

8391
FOLSOM
SACRAMENTO | CA

For Lease

±2,078 Square Feet

End cap retail suite
within established center
in Sacramento, CA.

- C-2 zoning supports a broad range of commercial and service uses.
- Located within active retail center anchored by Raley's and national co-tenants.
- High visibility along major Sacramento arterial with consistent traffic.



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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

8391 Folsom Boulevard, Suite 9 in Sacramento offers a $\pm 2,078$ square foot end cap space within a large multi-tenant retail center anchored by Raley's. The suite is situated among a mix of national and regional co-tenants that include Dollar Tree, Starbucks, and AutoZone, supporting a diverse range of daily customer activity. Zoned C-2, the property accommodates retail, office, and service-oriented uses. The broader center has a long-standing commercial presence in the corridor and benefits from ongoing area-wide planning and improvements typical of this active commercial district.

Located along a high-traffic segment of Folsom Boulevard, the property provides strong visibility on a principal arterial serving Sacramento. The surrounding area supports consistent daily vehicle counts and convenient access to nearby neighborhoods, employment centers, and recreational destinations. Tenants benefit from the established draw of the center's anchors and the corridor's steady customer base. The site offers connectivity to downtown Sacramento, as well as regional amenities including the American River Parkway and Folsom Lake.

OFFERING SUMMARY

Price: \$2.00 PSF with \$0.50 NNN



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PROPERTY PHOTOS

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LOCAL AREA

**8391
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CONFLUENCE
APARTMENTS

HAMPTON COURT
APARTMENTS

HUNTINGTON
APARTMENTS

**8391
FOLSOM**
SACRAMENTO | CA

CASA DE ANGELO
APARTMENTS

Folsom Boulevard

metro by F-Solutions | DOLLAR TREE | Raley's | DELISH PIZZA | Blend

CK's Donuts | Pizzeria California

Jack in the box

BULLTA

Auto Zone | Starbucks | SUBWAY eat fresh. | Carl's Jr.

Pizza Guys | Superb burger fish & chips

Valero | STATE FARM INSURANCE

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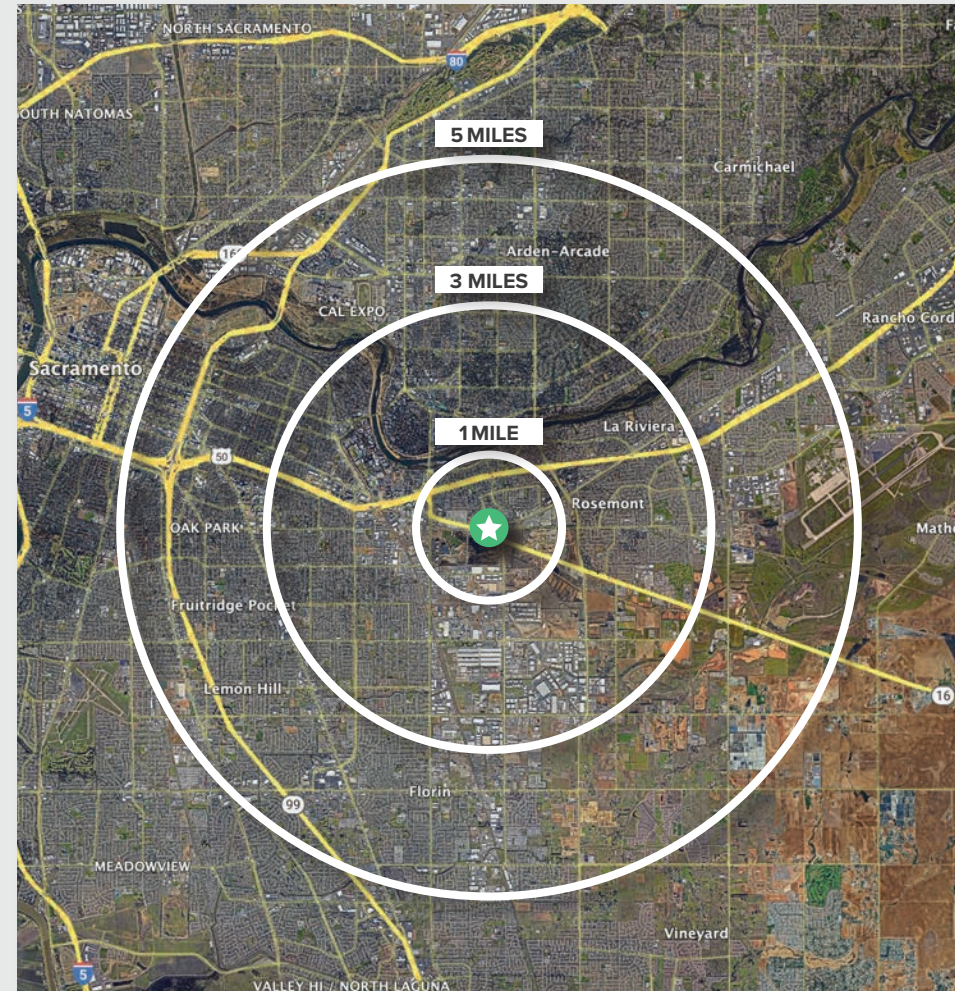


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	9,869	121,390	346,585
2030 Projected Population	9,522	117,727	339,154
2020 Census Population	9,715	123,339	346,522
2010 Census Population	8,597	111,106	311,734
2025 Median Age	36.3	36.9	36.5
HOUSEHOLDS			
2025 Estimated Households	4,203	49,506	135,027
2030 Projected Households	4,077	48,334	133,621
2020 Census Households	4,273	49,454	132,728
2010 Census Households	3,916	46,322	123,101
INCOME			
2025 Estimated Average Household Income	\$104,275	\$121,520	\$116,548
2025 Estimated Median Household Income	\$79,690	\$91,313	\$88,496
2025 Estimated Per Capita Income	\$45,018	\$49,998	\$45,748
BUSINESS			
2025 Estimated Total Businesses	504	5,771	17,309
2025 Estimated Total Employees	4,710	58,327	155,760



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

[Learn more about Development](#)

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