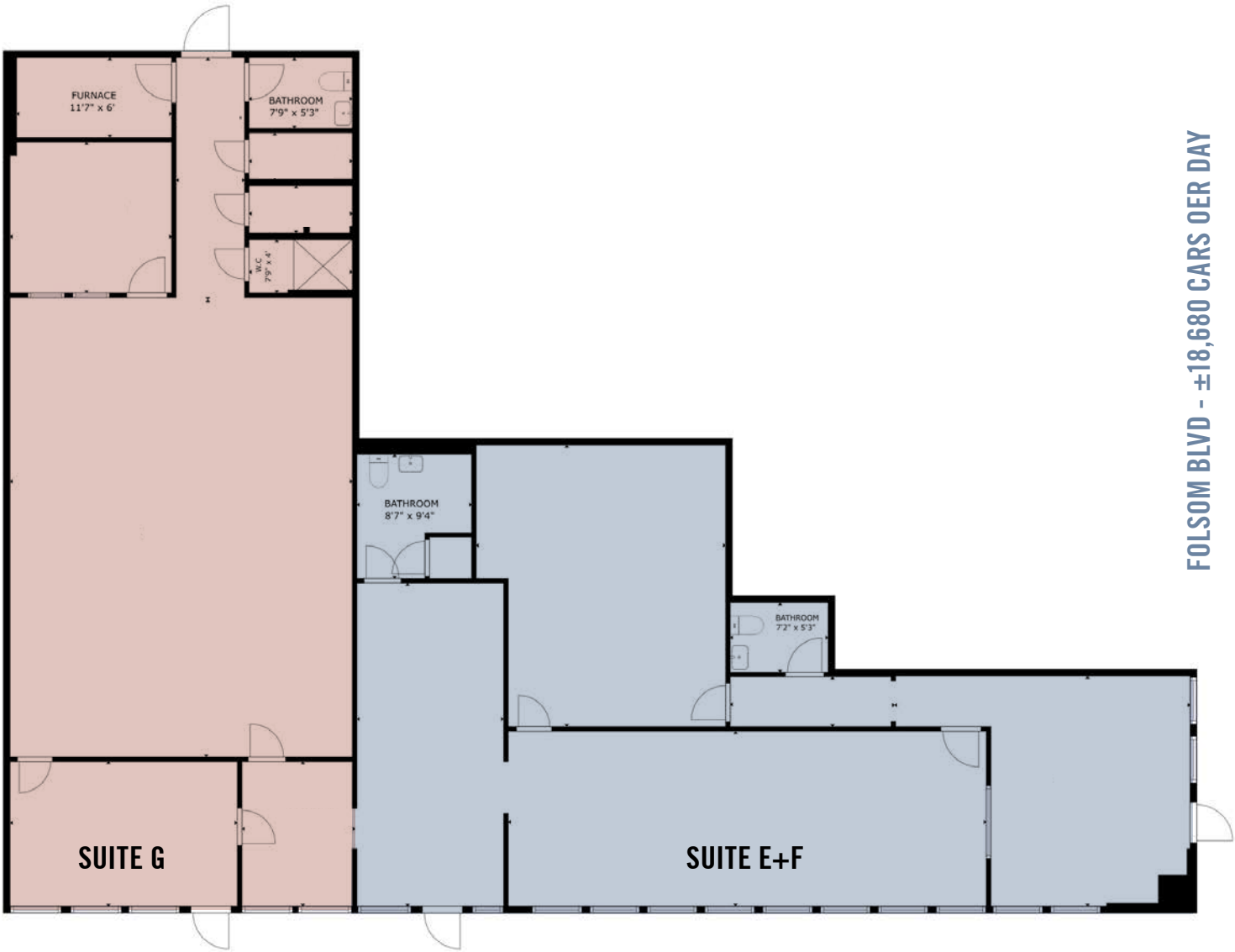
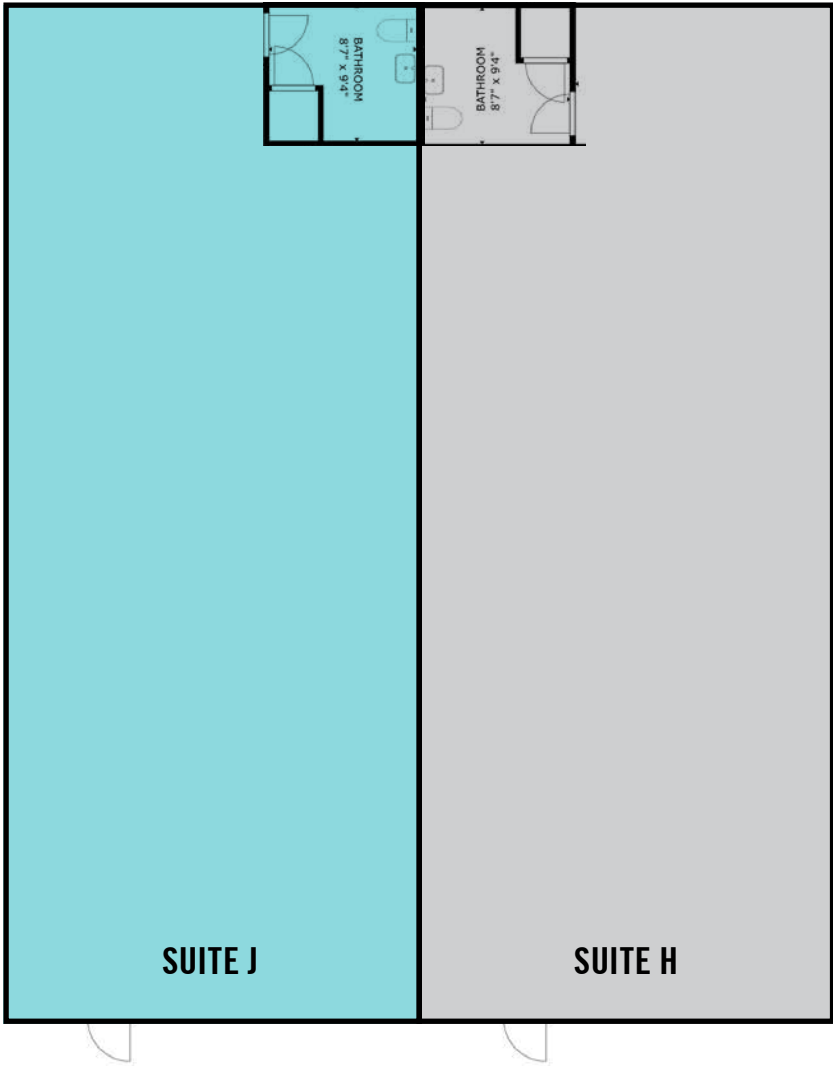
AVAILABLE SUITES:

|                 |          |
|-----------------|----------|
| SUITE E+F:      | 1,700 SF |
| SUITE G:        | 1,600 SF |
| SUITE H:        | 1,100 SF |
| SUITE J:        | 1,000 SF |
| MAX CONTIGUOUS: | 5,400 SF |

|             |           |
|-------------|-----------|
| LEASE RATE: | \$1.25/SF |
| LEASE TYPE: | NNN       |



VIRTUAL TOUR  
SUITE E+F+G



FOLSOM BLVD - ±18,680 CARS OER DAY



# HWY 50 CORRIDOR

250 ft radius from Pho Momma at  
Property Placer.ai 2024



154.4K  
YEARLY VISITS



46 MINS  
AVG DWELL TIME



\$83.4K  
MEDIUM HOUSEHOLD INCOME

## A PRIME LOCATION ALONG THE FOLSOM BOULEVARD CORRIDOR

Located along one of Sacramento's most active corridors, 9555 Folsom Blvd offers a prime opportunity for businesses seeking visibility and accessibility. With traffic counts exceeding 18,680 cars per day and ample on-site parking, the property captures a steady flow of both local residents and commuters.

### A Thriving Corridor

The Folsom Boulevard corridor serves as a key connector between Sacramento and Rancho Cordova, surrounded by established neighborhoods, office parks, and retail destinations. This well-traveled stretch generates consistent activity from young professionals, families, students, and long-time residents, creating a broad and reliable customer base for retail, dining, and service-oriented concepts.

### Visibility and Connectivity

Positioned at the border of Sacramento and Rancho Cordova, the property provides excellent access to Bradshaw Road, Watt Avenue, and Highway 50, ensuring seamless connectivity to surrounding submarkets. Prominent signage opportunities and its end-cap configuration further enhance exposure along this heavily traveled route. The Butterfield Light Rail Station, just minutes away, adds another layer of accessibility by drawing daily commuters and transit riders to the area.

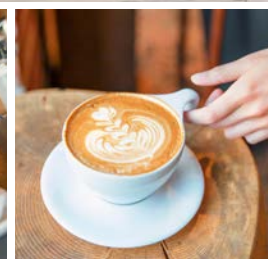
### Cultural and Lifestyle Amenities

The immediate area offers a dynamic mix of attractions and employers that drive consistent traffic. Pho Momma, located within the building, has earned Michelin Guide recognition for its Vietnamese

cuisine, attracting destination diners from across the region. Nearby, the West Wind Drive-In Theatres and K1 Speed indoor kart racing serve as unique entertainment anchors for families, groups, and event crowds. Thousands of employees at the California Franchise Tax Board offices also contribute to a steady daytime population, supporting restaurants and services in the corridor.

### An Ideal Fit for Retail and Dining

With 5,400 SF of available, demisable space featuring an open floor plan, ensuite restrooms, and flexible layout options, the property offers adaptability. Whether envisioned as a restaurant, retail store, or office, its combination of visibility, access, and proximity to high-traffic amenities provides a strong foundation for growth.





## MICHELIN RECOGNIZED DINING ON-SITE

Pho Momma, located at 9555 Folsom Blvd, elevates the property with its inclusion in the Michelin Guide California as a Bib Gourmand restaurant. This distinction is reserved for establishments that deliver exceptional food at a good value, putting Pho Momma among an exclusive group of Sacramento eateries highlighted by Michelin. Its recognition brings credibility and visibility, attracting not only neighborhood diners but also food enthusiasts who seek out Michelin-noted restaurants.

The menu features deeply flavored pho prepared in beef, chicken, shrimp, meatball, and tofu varieties, alongside popular items like crab cream cheese wontons, garlic noodles, and fresh spring rolls. Praised for its clean, inviting setting and attentive service, the restaurant has become a go-to for both locals and destination diners alike.

Having a Michelin-recognized tenant within the building enhances the appeal of 9555 Folsom Blvd, creating steady activity on site and reinforcing the property's positioning within a growing culinary corridor.







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