



AVAILABLE
FOR LEASE

10901 FOLSOM BLVD
RANCHO CORDOVA, CA 95670

FOLSOM BLVD
+/-25,000 VPD

DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

CAMERON FREELOVE

Director
916 613 3899
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
cfreelove@muellercommercial.com
Cal DRE#02092307

CENTURY 21
Select Real Estate, Inc



Prominent Location - Turn Key Retail Suites - Facing HWY 50

THE PROPERTY

10901 FOLSOM BLVD. RANCHO CORDOVA, CA 95670

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



RANCHO CORDOVA
CITY OF RANCHO
CORDOVA
APN: 058-0420-007



+/- 5,466 SF
RETAIL BUILDING
+/- 557 SF
AVAILABLE



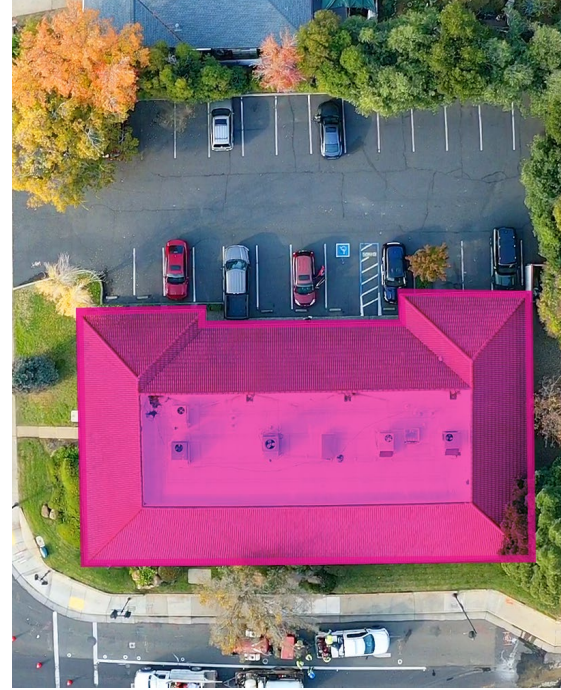
RD-10
BUILT IN 1985



INDIVIDUAL
RETAIL SUITES



\$1.25 + NNN



10901
FOLSOM BLVD.





STAPLES



50

River City Christian Church



EXTRA SPACE STORAGE



iStorage

True Value

JIMBOY'S THE FACTORY

SUBJECT

FOLSOM BLVD +/- 25,000 VPD

Pepp Boys

MCGREGOR DR



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



BIG 5
SPORTING GOODS

GROCERY OUTLET
Bargain Market

Walmart
Golden1
Credit Union

Jack
in the box

DOLLAR TREE

UNITED STATES
POSTAL SERVICE

99c
Only
STORES

SAFeway

Jersey Mike's
SUS

ROSS
DRESS FOR LESS

CVS

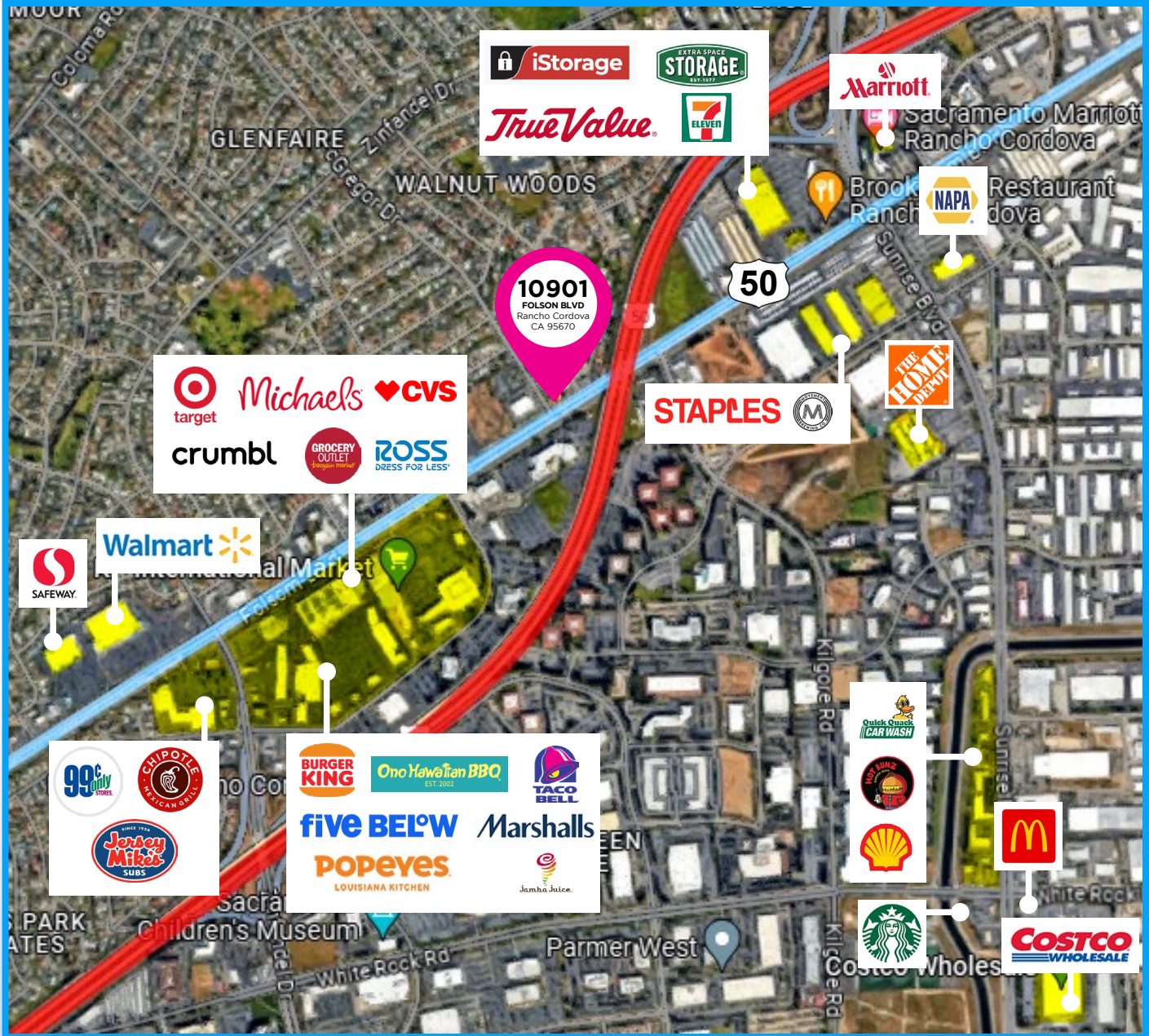


THE AREA

This expanding business district in Rancho Cordova, CA is surrounded by large office buildings, several local and national food amenities, and existing businesses of similar nature continue to draw expanding businesses and a working population to support the area's continuous growth. In 2019, Rancho Cordova saw a population of approximately 73,000 individuals with a median age of 34.5 and a medium household income of \$65,307. Population growth between 2018 - 2019 saw an increase of 1.51% and a household income growth of 3.3%. The largest universities in Rancho Cordova consists of InterCoast Colleges-Rancho Cordova, Chamberlain University-California, and Independent Training & Apprenticeship Program have awarded 219 degrees. The average property value in Rancho Cordova saw an increase from \$278,800 to \$299,800. The nearby intersection of Sunrise Blvd. and White Rock Rd. has an average daily traffic count of approximately 37,000 vehicles per day. An expanding educated working population that lives within the city limits create a desirable working environment for expanding or beginning business. It's proximity to HWY 50, Sunrise Blvd, Costco, Starbucks, and several other local and national food amenities makes this building a highly desirable location.



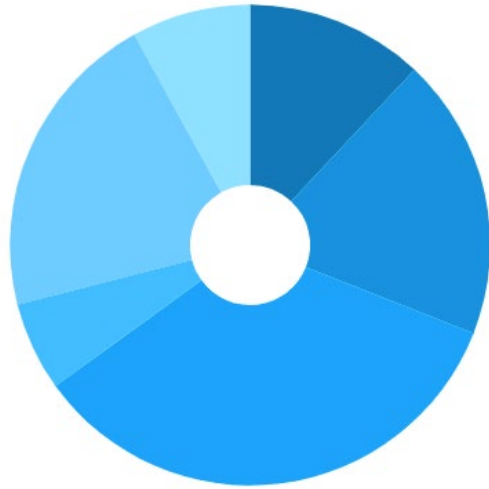
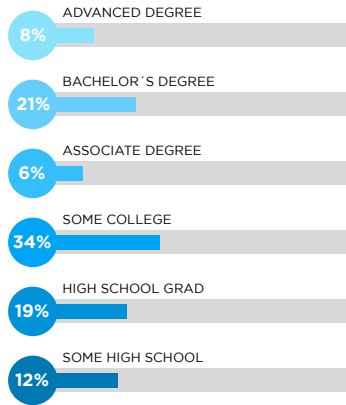
MAP OF CALIFORNIA



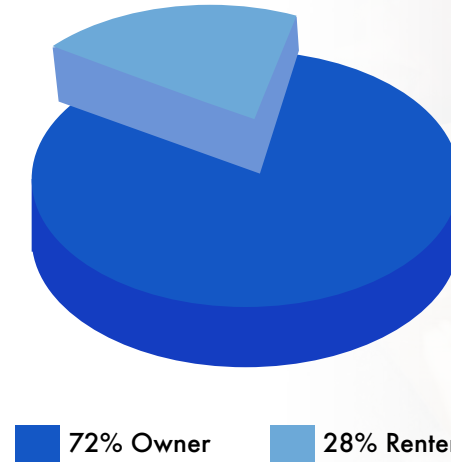
DEMOGRAPHICS

EDUCATION & HOUSING

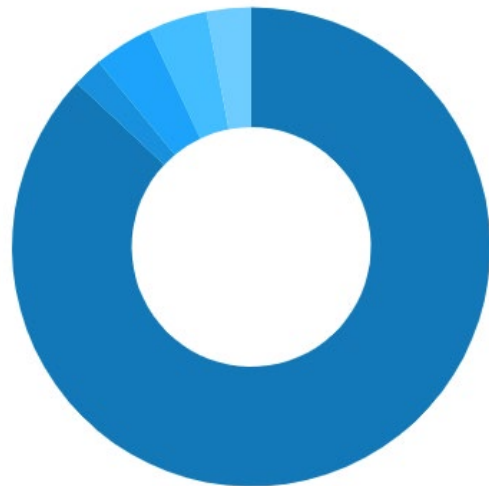
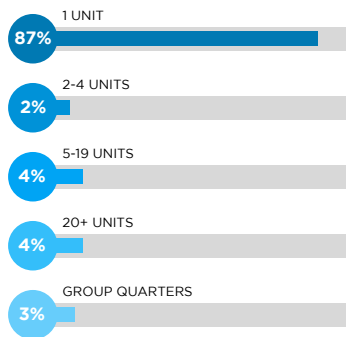
EDUCATIONAL ATTAINMENT



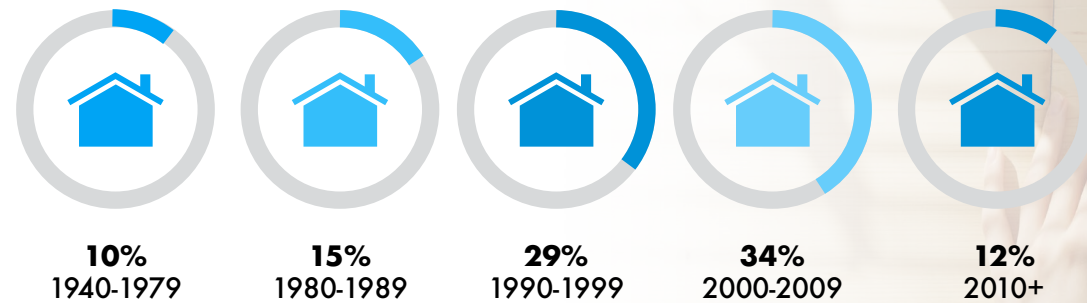
HOUSING OCCUPANCY



HOUSING TYPE



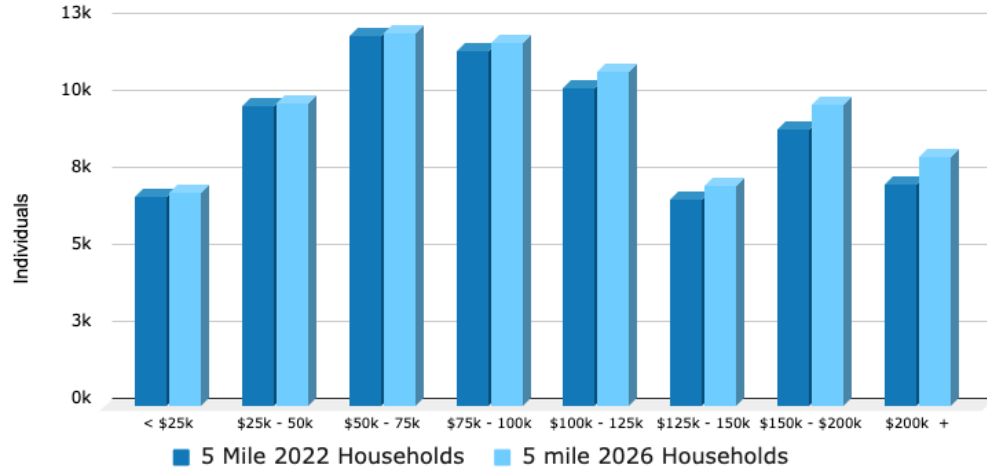
HOMES BUILT BY YEAR



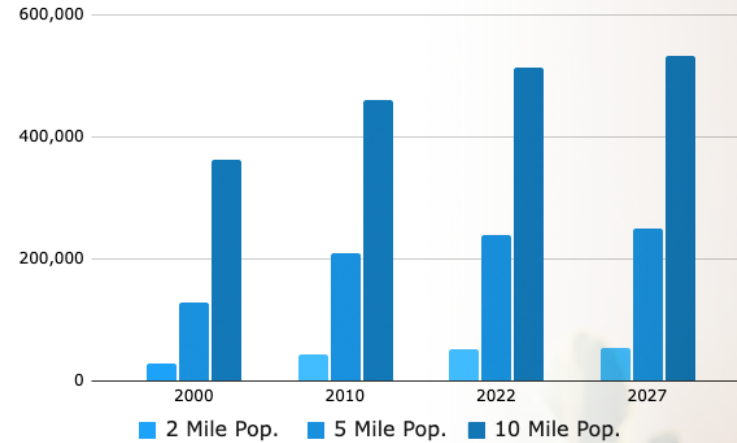
DEMOGRAPHICS

INCOME & POPULATION

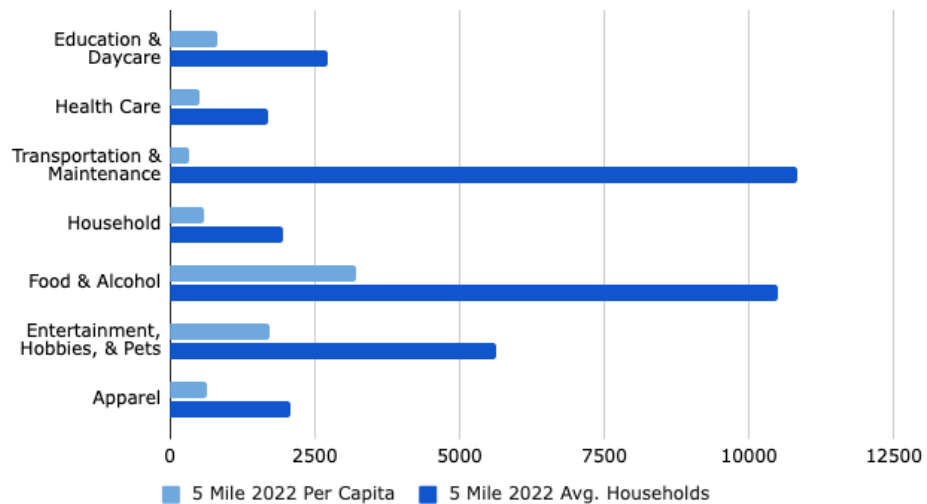
MONTHLY HOUSE HOLD INCOME



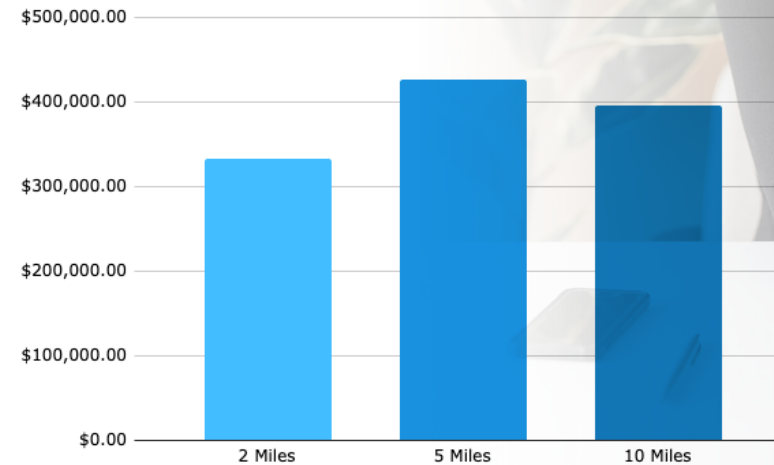
POPULATION



PER CAPITA & AVG. HOUSEOLD SPENDING



MEDIAN HOME VALUE





MCGREGOR DR



FOLSOM BLVD +/-25,000 VPD

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

CAMERON FREELOVE

Director

916 613 3899

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

cfreelove@muellercommercial.com

Cal DRE#02092307

CENTURY 21.
Select Real Estate, Inc



SALE

CENTURY 21
Select Real Estate, Inc



2023 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224