

Riley Street Retail/Office

FOLSOM, CA



OFFERING MEMORANDUM

**SACRAMENTO COMMERCIAL
PROPERTIES, INC.**
916.220.6200
302 Leidesdorff Street
Folsom, CA 95630

PRESENTED BY:

DOUG SCALZI
Regional Director Of KW Commercial
O: 916.220.6200
doug@sacprop.com
CA #01237807

Property Summary



PROPERTY DESCRIPTION

This rare Historic Folsom property features two buildings totaling approximately 1,457 SF, on a 7,000 sq/ft lot. with an additional 7,500 SF vacant lot ready for development. This property is offering versatile space for office or professional use. Built in 1950 and zoned Business and Professional, the property provides a solid foundation for a wide range of business ventures. Located in the thriving Folsom area, it boasts a strategic position within a dynamic business landscape. With its prime location, historical charm, and potential for customization, this property presents a compelling prospect for office and office building investors seeking a promising addition to their portfolio in the vibrant Sacramento market.

PROPERTY HIGHLIGHTS

- 1,357 SF building
- Two units
- Built in 1950
- Zoned Business and Professional
- Prime location in Sacramento area

OFFERING SUMMARY

Sale Price:	\$958,000
Number of Units:	2
Lot Size:	14,500 SF
Building Size:	1,457 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	400	1,273	4,143
Total Population	889	2,878	10,147
Average HH Income	\$123,248	\$122,693	\$134,095



Property Description



PROPERTY DESCRIPTION

This rare Historic Folsom property features two buildings totaling approximately 1,457 SF, on a 7,000 sq/ft lot. with an additional 7,500 SF vacant lot ready for development. This property is offering versatile space for office or professional use. Built in 1950 and zoned Business and Professional, the property provides a solid foundation for a wide range of business ventures. Located in the thriving Folsom area, it boasts a strategic position within a dynamic business landscape. With its prime location, historical charm, and potential for customization, this property presents a compelling prospect for office and office building investors seeking a promising addition to their portfolio in the vibrant Folsom market.



LOCATION DESCRIPTION

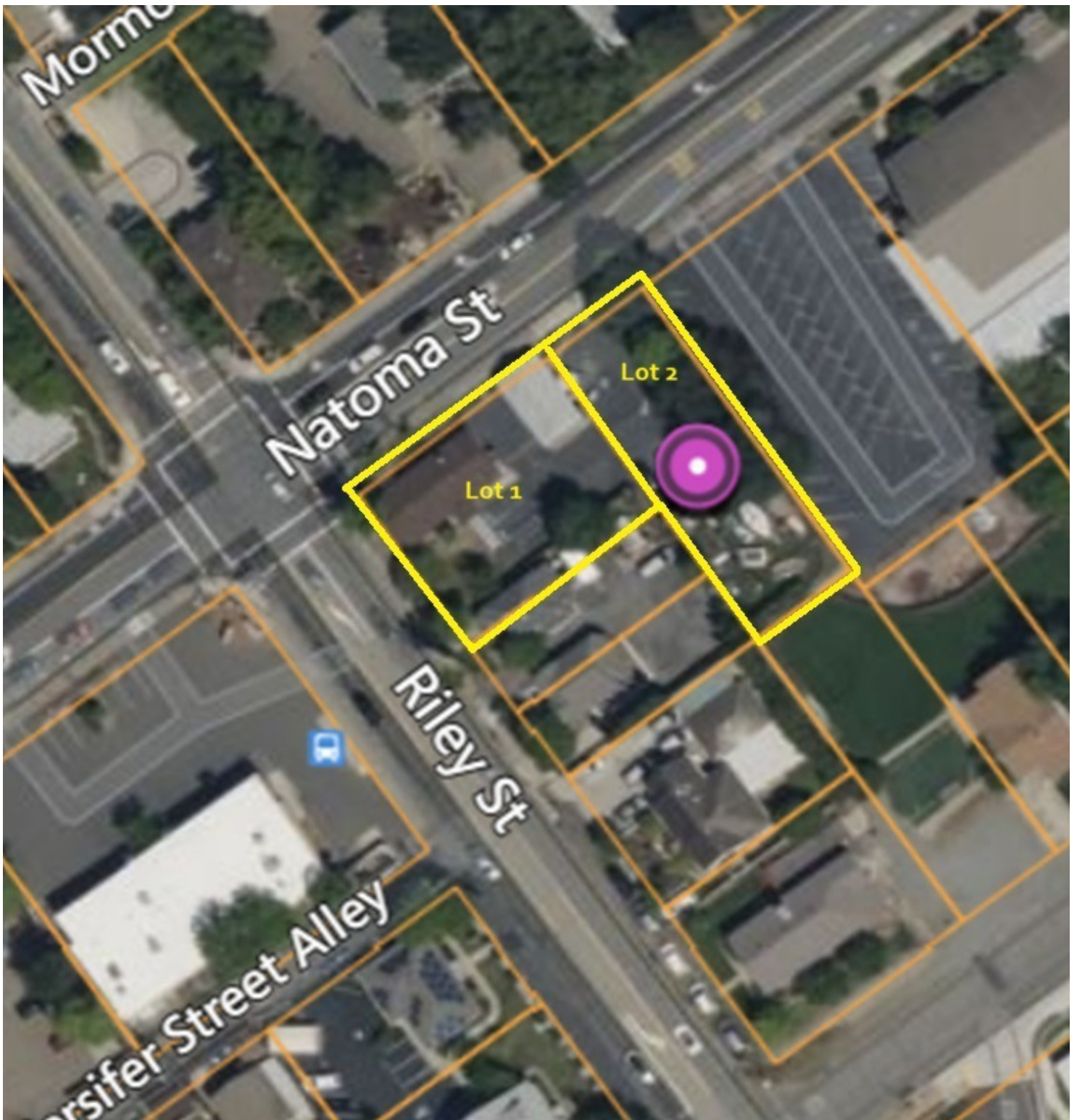
Discover the unmatched potential of the Folsom market. Nestled within Sacramento's dynamic business landscape, the area surrounding the property offers an enticing array of amenities and attractions. Minutes away from the historic Folsom district, Folsom Lake State Recreation Area, and the Palladio at Broadstone, the location balances urban convenience with natural beauty and vibrant retail experiences. With easy access to major highways and public transportation, businesses thrive in this desirable setting. The property's proximity to a strong talent pool and a variety of dining, retail, and entertainment options makes it an exceptional investment opportunity for office and office building investors in the thriving Sacramento market.



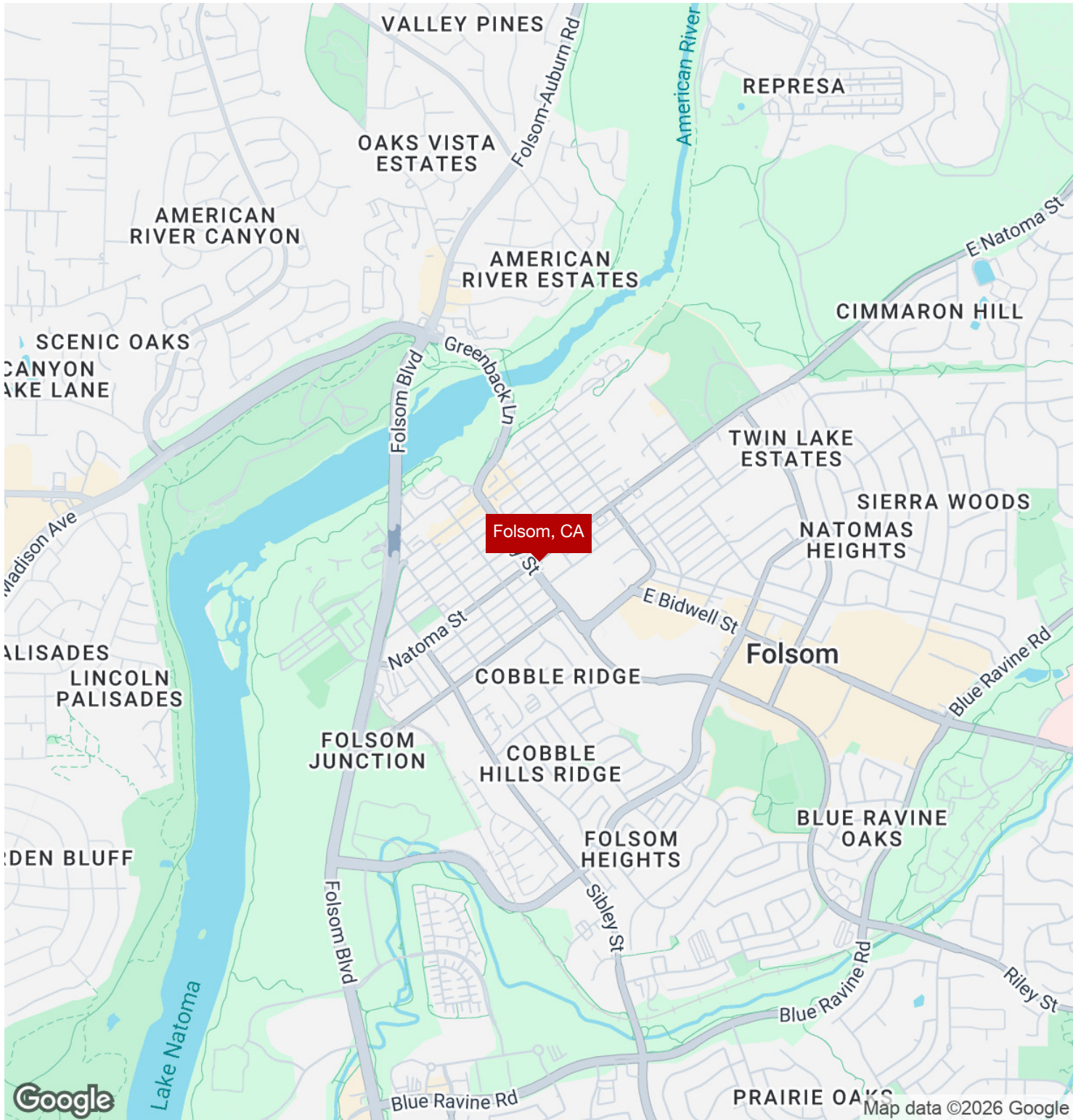
Additional Photos



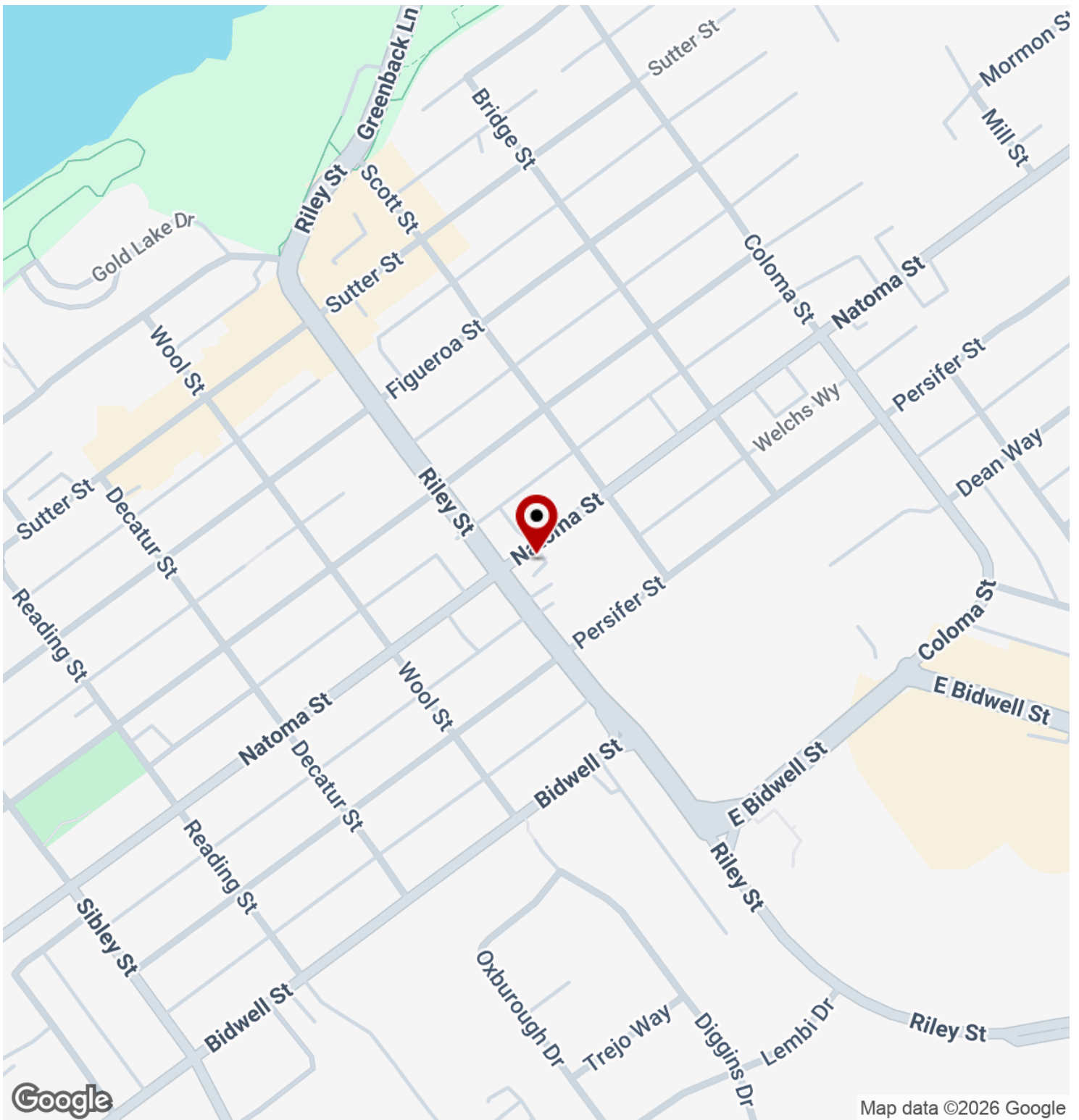
Additional Photos



Regional Map



Location Map

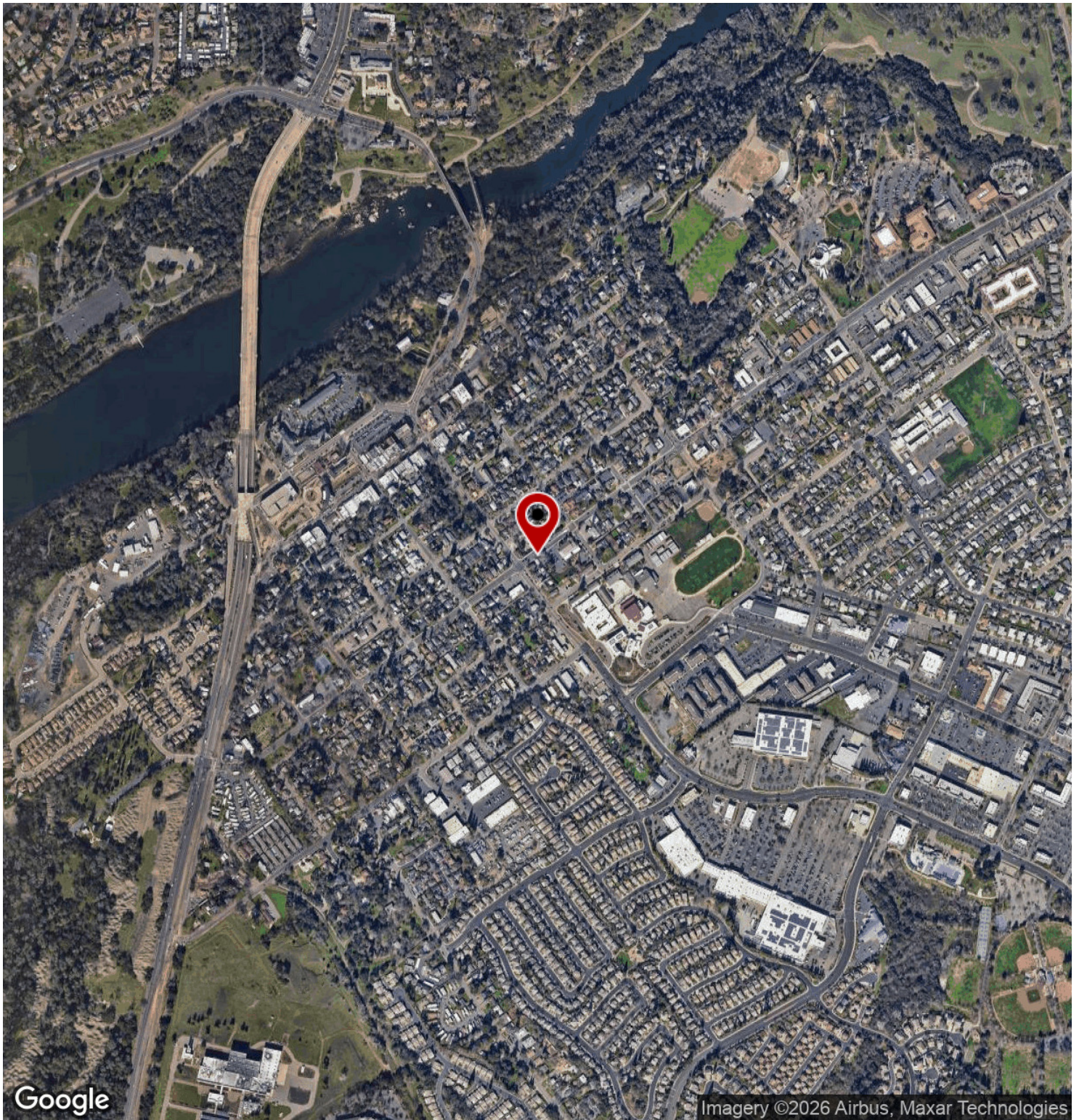


Google

Map data ©2026 Google



Aerial Map

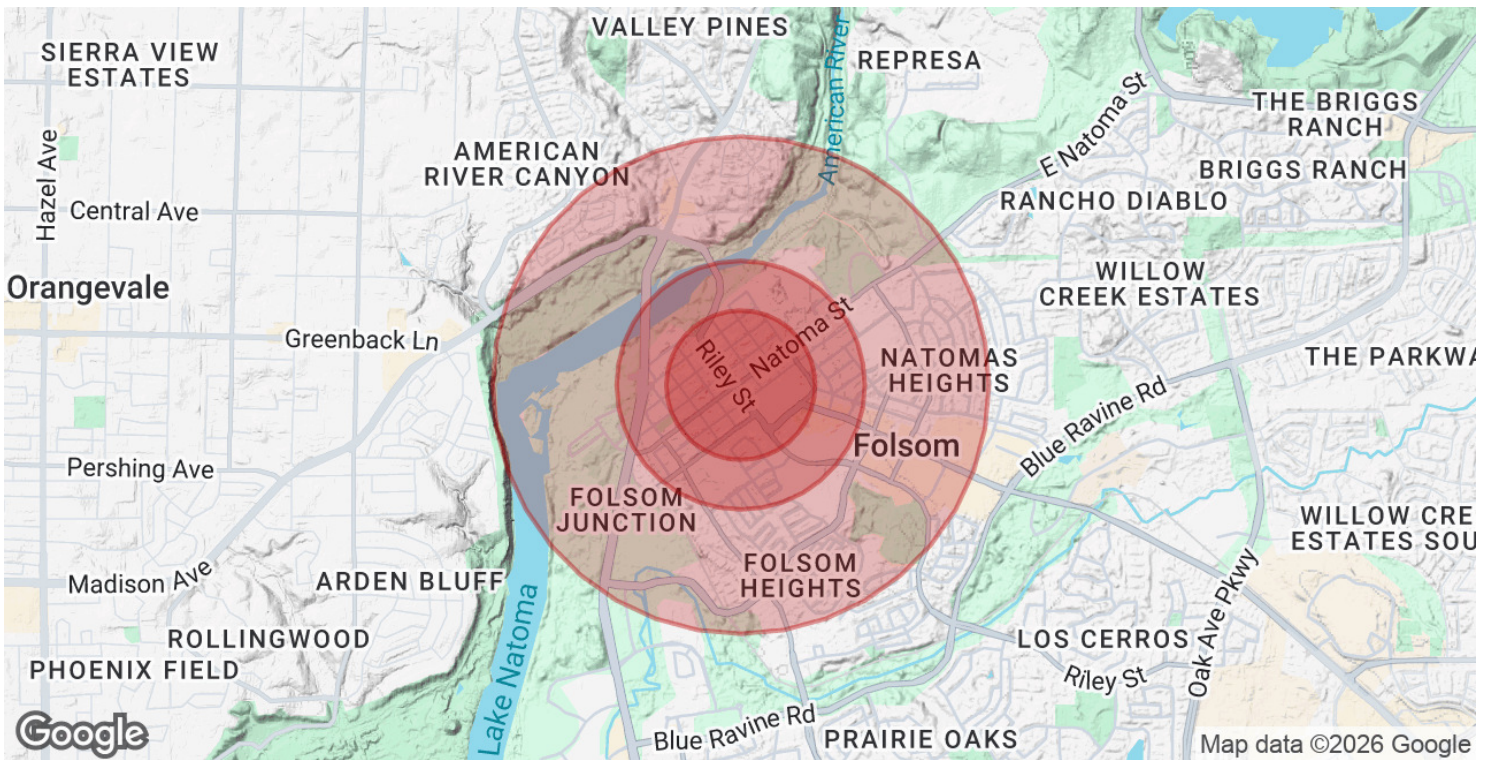


Google

Imagery ©2026 Airbus, Maxar Technologies



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	889	2,878	10,147
Average Age	44	43	42
Average Age (Male)	42	41	40
Average Age (Female)	46	45	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	400	1,273	4,143
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$123,248	\$122,693	\$134,095
Average House Value	\$665,714	\$654,130	\$648,761

Demographics data derived from AlphaMap

