

4900 ✨  
*Folsom  
Blvd*

**Exceptional Restaurant/Retail Opportunity  
for Lease in East Sacramento**



**TURTON**  
COMMERCIAL REAL ESTATE

**NEIGHBORHOOD CENTER**

**1.7 M Yearly Visits**  
Save Mart, Petco, Wells Fargo, Papa Murphy's, US Cryotherapy, UPS, Baskin-Robbins

**NEIGHBORHOOD CENTER**

**175,500 Yearly Visits**  
Ace Hardware, University of Beer, Face & Body Emporium, Island Tacos

**NEIGHBORHOOD CENTER**

**131,500 Yearly Visits**  
Round Table, Fish & Chips, Liquor, Goodwill

**TRADER JOE'S**

**971,900 Yearly Visits**

**CVS PHARMACY**

**263,500 Yearly Visits**

**FOLSOM BLVD - 17,542 CARS PER DAY**

**49TH STREET**



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# THE OPPORTUNITY



15,949  
SF LOT

±1,705  
SF RETAIL BUILDING

29  
PARKING STALLS

\$8,500  
NNN PER MONTH

\$1.985M  
PURCHASE PRICE

## HARD CORNER RESTAURANT/RETAIL FOR LEASE WITH DEEP EAST SACRAMENTO HISTORY

Turton Commercial Real Estate is pleased to present the opportunity to lease 4900-4922 Folsom Blvd ("The Property") in the heart of East Sacramento. Strategically located on a hard-corner at the intersection of 49th Street and Folsom Blvd, the Property encompasses three parcels totaling approximately 15,949 square feet of land and a +/- 1705 square foot building. Formerly home to an East Sacramento institution, Burr's Fountain, the cinder block

structure features crucial infrastructure. The Property can be delivered as a warm restaurant shell, complete with Type 1 Exhaust Hood, Grease Interceptor, HVAC, and ADA restrooms. A tenant improvement allowance up to \$75 per square foot may also be made available to qualified tenants. The walkability and amenities of the immediate neighborhood only add to the appeal for any new restaurant user, as a highly walkable East Sac-

ramento "central district" has formed over the past two decades. Acclaimed local restaurants, bars, and other businesses within three blocks include OneSpeed, Origami Asian Grill, Chocolate Fish Coffee, Hilltop Tavern, V. Miller Meats, Corti Brothers, Socal's, Allora, and Cervceria at The Shack. A short walk to East Portal Park and a 5 minute drive to the Business 80 Interchange complete what is a truly unique opportunity in the perfect location.



## PROPERTY HIGHLIGHTS

- Premier corner in East Sacramento at 49th & Folsom Boulevard
- Extraordinary restaurant opportunity
- Warm shell delivery possible, including crucial restaurant infrastructure
- Tenant Improvement allowance available to qualified tenants
- Daily traffic counts exceeding 17,000 cars per day
- 971,980 visits per year to neighboring Trader Joe's

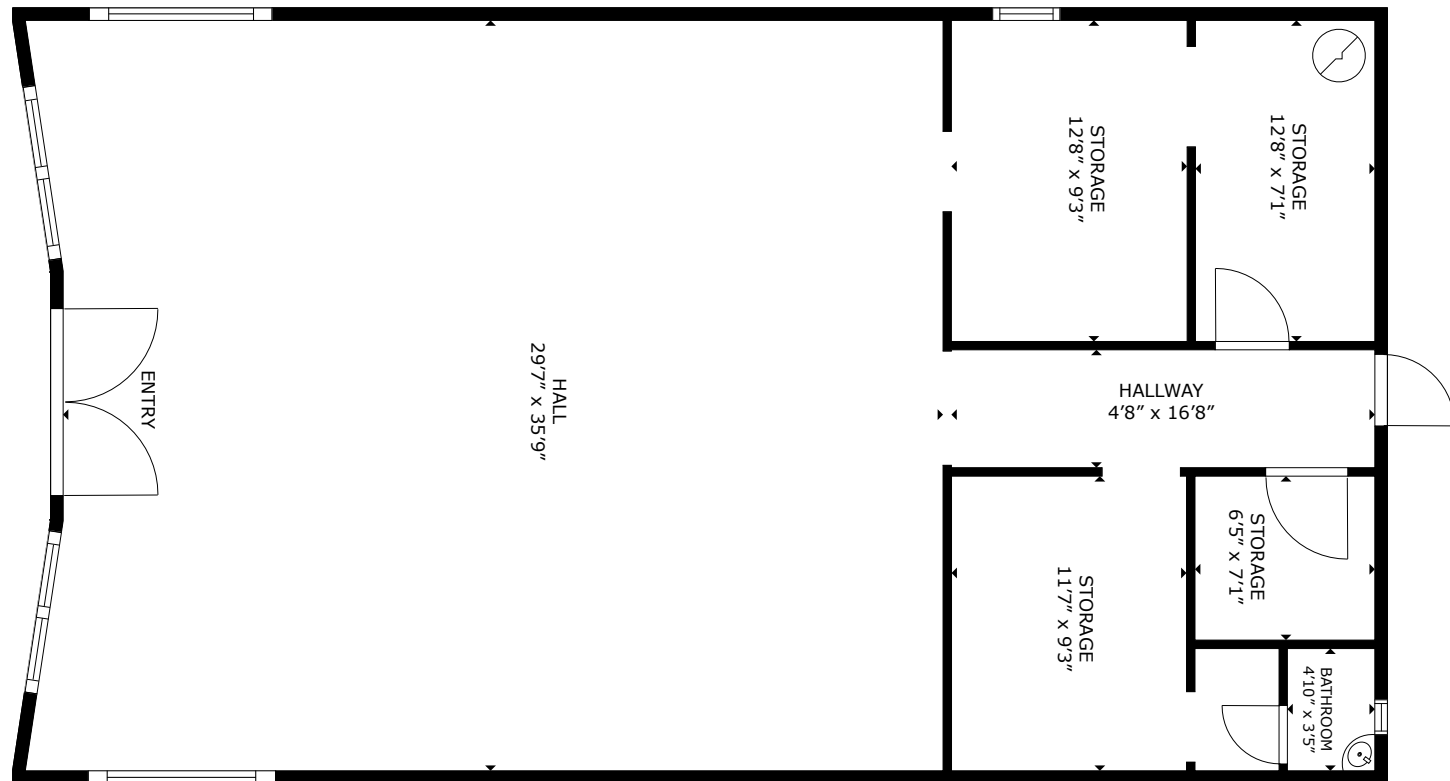
**1 THE OPPORTUNITY**  
4900 FOLSOM BLVD

# THE DETAILS

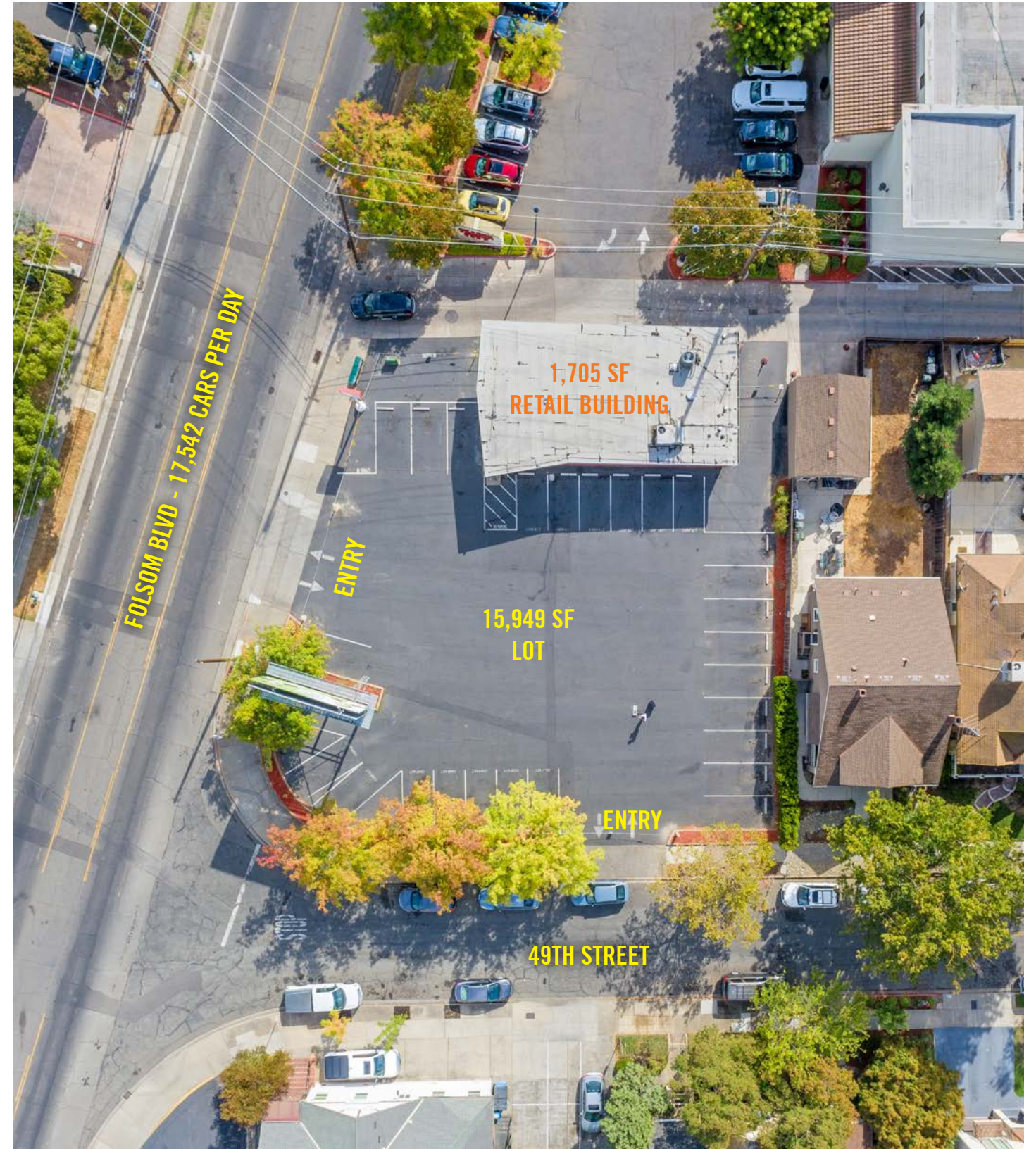
Addresses:	4900, 4920 & 4922 Folsom Blvd Sacramento, CA 95819
APN:	008-0431-045, 008-0431-046, 008-0431-002
Zoning:	C-2
Year Built:	1956
Total Rentable Building SF:	±1,705 SF
Site Size:	±15,949 SF
4900 Folsom Blvd:	± 6,570 SF
4920 Folsom Blvd:	± 4,989 SF
4922 Folsom Blvd:	± 4,390 SF
Parking:	± 29 stalls
Opportunity Zone:	No
Occupancy:	0%
Asking Lease Rate:	\$8,500 per month, NNN
Purchase Price:	\$1,985,000
Price Per Land SF:	\$124.46
Electricity:	SMUD
Gas:	PG&E
Water/Sewer/Trash:	City of Sacramento
Storm Drain:	City of Sacramento
Fault Zone:	N/Ae (per State of California Dept. of Conservation)
Flood Zone:	Zone B and X (FEMA Map 06067C0190H)



# FLOOR PLAN



**1,705 SF**  
**RETAIL BUILDING**



# EAST SACRAMENTO



HOMES.COM  
SEPTEMBER 2024

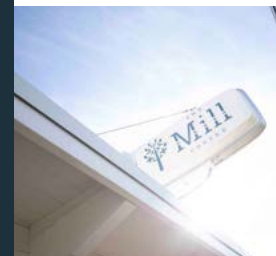
	<b>28,889</b> POPULATION		<b>\$147,201</b> HOUSEHOLD INCOME		<b>61.8%</b> COLLEGE GRADS		<b>\$785,000</b> MED HOME VALUE
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## SACRAMENTO'S MOST PRESTIGIOUS SUBMARKET WITH LIMITED RETAIL AVAILABILITY

4900-4922 Folsom Blvd is located in the epicenter of the most thriving part of the Sacramento region – East Sacramento. The property sits on the east side of three incredibly dynamic and booming submarkets: Downtown, Midtown and East Sacramento. East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot averages \$550, which is almost double the Sacramento average of \$323 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s. Because very few stand-alone medical/office

buildings exist in East Sacramento, buildings like 4900 Folsom Blvd are hard to find, and often sell very quickly. East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to East Sacramento because of its rich

art, music and cultural scene to cash in on the fruitful submarket. East Sacramento features some of Sacramento's most successful restaurants and entertainment venues, and has an eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Orphan, Roxie Deli, Temple Coffee, Canon, Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Café and Tupelo Coffee House.

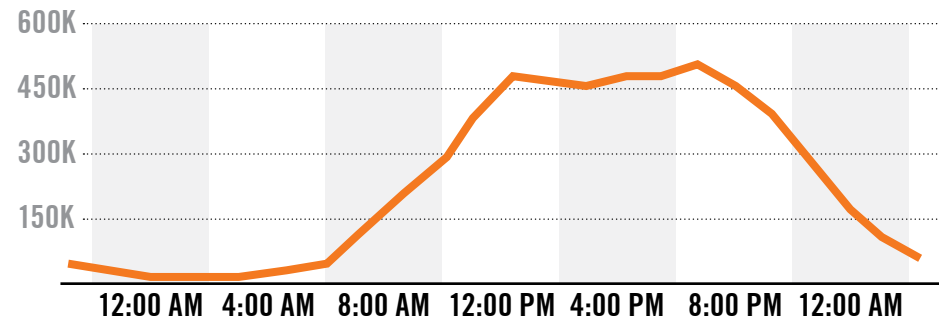


# AREA DEMOGRAPHICS

East Sacramento's most heavily trafficked corridor featuring some of the area's busiest retailers

Data from: Placer AI, Costar 2024

Annual visitors by hour Folsom Blvd Shoppers



⇒ **\$147,201** ⇐

Average Household Income  
In East Sacramento

## Psychographic Profile

Folsom Blvd Shoppers



### Booming with Confidence

Prosperous, established couples in their peak earning years living in suburban homes



### Thriving Boomers

Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes



### Young City Solos

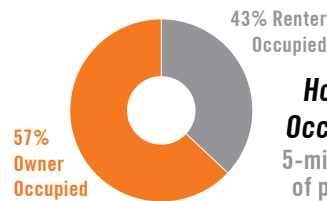
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas

## Nearby Population

2-mile radius of property



2020: 77,152  
2024: 78,374  
2029: 79,108



Housing  
Occupancy  
5-mile radius  
of property

## Nearby Food & Bev



Nearby Food & Beverage Operators

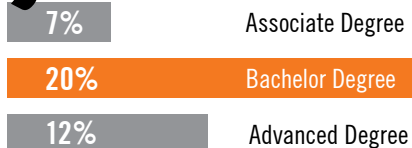


Annual Consumer Spending in billions

2-mile radius of property



## Education Levels



**3.3M**

Total Yearly Visits

Folsom Blvd Between 48th & 59th



**2 THE LOCATION**  
4900 FOLSOM BLVD



# LITTLE ITALY ON FOLSOM BLVD

48<sup>TH</sup> - 59<sup>TH</sup> ST

PLACER AI JULY 2023 - JULY 2024

 <b>.6</b> MILE	 <b>3.3M</b> YEARLY VISITS	 <b>22</b> BARS & RESTAURANTS	 <b>\$96,968</b> HOUSEHOLD INCOME
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## TOP VISITORS: BOOMING W/ CONFIDENCE, THRIVING BOOMERS, YOUNG CITY SOLOS

The heart of East Sacramento's "Little Italy" neighborhood spans between 48th and 59th Streets, bounded by Folsom Boulevard. This vibrant area has been home to generations of Italian Americans who established a thriving community. Italian-run businesses—grocery stores, nurseries, restaurants—flourished along Folsom Boulevard, many of which still operate today. Notable spots include Corti

Brothers, an iconic grocery store known for its specialty products; Talini's Nursery, a family-run garden center; and Mattone Ristorante, a neighborhood favorite for Italian cuisine. Saint Mary's Church, built in 1948, remains a cornerstone of the community, offering Italian-language masses. Giovanni Hall continues to host parish events, while East Portal Park's bocce courts stay active with local leagues.

In September 2021, the Sacramento City Council officially designated this area as the "Little Italy Historic District," celebrating the cultural and historical legacy of Italians in East Sacramento. Popular dining spots like Allora enhance the area's appeal, making "Little Italy" a vibrant part of Sacramento's cultural and culinary landscape.








**2 THE LOCATION**  
4900 FOLSOM BLVD



# MED CENTER

UC DAVIS HEALTH / SHRINERS

 <b>2</b> HOSPITALS	 <b>18,000</b> EMPLOYEES	 <b>726</b> BEDS	 <b>20 ACRE</b> DEVELOPMENT UNDERWAY
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## TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & THRIVING BOOMERS

Oak Park and the Med Center districts in Sacramento offer a unique blend of history, culture, and convenience. Oak Park, one of the city's oldest neighborhoods, is known for its vibrant community spirit and artistic revival. The area boasts local favorites like Old Soul

Co., La Venadita, and the historic Guild Theater, which remains a cultural hub. Events like First Fridays bring residents together to celebrate local artisans, food, and live music, adding to the neighborhood's creative atmosphere. Just south, the Med Center district revolves

around UC Davis Medical Center, catering to medical professionals, patients, and students from nearby McGeorge School of Law. Dining options like Café Bernardo and Oakhaus offer convenient spots for those working or studying in the area.





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