

**FOR  
LEASE**

**118 WOODMERE RD,  
FOLSOM, CA**

**±2,250 SF RETAIL SPACE AVAILABLE  
EXTERIOR PAINTING PLANNED SPRING 2026**

**3D Tour  
Click Here** 



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**ROME**  
REAL ESTATE GROUP

# 118 WOODMERE RD

SUITE	SIZE	LEASE RATE	SPACE NOTES
130	+/-2,250 SF	\$2.25 PSF, NNN NNN COSTS: \$0.56 PSF	ENDCAP RETAIL SUITE

## PROPERTY HIGHLIGHTS:

- Prime Folsom Location with Strong Traffic & Visibility:** Situated just off of the Folsom Blvd / Blue Ravine intersection in Folsom, CA this building offers high visibility to a steady stream of local and commuter traffic — perfect for a retail or service-oriented use.
- Affluent, High-Income Area:** The surrounding city of Folsom, CA boasts a median household income of about \$104,326 — significantly above national averages. That means plenty of purchasing power nearby, ideal for retail, wellness, specialty, or premium-service tenants.
- Growing Population & Stable Market Base:** With roughly 76,000 residents citywide and household growth continuing on the south side of HWY 50, Folsom offers a stable and expanding customer pool. The residential base helps assure consistent local demand for neighborhood-serving businesses.
- Vanilla Shell Retail Suite Ready for Occupancy or Custom Build-Out:** The available suite has an open layout with a restroom, making it a clean slate for a new tenant to work with.
- Surrounding Businesses and Retailers:** This property is located just outside of the Lake Forest Tech Park in Folsom with many notable tenants including: Johnson Controls, Harley Davidson, Kratos, PowerSchool, and the Folsom Dog Resort. Other surrounding retailers include: Arco AM/PM, Mel's Diner, Q'amaría, Shell, Dos Coyotes, and Out of Bounds Brewery/Restaurant.



### STRONG TRAFFIC COUNTS

FOLSOM BLVD: 34,709 ADT  
BLUE RAVINE RD: 20,759 ADT



AVERAGE  
**\$128,941**  
WITHIN 3 MILE  
HOUSEHOLD INCOME



PROPERTY ZONING  
**C-3 (PD)**  
SACRAMENTO COUNTY

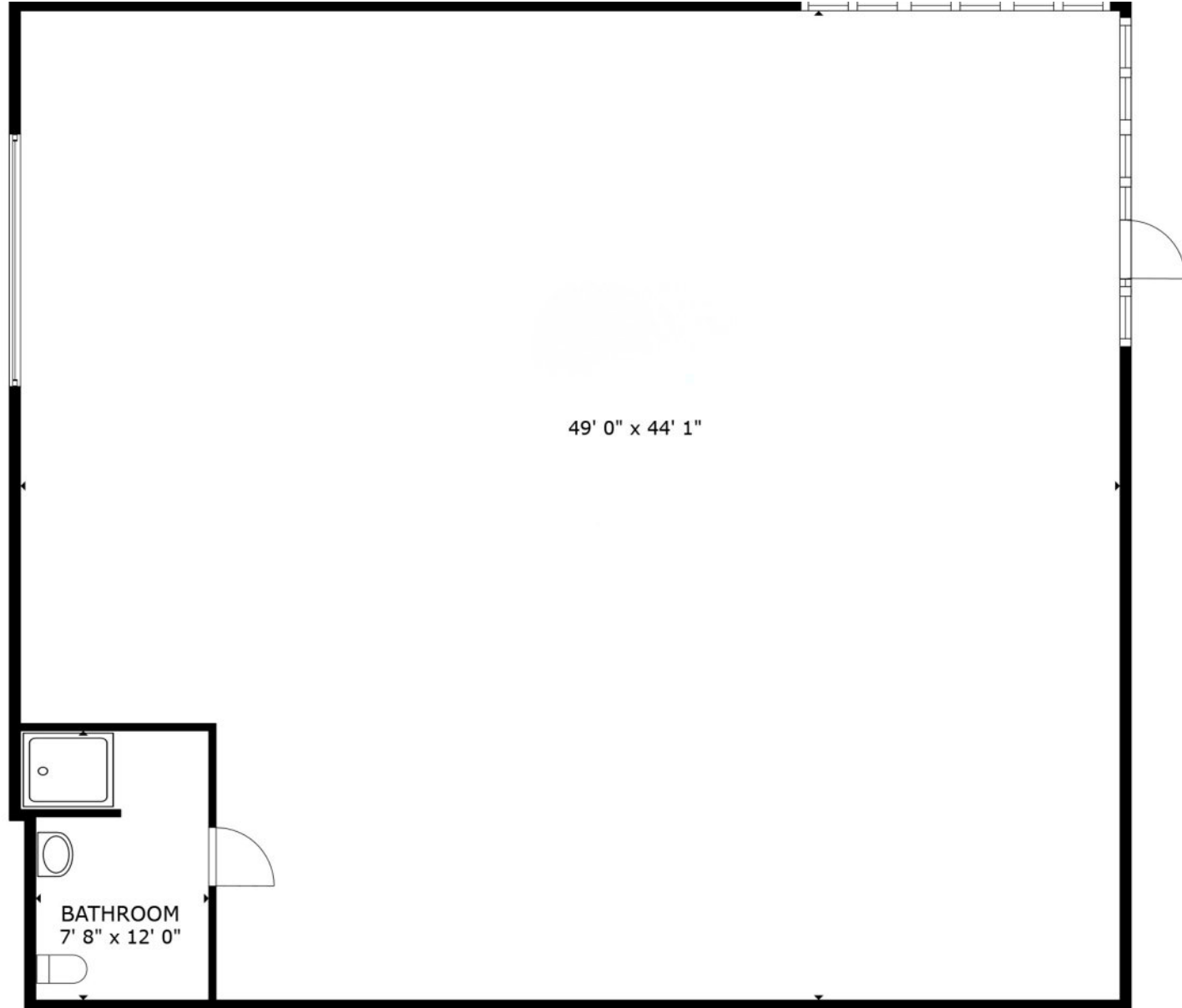
# FLOOR PLAN

## SUITE 130

SIZE: +/-2,250 SF

LEASE RATE: \$2.25 PSF, NNN

NNN COSTS: \$0.56 PSF



# IMMEDIATE VICINITY AERIAL



LAKE NATOMA

**PowerSchool**  
Powering Brighter Futures

**BUSINESS CENTRAL**

**BEKONIX**  
**Gallagher**

**ExtraSpace Storage**

**OUT OF BOUNDS**  
BIERGARTEN

**LAKE NATOMA PLAZA**

**±3,160 SF AVAILABLE**



**SCHOOL OF HAWKINS**  
PERFORMING ARTS

**ampm**  
**ARCO**

**Folsom Blvd:**  
**34,709 ADT**

**KEMPER** **UNICO ENGINEERING**  
**inductive automation.** **SYNOPSYS** **ADP**

**DOKKEN ENGINEERING** **BIKE LAB** **T.D. McNeil Insurance Services**  
**KAP Wellness** **PROGRESSIVE LANDSCAPES** **e.Republic**

**Willow Creek VETERINARY CLUB**  
**powertek**  
**FOLSOM DOG RESORT**  
PET DAYCARE CENTERS

**FedEx mortgage** **INSPIRED**  
**Guild** **Agilent**

**Johnson Controls**

**The Management Trust**  
PROPERTY SERVICES. BUILT DIFFERENTLY.

**GENERAL DYNAMICS**

**jadoo POWER**

**Stellant** **PrimedUp**  
HOME LENDING

**euofins**

**WILLOW CREEK PLAZA**

**Blue Ravine Rd:**  
**20,759 ADT**

**DOS COYOTES BORDER CAFE**  
**Gelicious Nails**

**SUP CA**

*Lifted Salon*

**MULES**  
COCKTAILS & KITCHEN  
FOLSOM, CA

**KELLEHER Orthodontics**

**Jamba Juice**

# RETAIL AERIAL



FOLSOM PREMIUM OUTLETS

PROPERTY LOCATION

Chevron SpeedDee OIL CHANGE & AUTO SERVICE  
Shell Pete's RESTAURANT BREWHOUSE FOLSOM McDonald's

Folsom-Auburn Rd

Folsom Blvd

US 50

SAFeway intel Chevron Starbucks PANDA EXPRESS CHINESE KITCHEN

Walmart 24 HOUR FITNESS Raley's target DICK'S

FOLSOM LAKE

PALLADIO AT BROADSTONE

FOLSOM LAKE COLLEGE

Raley's 99¢ only STORES. SUBWAY THE MIMOSA HOUSE ups Starbucks

US 50

IN-N-OUT BURGER sam's club BED BATH & BEYOND Beyond any store of its kind. COSTCO WHOLESALE BEST BUY Olive Garden ITALIAN KITCHEN

EMPIRE RANCH Golf Club

# DEMOGRAPHIC SUMMARY REPORT

118 WOODMERE ROAD, FOLSOM, CA 95630



## POPULATION

### 2024 ESTIMATE

3-MILE RADIUS	76,622
5-MILE RADIUS	165,366
10-MILE RADIUS	643,806

## POPULATION

### 2029 PROJECTION

3-MILE RADIUS	77,198
5-MILE RADIUS	167,073
10-MILE RADIUS	656,359



## HOUSEHOLD INCOME

### 2024 AVERAGE

3-MILE RADIUS	\$128,941.00
5-MILE RADIUS	\$139,427.00
10-MILE RADIUS	\$120,053.00

## HOUSEHOLD INCOME

### 2024 MEDIAN

3-MILE RADIUS	\$104,326.00
5-MILE RADIUS	\$112,734.00
10-MILE RADIUS	\$93,804.00



## POPULATION

### 2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	48,748	108,338	407,355
BLACK	3,366	5,183	29,320
HISPANIC ORIGIN	11,137	22,598	109,995
AM. INDIAN & ALASKAN	439	980	5,345
ASIAN	9,550	21,311	66,703
HAWAIIAN/PACIFIC ISLANDER	243	497	2,907
OTHER	14,275	29,058	132,176

# CONTACT US!

FOR MORE INFORMATION ABOUT  
THIS RETAIL SUITE



*Chase Burke*

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