

FOR  
LEASE

**11415 FOLSOM BLVD**

RANCHO CORDOVA, CA



AVAILABLE

AVAILABLE

POTENTIAL  
YARD SPACE  
AVAILABLE

Folsom Blvd

**FLEX / RETAIL / INDUSTRIAL**

±23,380 SF TOTAL AVAILABLE + POTENTIAL YARD SPACE

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**PROPERTY INFORMATION**

**Total Available** ±23,380 SF

**Zoning** M-1 - Light Industrial

**Clear Height** 16'-20'

**Grade Level Doors** 1 Oversized Door (12'x14')

**Year Built** 1982

**Construction** Concrete tilt-up

**Sprinkler** Yes - .19 GPM/1,500 SF

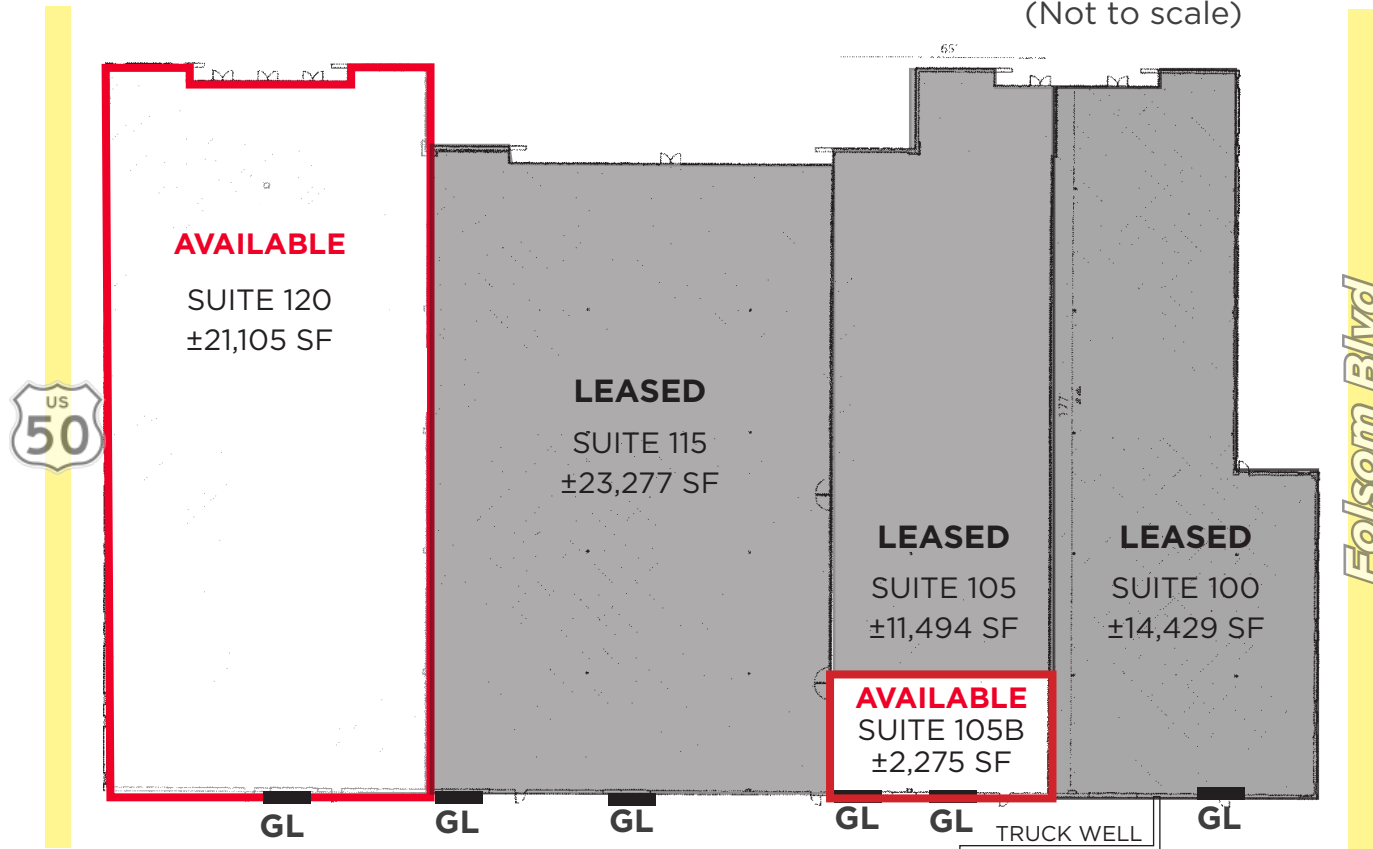
**Column Spacing** 36'dx48'w

**Parking** Abundant Parking

**Building Power** 2000 amp 277/480 v

**HVAC** Yes

**Yard Space** Additional yard space possible



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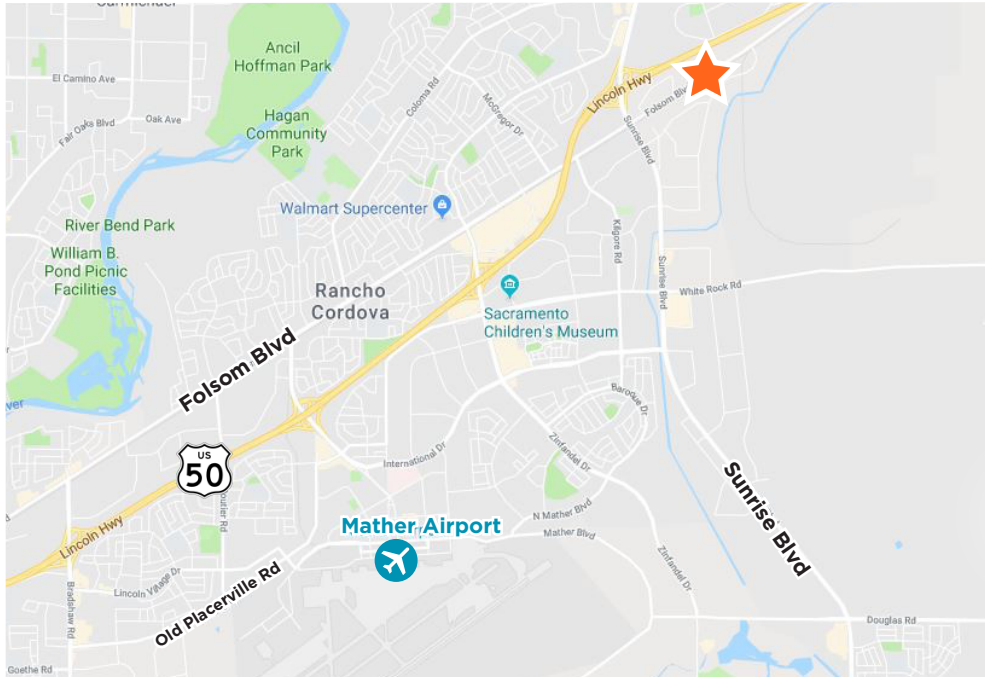
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## PROPERTY HIGHLIGHTS

- High visibility center.
- Easy access and great visibility to/from Highway 50.
- Excellent daytime employment population, the property is located in a high growth communities.
- Signage facing Highway 50 and Folsom Blvd possible.



## NEIGHBORHOOD DEMOGRAPHICS

	 Population	 Median Household Income	 Daytime Population
1 Mile	5,703	\$94,609	16,875
3 Miles	53,515	\$84,675	77,728
5 Miles	198,011	\$67,485	219,943

## TRAFFIC COUNT (2023)

COLLECTION STREET	TRAFFIC VOLUME
Folsom Blvd	15,209 ADT
Gold River Rd	10,123 MPSI
Hwy 50	130,328 ADT

**“POTENTIAL USES:** Ideal for variety of uses such as warehouse, flex, retail showroom or sport/fitness facility.”

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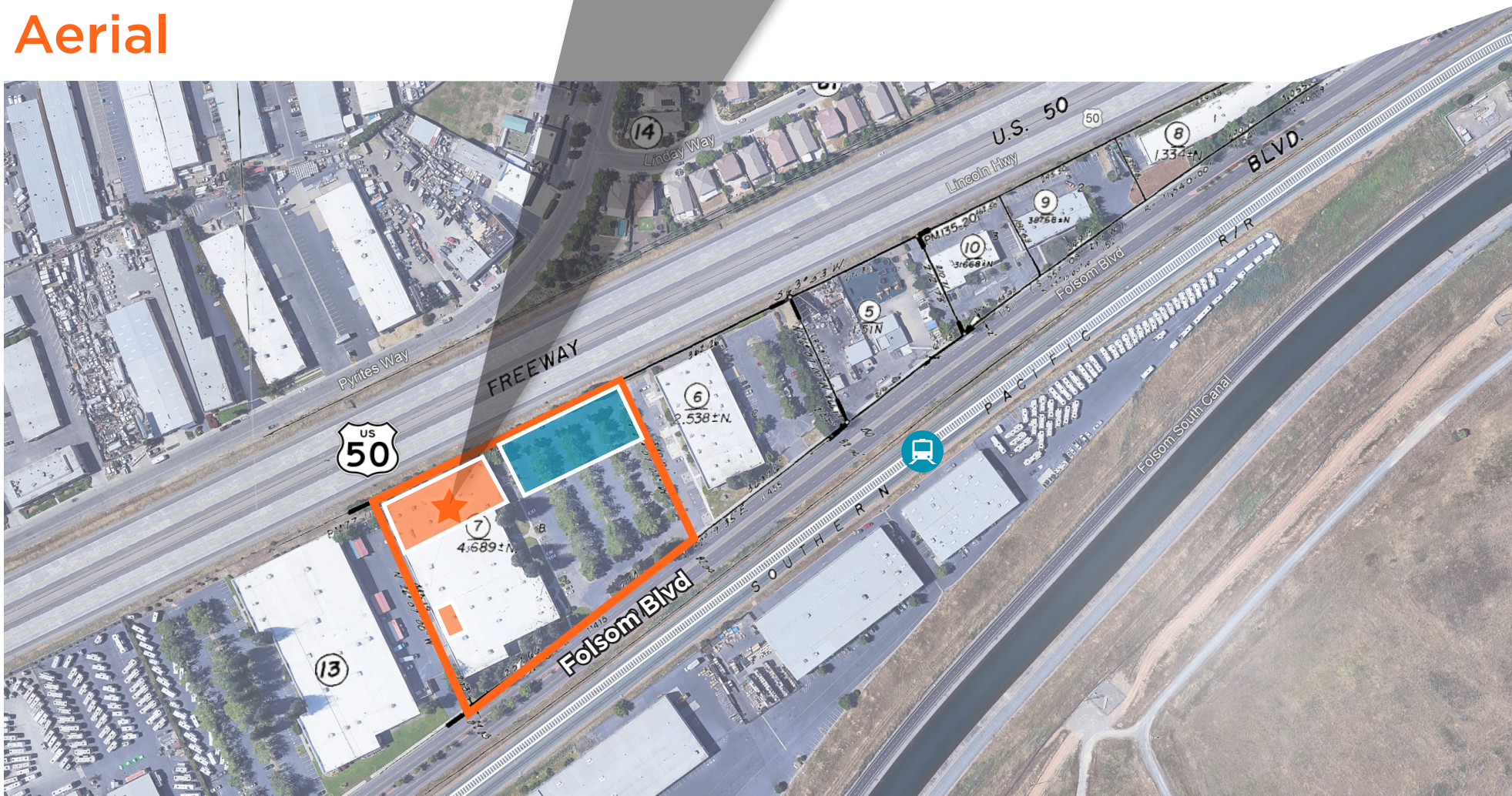
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## Aerial



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