

F65

SWC Folsom Boulevard & 65th Street - Sacramento, CA

A PROUD MEMBER OF
CHAIN LINKS
RETAIL ADVISORS



FULCRUM

Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallellIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallellIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallellIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



GALLELLI
REAL ESTATE

F65

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

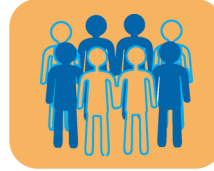
A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

location: SWC Folsom Boulevard and 65th Street
Sacramento, CA

anchor tenants: Office Depot

shopping center GLA: ±33,180 Square Feet (GLA)

availability: ±1,387 SF Retail Space
±81 SF ATM Kiosk



2023 total population

1-mile	16,335
3-mile	155,347
5-mile	401,131



2023 daytime population

1-mile	24,382
3-mile	175,471
5-mile	483,310



2023 total employees

1-mile	12,584
3-mile	86,431
5-mile	251,437



2023 total households

1-mile	6,255
3-mile	65,323
5-mile	157,818



2023 average HH income

1-mile	\$92,974
3-mile	\$100,342
5-mile	\$95,606



traffic counts

Highway 50 (at 65th Street)	211,000
Folsom Blvd (at 62nd Street)	17,562

Office DEPOT



GameStop

jamba

The Pita Pit



SUPERCUTS



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallellIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallellIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallellIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



F65

PROPERTY OVERVIEW

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

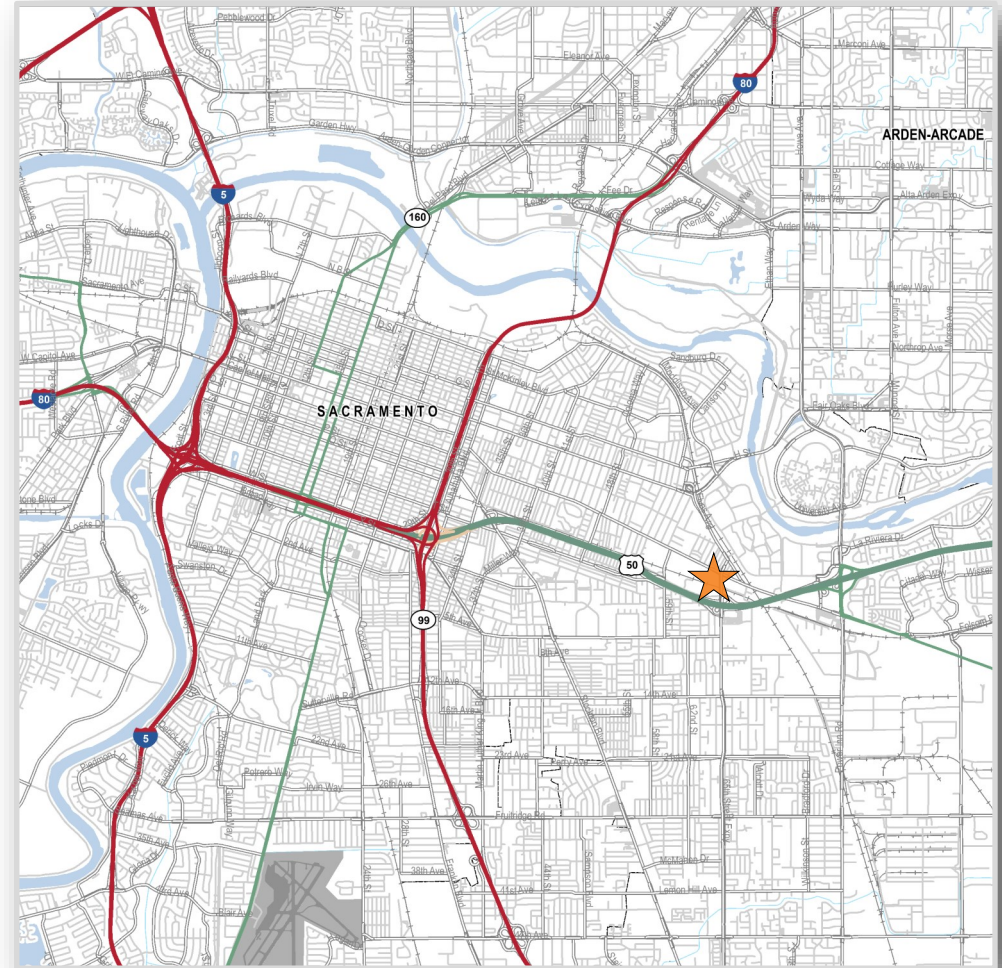
One of the most unique and contemporary mixed-use projects in the Sacramento region, **F65** is ideally situated in the heart of the East Sacramento trade area.

Situated at the southwest corner of Folsom Boulevard and 65th Street, just off of the Highway 50 interchange, **F65** boasts $\pm 33,180$ square feet of high visibility retail space and eight second-story loft residences.

Folsom Boulevard is a primary traffic artery that connects Downtown Sacramento and East Sacramento and provides direct access to Highway 50. More than 30,000 cars travel the intersection daily.

F65 attracts “urban pioneers” with on-the-go lifestyles and is within walking distance of Sacramento State University’s 300-acre campus and its more than 27,000 students.

Other significant traffic generators include the SMUD Headquarters building, which employs more than 2,000 people, and the 65th Street Light Rail Station.



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



F65

INTERSECTION AERIAL

A PROUD MEMBER OF
CHAIN LINKS
RETAIL ADVISORS



FULCRUM

Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallellIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallellIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallellIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



GALLELLI
REAL ESTATE

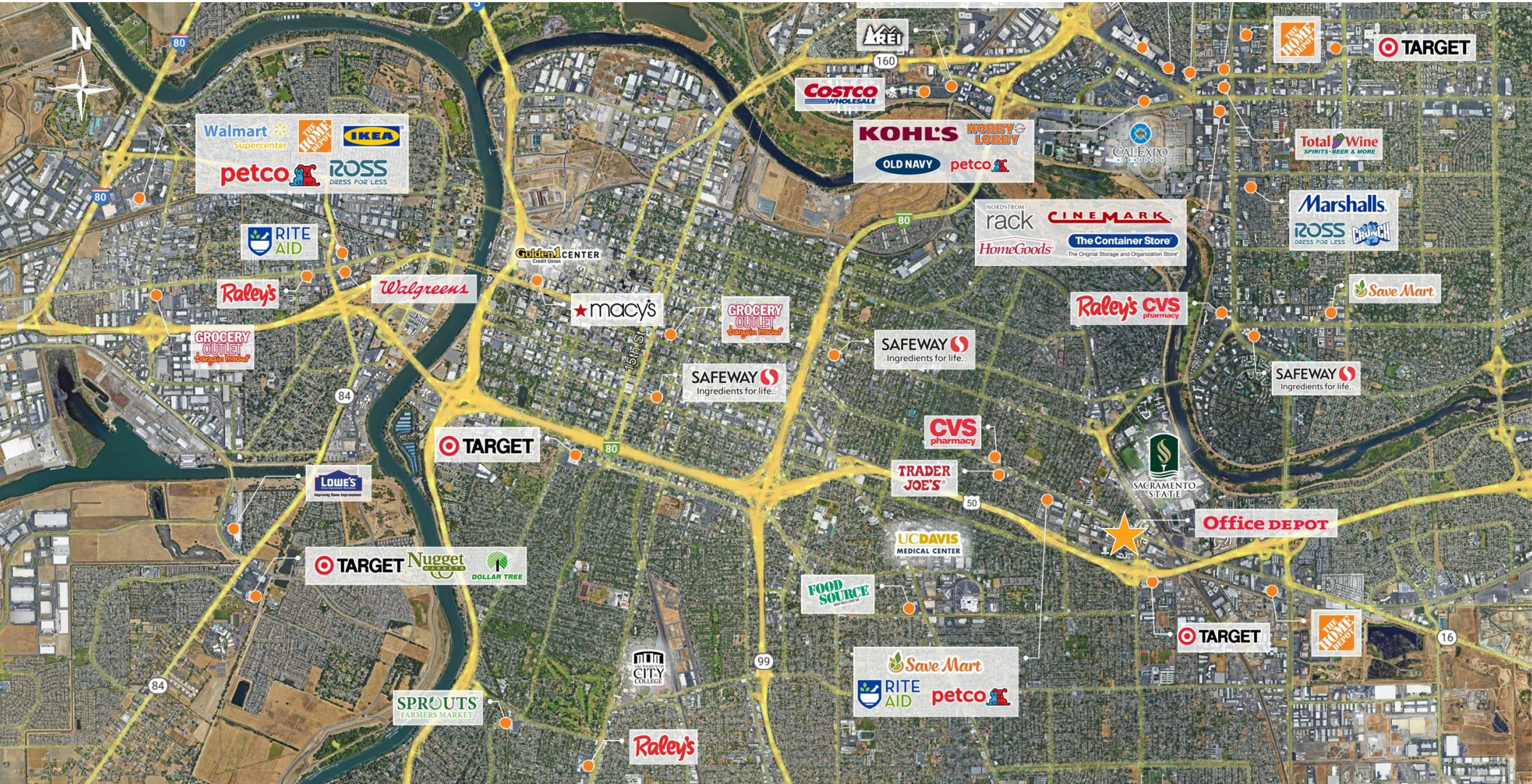


Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
© Gallelli Real Estate. All Rights Reserved.

F65

RETAIL TRADE AREA AERIAL

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



FULCRUM

Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



GALLELLI
REAL ESTATE