

**FOR
SALE**

**8865 FOLSOM BLVD
SACRAMENTO, CA**



**BUILDING IS FULLY OCCUPIED.
PLEASE DO NOT DISTURB TENANTS.
CONTACT BROKER FOR ACCESS**

+/- 4,863 SF 2ND GENERATION RESTAURANT

CHASE BURKE

916.705.8132

CHASE@ROMECPRE.COM

DRE: 01879336

ANDY JONSSON

916.813.8409

ANDY@ROMECPRE.COM

DRE: 02076108

ROME
REAL ESTATE GROUP

8865 FOLSOM BLVD

	SIZE	SALES PRICE
FOR SALE	+/- 4,863 SF BUILDING ON +/- 36,155 SF PARCEL	\$1,500,000.00 (\$308.45 PSF)

PROPERTY DETAILS

- **Great Location:** Situated at the prominent intersection of Folsom Boulevard and Watt Avenue, 8865 Folsom Blvd offers unparalleled visibility and accessibility.
- **Spacious Freestanding Building:** This $\pm 4,863$ square foot single-story structure, sits on a generous ± 0.83 -acre parcel, providing ample space for diverse business operations.
- **Ample Parking:** With 28 dedicated parking spaces (4.86 spaces per 1,000 SF), customers and employees alike will appreciate the convenience and ease of access.
- **High Traffic Volume:** Folsom Boulevard experiences significant daily traffic, ensuring consistent exposure for your business.
- **Established Infrastructure:** The property is equipped with a prominent pylon sign and is located at a signalized intersection, enhancing visibility and traffic flow to the site.
- **Diverse Surrounding Amenities:** The area boasts a mix of residential, office, and industrial establishments, creating a vibrant community and a steady customer base.
- **Zoned for Success:** Classified under SC zoning in Sacramento, this property offers flexibility for various retail and commercial uses, aligning with your business aspirations.



PROPERTY ZONING
SHOPPING CENTER (SC)
SACRAMENTO COUNTY



STRONG
TRAFFIC COUNTS

FOLSOM BLVD: +/- 28,586 ADT WATT AVE: +/- 73,320 ADT



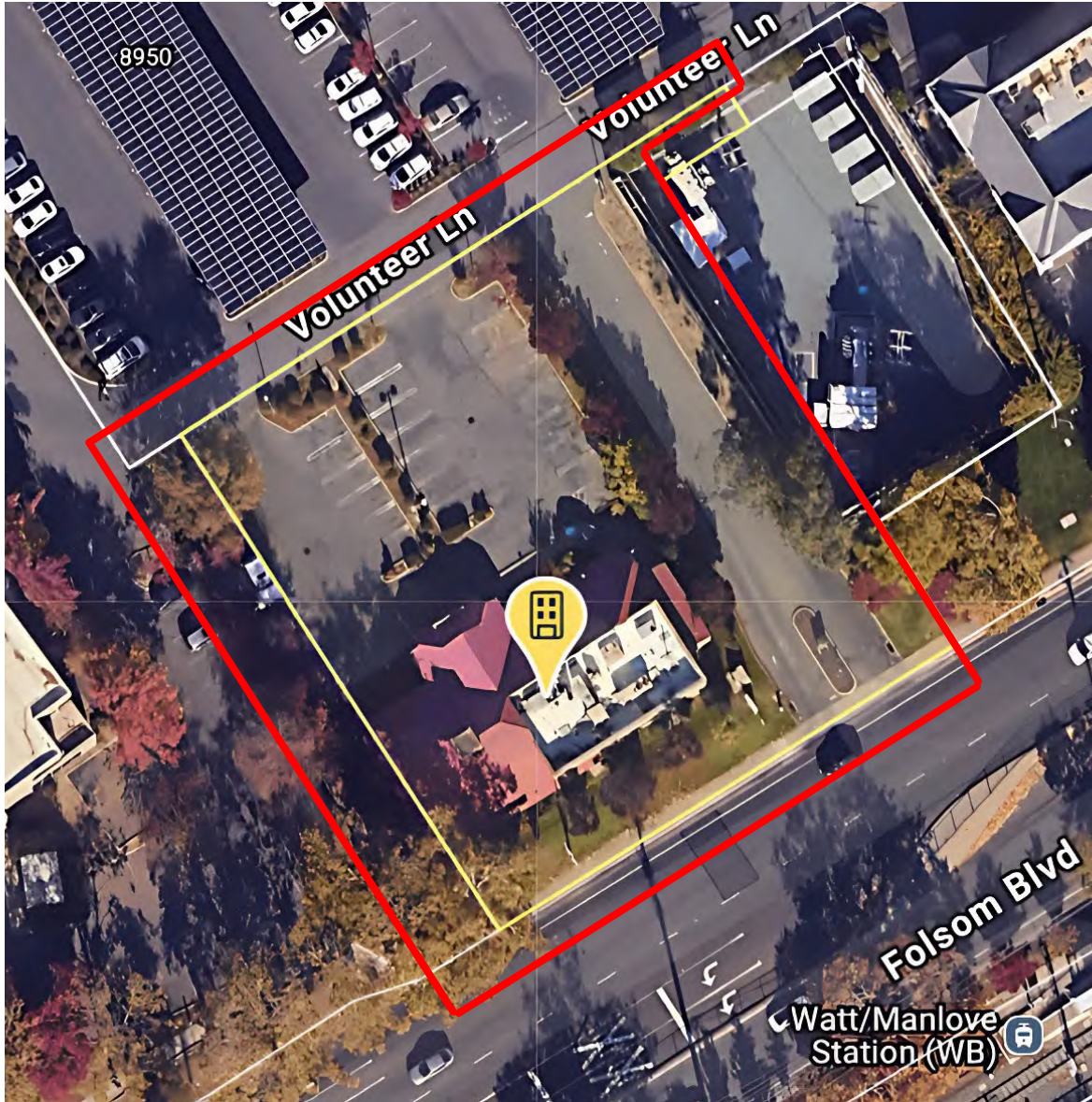
HOUSEHOLD INCOME
\$98,594 WITHIN 1 MILE



ABUNDANT PARKING
+/- 28 SPACES OVER
>4 SPACES/1,000 SF

SITE PLAN

8865 FOLSOM BLVD SACRAMENTO, CA



- Building Size: +/- 4,863 SF
- Parcel Size: +/- 36,155 SF (0.81 acres)
- Year Built: 1990
- Zoning: SC (Sacramento)
- Parking Stalls: 28 stalls
- Parking Ratio: Approximately 4.86 stalls per 1,000 SF leased
- Frontage: 138' on Folsom Blvd

APN#: 078-0450-019-0000



DEMOGRAPHIC SUMMARY REPORT

8865 FOLSOM BLVD SACRAMENTO, CA 95826



POPULATION 2024 ESTIMATE

1-MILE RADIUS 18,697
5-MILE RADIUS 312,075
10-MILE RADIUS 1,151,174

POPULATION 2029 PROJECTION

1-MILE RADIUS 18,844
5-MILE RADIUS 314,395
10-MILE RADIUS 1,159,332



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS \$98,594.00
5-MILE RADIUS \$95,227.00
10-MILE RADIUS \$96,800.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS \$80,346.00
5-MILE RADIUS \$70,337.00
10-MILE RADIUS \$74,082.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	9,461	145,238	468,534
BLACK	2,007	28,354	120,537
HISPANIC ORIGIN	4,729	79,752	308,514
AM.INDIAN & ALASKAN	241	4,013	15,142
ASIAN	1,698	44,033	201,029
HAWAIIAN/PACIFIC ISLAND	145	3,472	15,108
OTHER	5,146	86,966	330,823

IMMEDIATE VICINITY AERIAL



Bradshaw Rd

Folsom Blvd



Taqueria **FAVORITO** Cocina Mexicana

CARRINGTON COLLEGE CARRINGTON COLLEGE®

INDIA PALACE AUTHENTIC CUISINE OF INDIA

metro by T-Mobile

EL FORASTERO MEXICAN FOOD

HKH

McDonald's

NINJA SUSHI Sacramento, Ca. GOOD FOOD. FUN.

Mayhew Rd



PROPERTY LOCATION

Kiefer Blvd

S Watt Ave

BR BASKIN-ROBBINS

DUTCH BROS Coffee

Save Mart

7-ELEVEN

ROUND TABLE PIZZA ROYALTY

RITE AID

Jackson Rd



Countryside Drive In

EMERALD

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS NNN LEASED INVESTMENT!



Chase Burke

PARTNER | RETAIL BROKERAGE
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(916) 932-2199



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@ROMECPREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



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