

**FOR
LEASE**

**118 WOODMERE RD,
FOLSOM, CA**

**±2,250 SF RETAIL SPACE AVAILABLE
EXTERIOR PAINTING PLANNED SPRING 2026**



**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

118 WOODMERE RD

SUITE	SIZE	LEASE RATE	SPACE NOTES
130	+/-2,250 SF	\$2.25 PSF, NNN NNN COSTS: \$0.56 PSF	ENDCAP RETAIL SUITE

PROPERTY HIGHLIGHTS:

- **Prime Folsom Location with Strong Traffic & Visibility:** Situated just off of the Folsom Blvd / Blue Ravine intersection in Folsom, CA this building offers high visibility to a steady stream of local and commuter traffic — perfect for a retail or service-oriented use.
- **Affluent, High-Income Area:** The surrounding city of Folsom, CA boasts a median household income of about \$104,326 — significantly above national averages. That means plenty of purchasing power nearby, ideal for retail, wellness, specialty, or premium-service tenants.
- **Growing Population & Stable Market Base:** With roughly 76,000 residents citywide and household growth continuing on the south side of HWY 50, Folsom offers a stable and expanding customer pool. The residential base helps assure consistent local demand for neighborhood-serving businesses.
- **Vanilla Shell Retail Suite Ready for Occupancy or Custom Build-Out:** The available suite has an open layout with a restroom, making it a clean slate for a new tenant to work with.
- **Surrounding Businesses and Retailers:** This property is located just outside of the Lake Forest Tech Park in Folsom with many notable tenants including: Johnson Controls, Harley Davidson, Kratos, PowerSchool, and the Folsom Dog Resort. Other surrounding retailers include: Arco AM/PM, Mel's Diner, Q'amaria, Shell, Dos Coyotes, and Out of Bounds Brewery/Restaurant.



STRONG TRAFFIC COUNTS

FOLSOM BLVD: 34,709 ADT

BLUE RAVINE RD: 20,759 ADT



AVERAGE
\$128,941
WITHIN 3 MILE
HOUSEHOLD INCOME



PROPERTY ZONING
C-3 (PD)
SACRAMENTO COUNTY

FLOOR PLAN

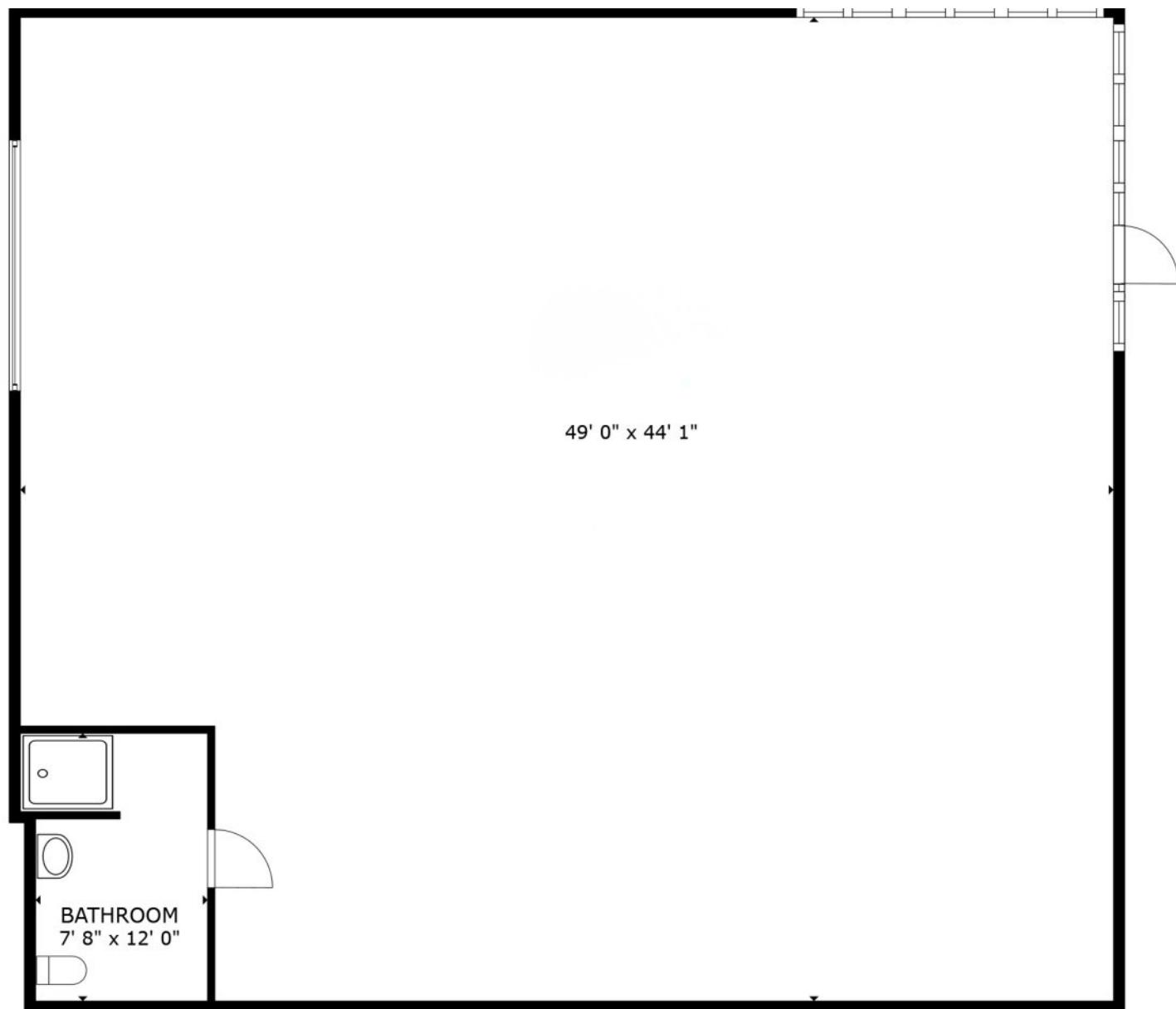
SUITE 130

SIZE: +/-2,250 SF

LEASE RATE: \$2.25 PSF, NNN

NNN COSTS: \$0.56 PSF

3D Tour
Click Here 



IMMEDIATE VICINITY AERIAL



RETAIL AERIAL



DEMOGRAPHIC SUMMARY REPORT

118 WOODMERE ROAD, FOLSOM, CA 95630



POPULATION 2024 ESTIMATE

3-MILE RADIUS	76,622
5-MILE RADIUS	165,366
10-MILE RADIUS	643,806



HOUSEHOLD INCOME 2024 AVERAGE

3-MILE RADIUS	\$128,941.00
5-MILE RADIUS	\$139,427.00
10-MILE RADIUS	\$120,053.00



POPULATION 2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	48,748	108,338	407,355
BLACK	3,366	5,183	29,320
HISPANIC ORIGIN	11,137	22,598	109,995
AM. INDIAN & ALASKAN	439	980	5,345
ASIAN	9,550	21,311	66,703
HAWAIIAN/PACIFIC ISLANDER	243	497	2,907
OTHER	14,275	29,058	132,176

POPULATION 2029 PROJECTION

3-MILE RADIUS	77,198
5-MILE RADIUS	167,073
10-MILE RADIUS	656,359

HOUSEHOLD INCOME 2024 MEDIAN

3-MILE RADIUS	\$104,326.00
5-MILE RADIUS	\$112,734.00
10-MILE RADIUS	\$93,804.00

CONTACT US!

FOR MORE INFORMATION ABOUT THIS RETAIL SUITE



Chase Burke

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