

**FOR
LEASE**

**8887 FOLSOM BLVD,
SACRAMENTO, CA**



+/- 1,211 RSF RETAIL SUITE AVAILABLE

CHASE BURKE
916.705.8132
CHASE@ROMECPRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECPRE.COM
DRE: 02076108

STANISLAV YEVTUSHENKO
279.386.8762
STAN@ROMECPRE.COM
DRE: 02167493

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REAL ESTATE GROUP

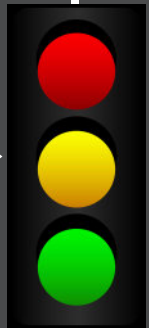
CALIFORNIA CENTER - 8887 FOLSOM BLVD

BUILDING DETAILS & INFORMATION

- Great Location right off of HWY 50
- High Traffic Counts:
 - 48,414 ADT: South Watt Ave & Folsom Blvd
 - 20,111 ADT: Folsom Blvd & Manlove Rd
- Convenient & Easy Access to Highway 50
- Surrounded by dense residential developments - over 100,000 people live within 3 miles
- Located at 4-way signalized intersection (Folsom Blvd and S Watt Ave)
- Building backs up to Cal Center Business Park and is across the street from Carrington College - leading to a very strong daytime population
- Nearby Retailers and Major Employers include: Golden 1 Credit Union, United Healthcare, Carrington College, McDonald's, Hong Kong House, El Favorito Taqueria, El Forestero, and more!

SUITE	TENANT	LEASE RATE	SPACE
1	Hong Kong House	LEASED	1,814 RSF
2	Emme Carlie Photography	LEASED	1,083 RSF
3/3A	Body By Boulware	LEASED	1,200 RSF
4	Body By Boulware	LEASED	1,522 RSF
5	El Favorito Taqueria	LEASED	2,423 RSF
6	AVAILABLE	\$1.65 PSF, NNN NNN Costs: \$0.84 PSF	1,211 RSF
8	Aabdara Halal Market	LEASED	3,308 RSF

MANLOVE ROAD - 20,111 ADT



Hong Kong House

Emme Carlie Photography

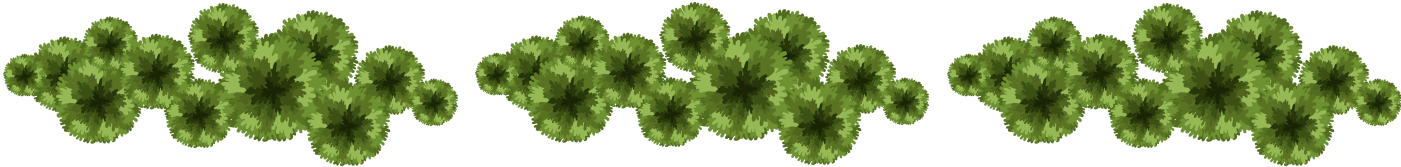
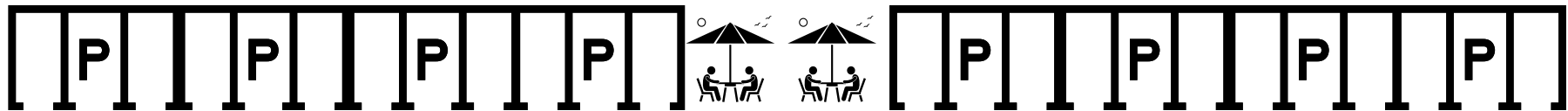
Body By Boulware

Body By Boulevard

El Favorito Taqueria

**AVAILABLE
1,211 RSF**

Aabdara Halal Market



FOLSOM BOULEVARD - 48,414 ADT

4-WAY SIGNALIZED INTERSECTION



EXTERIOR PICTURES



NEARBY RETAIL/ MAJOR EMPLOYERS AERIAL



DEMOGRAPHIC SUMMARY REPORT

8887 FOLSOM BLVD, SACRAMENTO, CA 95826



POPULATION 2023 ESTIMATE

1-MILE RADIUS	18,903
3-MILE RADIUS	99,068
5-MILE RADIUS	301,574

HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$88,762.00
3-MILE RADIUS	\$94,012.00
5-MILE RADIUS	\$86,485.00



POPULATION 2028 PROJECTION

1-MILE RADIUS	19,676
3-MILE RADIUS	102,943
5-MILE RADIUS	313,891

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$71,351.00
3-MILE RADIUS	\$70,097.00
5-MILE RADIUS	\$63,493.00

POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	12,458	68,058	198,541
BLACK	2,529	10,252	32,091
HISPANIC ORIGIN	4,016	20,768	76,556
ASIAN	1,958	11,203	41,467
HAWAIIAN/PACIFIC ISLAND	155	775	3,156
OTHER	1,803	8,781	2,320





Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.comD

DRE: 01879336



(916) 932-2199



@ROMECREGROUP



101 Parkshore Drive, Suite 100, Folsom, CA 95630

2901 K Street, Suite 306, Sacramento, CA 95816



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108



Stan Yevtushenko

BROKER ASSOCIATE

279.386.8762

stan@romecre.com

DRE: 02167493



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andy@romecre.com

stan@romecre.com

