

**FOR
LEASE**

9205

**FOLSOM BLVD,
SACRAMENTO, CA**

+/- 600 - 2,200 SF Retail Space



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ROME
REAL ESTATE GROUP

PROPERTY HIGHLIGHTS

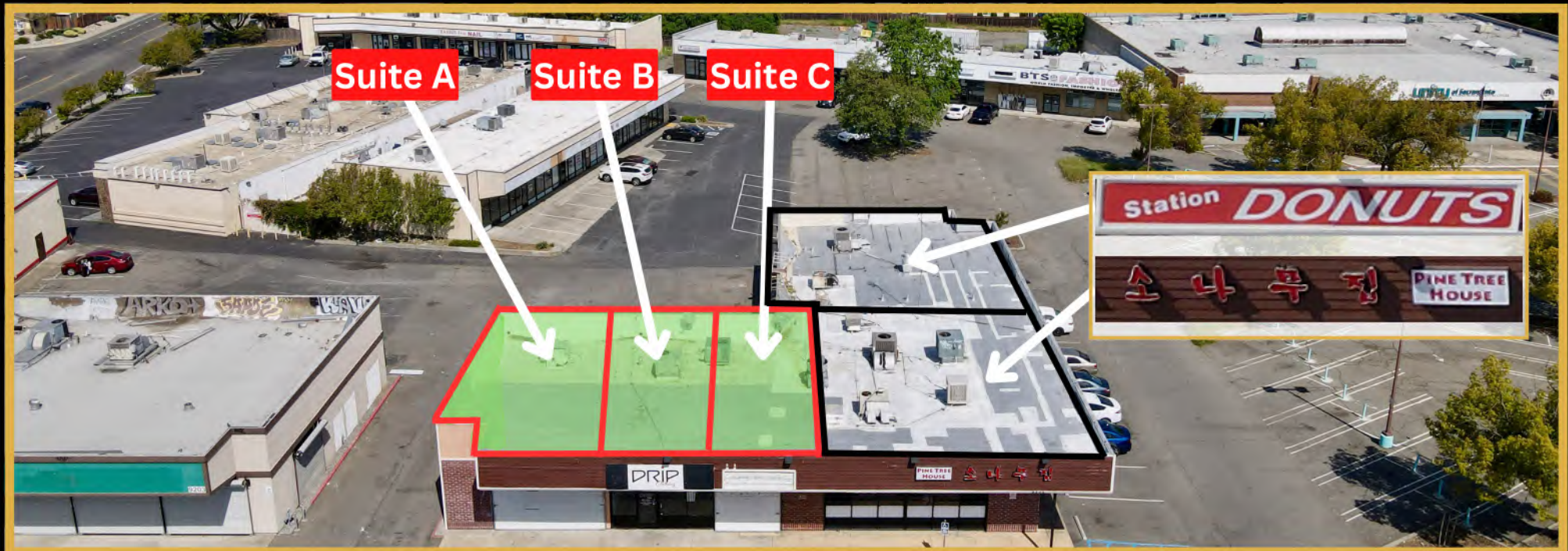
- Join the Shopping Plaza with these tenants: Pine Tree House Restaurant, Station Donuts, Perfect Hair & Nails, Jeon Ju Gom Tang & BBQ, Unity of Sacramento Church, MAMA MIA PIZZA, and Kuttn Up Barber and Beauty Salon.
- Parking: +/- 11 spaces available in the front of the suites, and an abundant parking lot nearby
- Strategically located on Folsom Boulevard, with an average daily traffic of 32,392 vehicles.
- Located on the main thoroughfare Folsom Blvd
- Excellent visibility and easy access to Lincoln Highway (Hwy 50)
- Building Signage Available



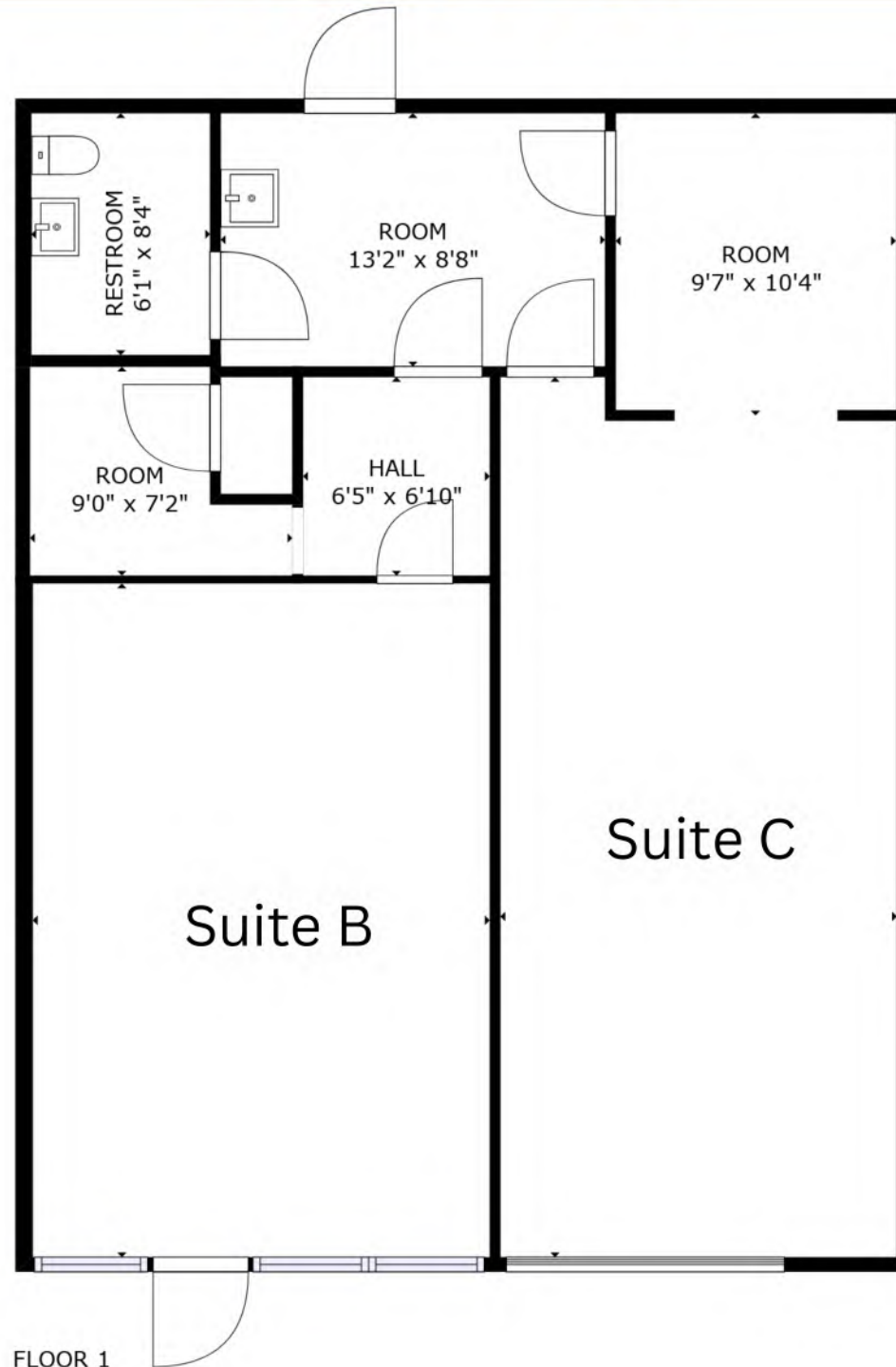
9205 FOLSOM BLVD

AVAILABLE SUITES	SIZE	MONTHLY RENT
A	+/- 1,000 SF	\$1.25 PSF + NNN
B	+/- 600 SF	\$1.25 PSF + NNN
C	+/- 600 SF	\$1.25 PSF + NNN
A - C	+/- 2,200 SF	\$1.25 PSF + NNN

NNN Cost's: \$0.45



FLOOR PLAN



IMMEDIATE VICINITY AERIAL

arden fair
MALL 150+ Retailers



WATT AVE

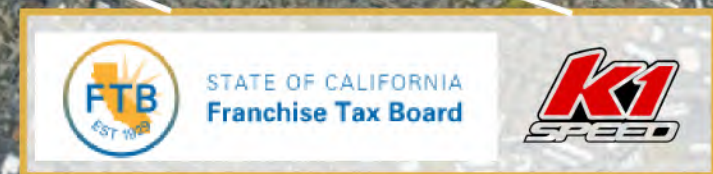


PROPERTY
LOCATION

FOLSOM BLVD



American River



DEMOGRAPHIC SUMMARY REPORT

9205 FOLSOM BLVD, SACRAMENTO, CA 95826



POPULATION

2022 ESTIMATE

1-MILE RADIUS	54,803
3-MILE RADIUS	100,686
5-MILE RADIUS	1,114,168



HOUSEHOLD INCOME

2022 AVERAGE

1-MILE RADIUS	\$103,590.00
3-MILE RADIUS	\$101,094.00
5-MILE RADIUS	\$86,266.00



POPULATION

2021 BY ORIGIN

WHITE
BLACK
HISPANIC ORIGIN
ASIAN
HAWAIIAN/PACIFIC ISLAND
OTHER

1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
37,337	70,190	682,667
5,807	10,054	131,119
10,370	19,237	293,132
6,192	10,874	185,587
448	847	16,497
5,018	10,165	98,298

POPULATION

2027 PROJECTION

1-MILE RADIUS	56,689
3-MILE RADIUS	104,453
5-MILE RADIUS	1,161,706

HOUSEHOLD INCOME

2022 MEDIUM

1-MILE RADIUS	\$78,792.00
3-MILE RADIUS	\$74,406.00
5-MILE RADIUS	\$64,792.00

CONTACT US!

**TO LEARN MORE ABOUT
THESE RETAIL SPACES**



Chase Burke

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