

**FOR
LEASE**

**6611 FOLSOM AUBURN RD,
FOLSOM, CA**

±1,000-2,200 SF OFFICE SPACE AVAILABLE

AVAILABLE

Suites G & H • ±1,000-2,200 SF



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ROME
REAL ESTATE GROUP

OFFICE SPACE FOR LEASE

FOLSOM AUBURN EXECUTIVE CENTER

6611 Folsom Auburn Road

±1,000 – ±2,200 SF

AVAILABLE SUITES

SIZE

ASKING RENT

SUITE G

± 1,000 SF

\$2.25 PSF, Modified Gross

SUITE H

± 1,200 SF

\$2.25 PSF, Modified Gross

SUITES G + H

± 2,200 SF

\$2.00 PSF, Modified Gross

Suites G and H are currently combined for ±2,200 SF and can be leased together or individually.

PROPERTY HIGHLIGHTS



Flexible Suite Options

Lease ±1,000 SF, ±1,200 SF, or the full ±2,200 SF combined space.



Coffee & Dining On the Block

Coffee Republic, Julian's Patisserie, Mario's Early Toast, McDonald's and Frends Brewhouse sit steps away.



Minutes to Historic Folsom

Historic Folsom and Sutter Street are just across the Rainbow Bridge.



Regional Transit Access

Historic Folsom is served by SacRT's Gold Line to downtown Sacramento.



Modified-Gross Pricing

Monthly Rent includes all operating expenses aside from SMUD bill.



Connected Corridor Location

Folsom Auburn Road links the Greenback Lane area, Historic Folsom, Granite Bay and Roseville.



Established Multi-Tenant Setting

6611 Folsom Auburn Road hosts an active mix of professional and personal-service users.

± 2,200 SF TOTAL

Divisible to ±1,000 SF or ±1,200 SF

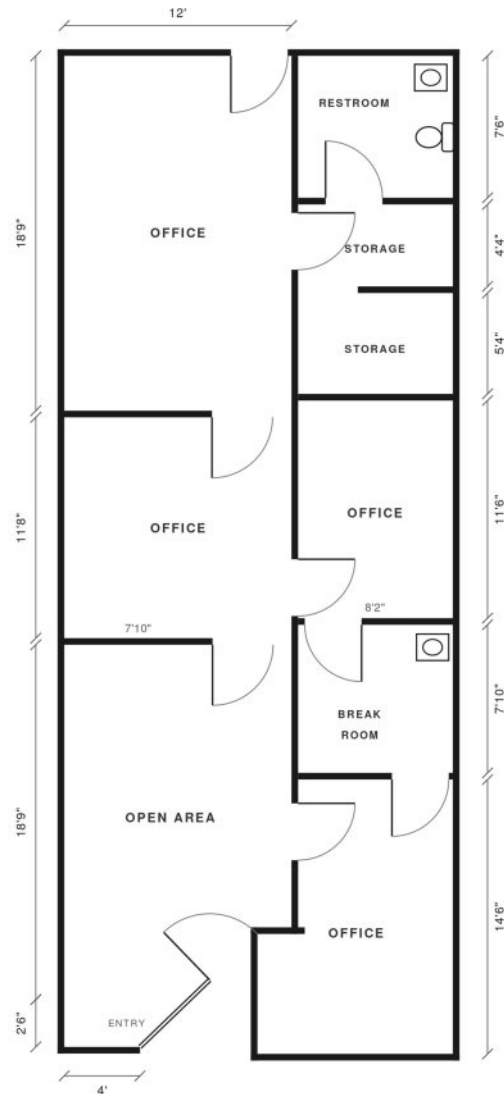
FLOOR PLANS

6611 FOLSOM AUBURN ROAD

FOLSOM, CA 95630

SUITE G

APPROX. 1,000 SF



SUITE H

APPROX. 1,200 SF

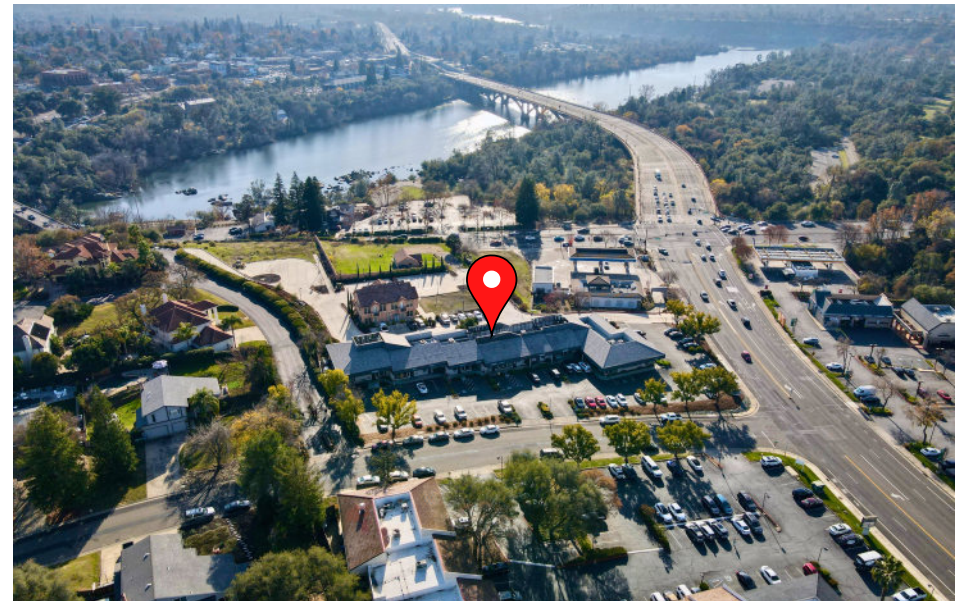


All dimensions, doors, and wall locations shown in plans above are approximate.

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EXTERIOR PHOTOS

FOLSOM AUBURN
EXECUTIVE CENTER



VICINITY AERIAL

FOLSOM
LAKE



PACK IT • SHIP IT • CRATE IT • FREIGHT IT







SUBJECT PROPERTY
6611 Folsom-Auburn Rd
Folsom, CA 95630







DEMOGRAPHIC SUMMARY REPORT

6611 FOLSOM AUBURN RD • FOLSOM, CA 95630



			
POPULATION	POPULATION	HOUSEHOLD INCOME	HOUSEHOLD INCOME
2025 ESTIMATE	2030 PROJECTION	2025 AVERAGE	2025 MEDIAN
1 MILE7,922	1 MILE8,032	1 MILE\$126,321	1 MILE\$94,488
3 MILES80,873	3 MILES81,803	3 MILES\$140,487	3 MILES\$112,085
5 MILES184,952	5 MILES188,480	5 MILES\$148,198	5 MILES\$118,586

 2025 POPULATION BY ORIGIN	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	5,680	51,952	121,742
BLACK	174	3,368	5,348
HISPANIC ORIGIN	1,092	11,695	25,293
AM. INDIAN & ALASKAN	49	420	987
ASIAN	514	9,496	22,935
HAWAIIAN & PACIFIC ISLAND	31	222	509
OTHER	1,474	15,415	33,432

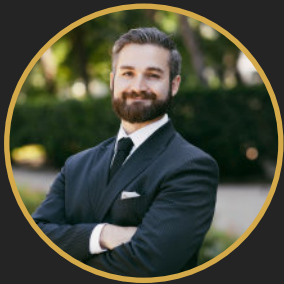
FOR LEASE

6611 FOLSOM AUBURN RD, SUITES G & H

FOLSOM, CA 95630

CONTACT US

For more information about these office suites



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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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