

**FOR
LEASE**

**10525 FOLSOM BLVD,
RANCHO CORDOVA, CA**

+/- 2,500 - 5,928 SF RETAIL/FLEX SPACE



**3-D Tour
Click Here**



CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

10525 FOLSOM BLVD.

+/- 2,500 - 5,928 SF Showroom/Flex Space with 2 roll-up doors

RENT: \$0.89 PSF, NNN - \$1.00 PSF, NNN

PROPERTY HIGHLIGHTS:

- **Prime Street Visibility:** Benefit from excellent visibility along Folsom Blvd, ensuring your business captures the attention of passing traffic and enhances brand recognition in a strong retail corridor
- **Flexible Space Options:** Choose from 2,500 to 5,958 sq. ft. of retail/flex space, with the option to divide the unit to suit your business needs.
- **Convenient Freeway Access:** Enjoy seamless connectivity with easy access to major freeways, making it convenient for customers and employees to reach your location.
- **Secure Fenced Back Parking:** Take advantage of a fenced back parking lot, providing added security and convenience for your business operations.
- **Ample Parking Availability:** Ensure a hassle-free experience for your customers and staff with abundant parking spaces on-site.
- **Functional Roll-Up Doors:** Enhance operational efficiency with two roll-up doors inside this suite, ideal for businesses requiring easy loading and unloading capabilities.
- **Competitive Lease Rates:** Lease this prime space at an attractive rate of \$0.89/NNN, offering excellent value for a high-visibility location.



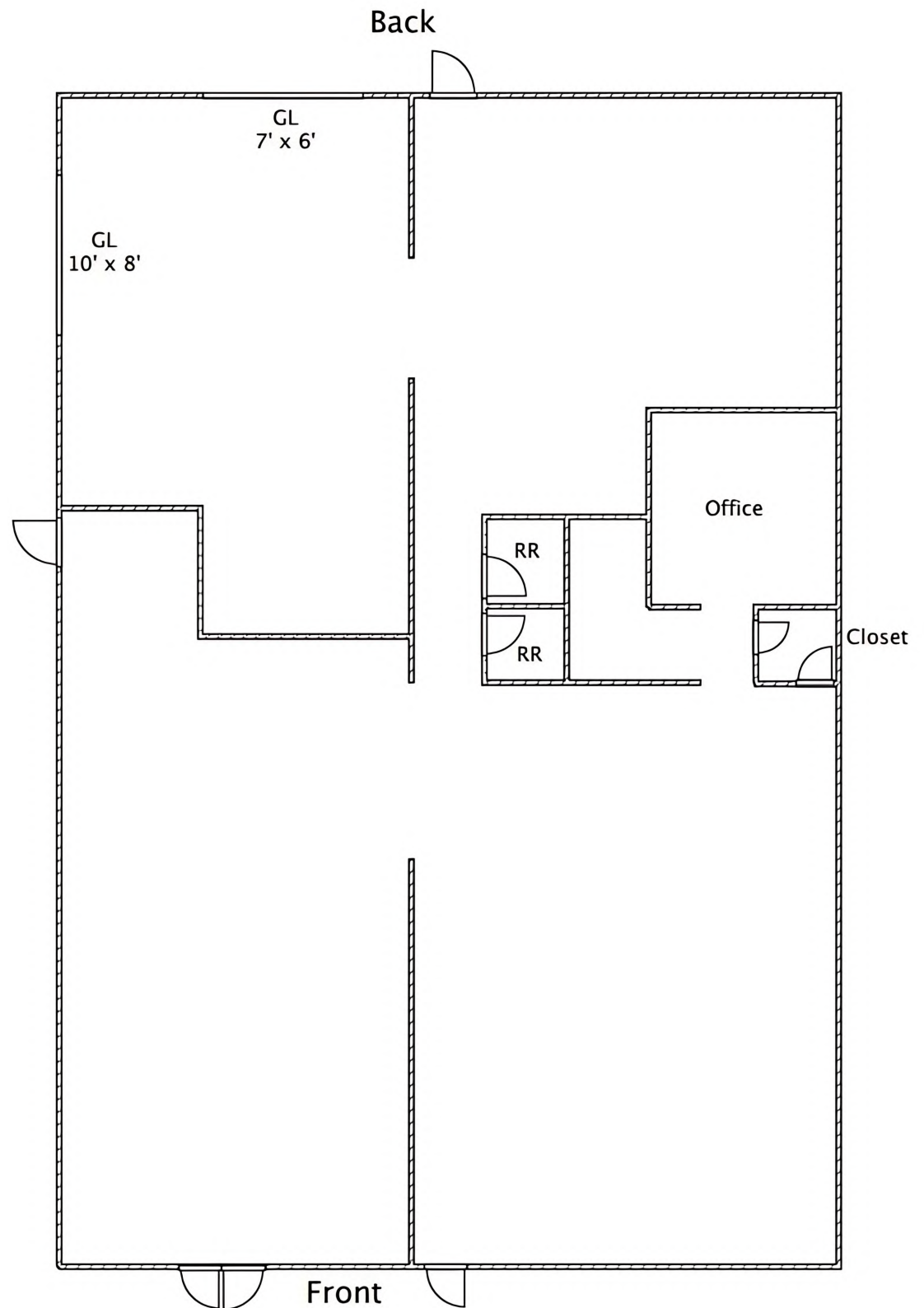
FLOOR PLAN

3-D Tour
Click Here



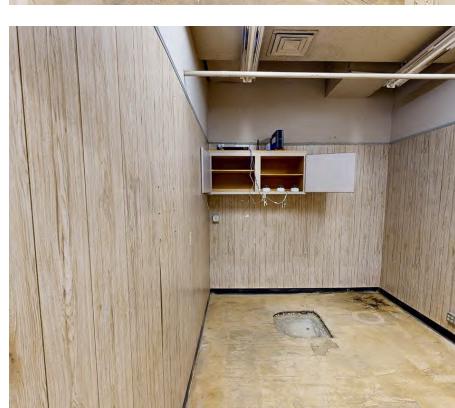
Suite Highlights

- 2,500 SF - 5,928 SF of Retail/Flex Space
- 2 Roll-Up Doors in rear of Premises
- Large, Open Showroom
- 2 Restrooms
- Double-Door Entry
- Former CarQuest Auto Parts Store





INTERIOR PICTURES





EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL

RITE AID JACK'S BEL AIR
SPORTSMAN'S WAREHOUSE URBAN EATS FIVE GUYS BURGERS and FRIES
Chick-fil-A CALIFORNIA Family Fitness CHIPOTLE MEXICAN GRILL

MANY BUSINESS COMPANIES

COSTCO
WHOLESALE

ROSS DRESS FOR LESS TARGET Starbucks PANDA EXPRESS CHINESE KITCHEN Marshalls PET SMART

Sunrise Blvd

WHITE ROCK CORPORATE CAMPUS

Walmart Save money. Live better. SAFEWAY

Zinfandel Dr

LOWE'S rubio's COASTAL GRILL CVS pharmacy SUBWAY Panera BREAD

Cordova High School
Home of the Lancers

PROPERTY LOCATION



Folsom Blvd

VIVA SUPERMARKET Carl's Jr. planet fitness See's CANDIES. SUBWAY MCDONALD'S dd's DISCOUNTS KFC

Dignity Health. KAISER PERMANENTE

DEMOGRAPHIC SUMMARY REPORT

10525 FOLSOM BLVD, RANCHO CORDOVA, CA 95670



POPULATION

2024 ESTIMATE

1-MILE RADIUS	20,320
5-MILE RADIUS	234,832
10-MILE RADIUS	923,162

POPULATION

2029 PROJECTION

1-MILE RADIUS	20,412
5-MILE RADIUS	236,120
10-MILE RADIUS	929,900



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$85,527.00
5-MILE RADIUS	\$111,433.00
10-MILE RADIUS	\$99,744.00

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$76,493.00
5-MILE RADIUS	\$87,373.00
10-MILE RADIUS	\$76,657.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	9,779	138,291	477,775
BLACK	1,776	16,223	70,337
HISPANIC ORIGIN	5,699	43,066	214,733
AM.INDIAN & ALASKAN	310	2,238	11,351
ASIAN	2,088	24,721	116,910
HAWAIIAN/PACIFIC ISLANDER	203	1,631	8,459
OTHER	6,164	51,729	238,329

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS RETAIL/FLEX SPACE



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



ANDY@ROMECPRE.COM

CHASE@ROMECPRE.COM



@ROMECPREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108

