

AVAILABLE  
**FOR SALE/LEASE**

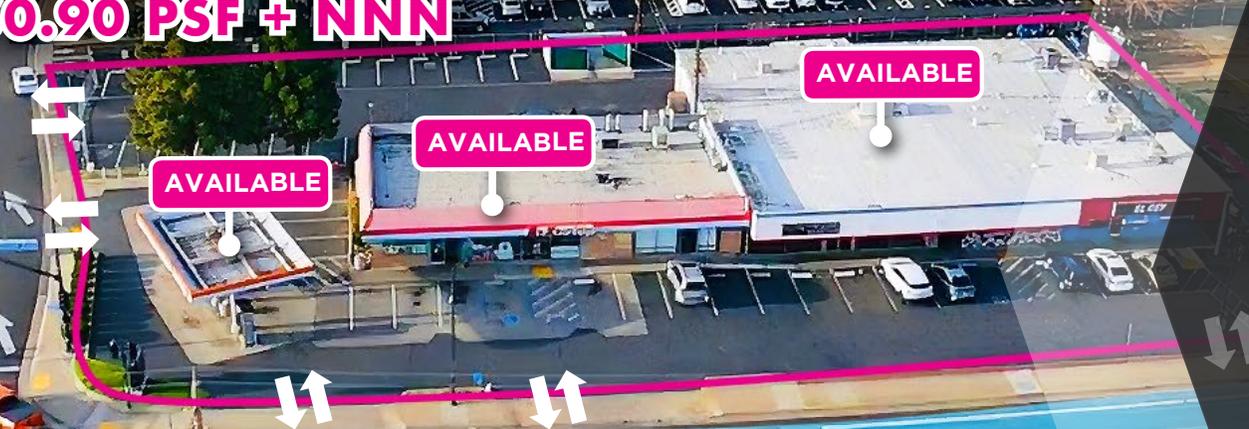


**10501 - 10535 FOLSOM BLVD**  
**Rancho Cordova, CA 95670**

-/+11,540 SF Buildings for Sale  
-/+1,500 SF to -/+5,928 SF for Lease

**For Sale: \$2,750,000.00 / \$238.30 PSF**

**For Lease: \$0.90 PSF + NNN**



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**CENTURY 21**  
Select Real Estate, Inc.



**FOLSOM BLVD +/- 15,441 VPD**

**Gas Station, C-Store, Restaurant, & Flex Building for Sale**



# THE PROPERTY

**10501 - 10535 Folsom Blvd. Rancho Cordova, CA 95670**

REGION    AVAILABILITY    ZONING    OPPORTUNITY    PRICING



**Rancho Cordova**  
10501 APN# 057-0223-008  
10535 APN# 057-0223-017



**For Sale: gas station, C-Store, and retail building(s) totaling +/-11,540 SF**  
**For Lease: retail building(s) from +/-1,500 SF to +/-5,928 SF**



**CMU (FBSP) - COMMERCIAL MIXED USE/ FOLSOM BOULEVARD SPECIFIC PLAN**



**Owner User Gas Station & C-Store**  
**Leased Restaurant Retail / Flex Suites for Lease**



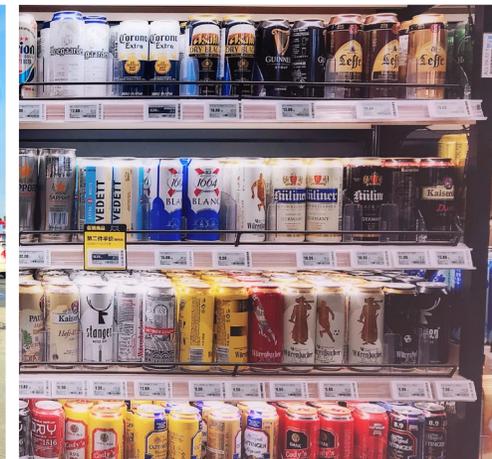
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**For Lease: \$0.90 PSF + NNN**

10501 Folsom Blvd. consists of the Two (2) pump gas station and a +/-3,040 SF building for the C-Store and for additional storage. Built in 1978 the property is situated on +/-0.31 Acres.

10525 - 10535 Folsom Blvd. is comprised of a +/-8,500 SF retail/flex building. 10525 Folsom Blvd. has the +/-5,928 SF vacant flex unit with multiple roll-up doors and restrooms.

10535 Folsom Blvd. is the existing Mexican restaurant El Ray Taqueria with recent improvements to the infrastructure. This parcel is +/-0.77 Acres and was constructed in 1971.

New asphalt and striping, new HVAC for the restaurant





La Jalisco Taqueria  
Layans Laundry  
Cordova Food & Liquor  
Body Slim MR

MILLS PARK DR

FOLSOM BLVD +/- 15,441 VPD

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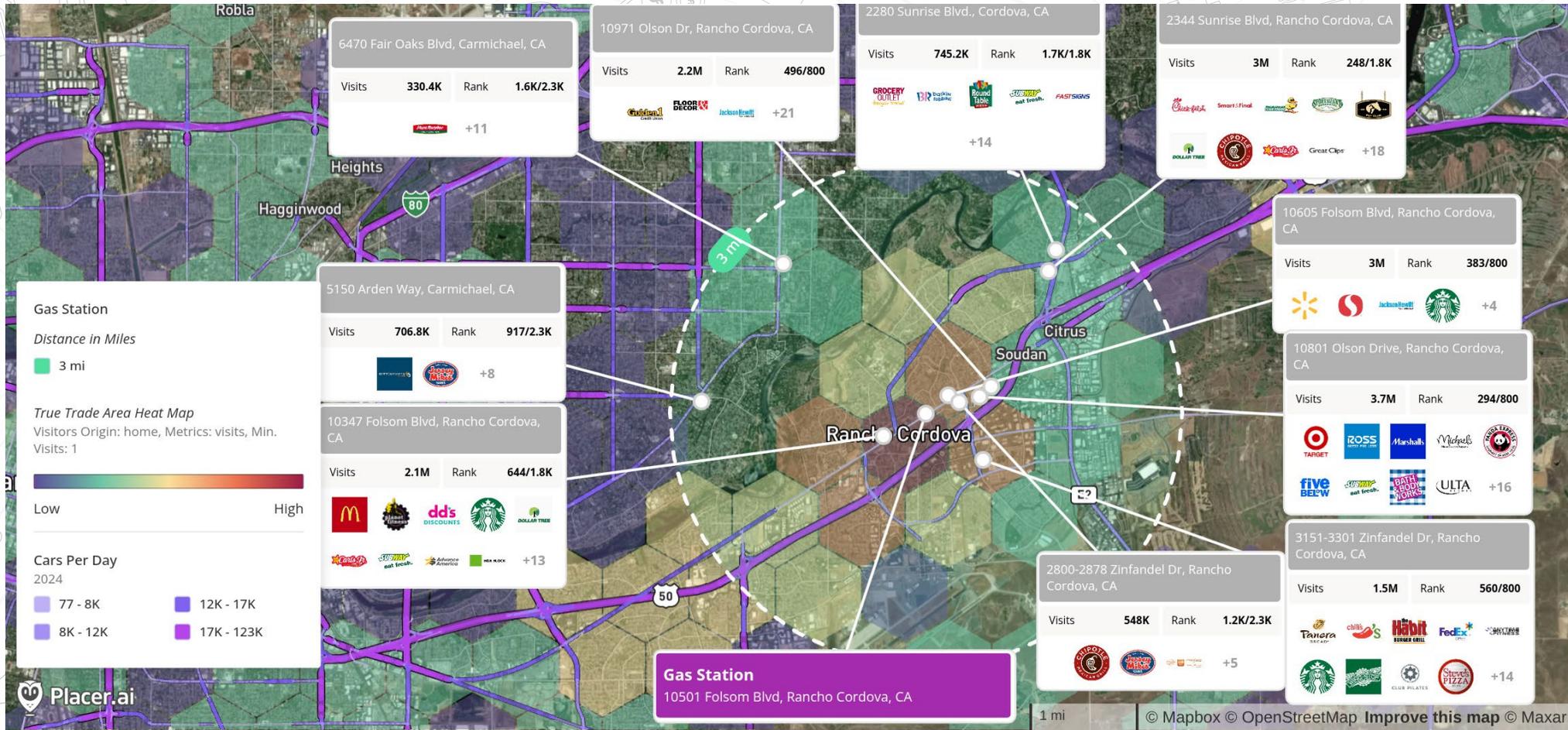


# THE BUILDING

Located at 10501 - 10535 Folsom Boulevard in Rancho Cordova, CA, this unique mixed-use investment and owner-user opportunity consists of a gas station, convenience store, restaurant, and retail/flex buildings totaling approximately 11,540 square feet across two parcels (APNs 057-0223-008 and 057-0223-017). The property is zoned Commercial Mixed Use within the Folsom Boulevard Specific Plan, allowing for a wide range of retail and service-oriented uses. The offering includes a four-pump gas station and a 33,040 SF convenience store building situated on 30.31 acres, ideal for an owner-user operator. The adjacent 38,500 SF retail/flex building includes a 35,0928 SF vacant suite featuring multiple roll-up doors, restrooms, and flexible configuration options, as well as the established El Ray Taqueria restaurant with recent infrastructure improvements. The property is offered for sale at \$2,650,000 (\$230 PSF), with additional retail suites available for lease from 31,500 SF to 35,928 SF at \$0.90 PSF NNN, and benefits from strong surrounding national retailers including Walmart, Safeway, Planet Fitness, Harbor Freight, Pep Boys, Carl's Jr., and Viva Supermarket.



# TRADE AREA HEAT MAP



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Feb 1, 2025 - Jan 31, 2026. Ranking listed in callouts are based on Category - State, Category - Nationwide.  
Data provided by Placer Labs Inc. (www.placer.ai)

# THE AREA

## Prime Regional Access & Transportation Connectivity

Rancho Cordova offers exceptional connectivity with direct access to U.S. Highway 50, a primary transportation route linking Sacramento with El Dorado County and the Sierra foothills. This heavily traveled corridor supports steady commuter activity and commercial transportation, generating reliable daily traffic volumes.

Public transportation options further enhance accessibility, with Sacramento Regional Transit bus service and the Gold Line light rail providing convenient commuting alternatives for both workforce and customer populations.

Positioned within the heart of the Sacramento metropolitan area, Rancho Cordova serves as a strategic destination for residents, commuters, and business travelers seeking retail services, fuel, and everyday convenience offerings.

## Expanding Population Base & Residential Development

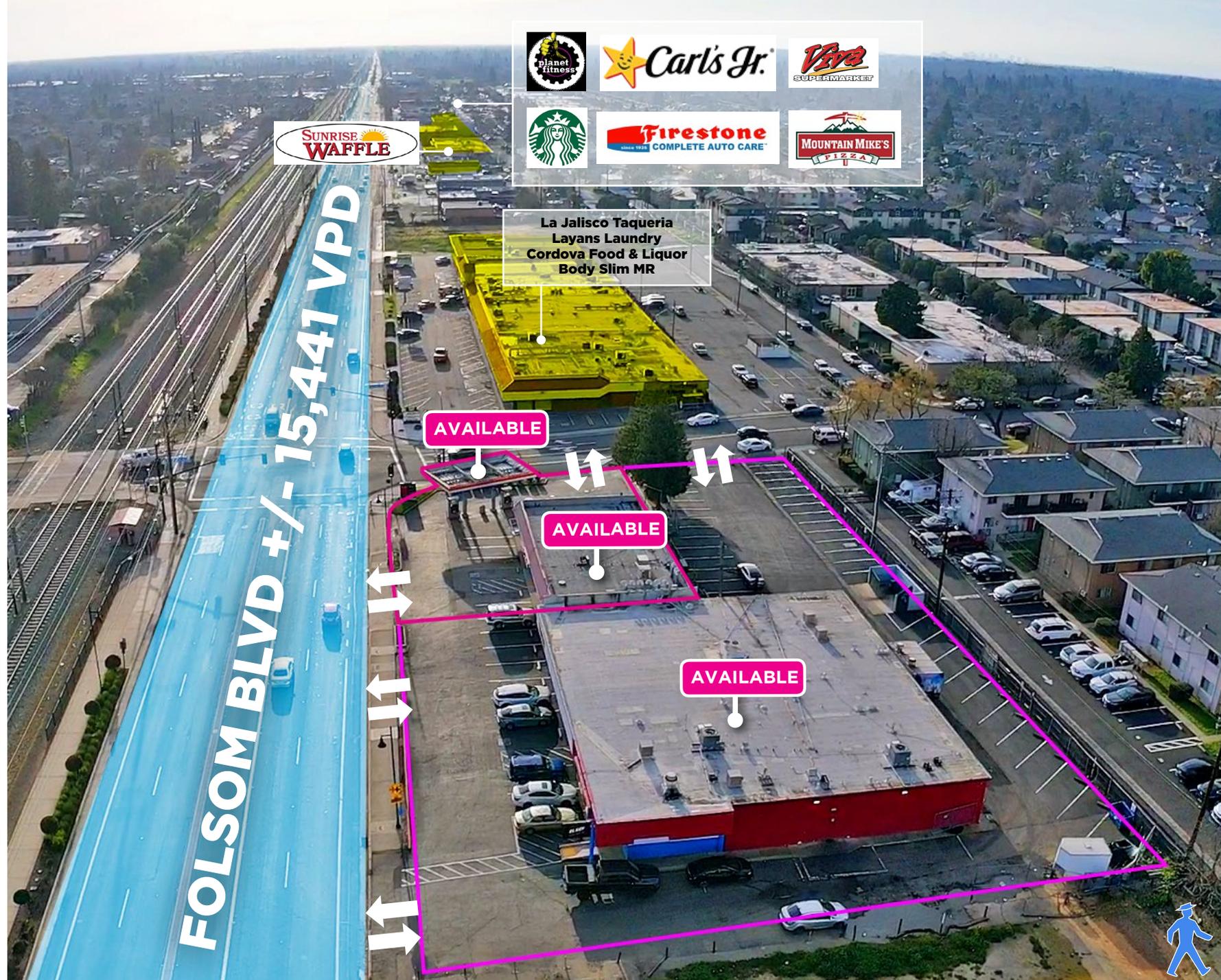
Rancho Cordova has experienced significant residential growth over the past 20 years, demonstrating strong housing demand and a continually increasing local customer base.

The city ranks among the fastest-growing mid-sized communities in California, supported by ongoing residential construction and steady population migration into the region.

Consistent new home construction activity and high permit issuance levels continue to drive long-term consumer demand for retail, dining, and service-based businesses.

## Established Employment Center & Strong Daytime Activity

Rancho Cordova stands as a major employment hub within the greater Sacramento region, supporting thousands of businesses and a workforce of roughly 65,000 employees. This substantial daytime population contributes to strong demand for convenience retail, food service, and fuel-related uses throughout the trade area."



La Jalisco Taqueria  
Layans Laundry  
Cordova Food & Liquor  
Body Slim MR

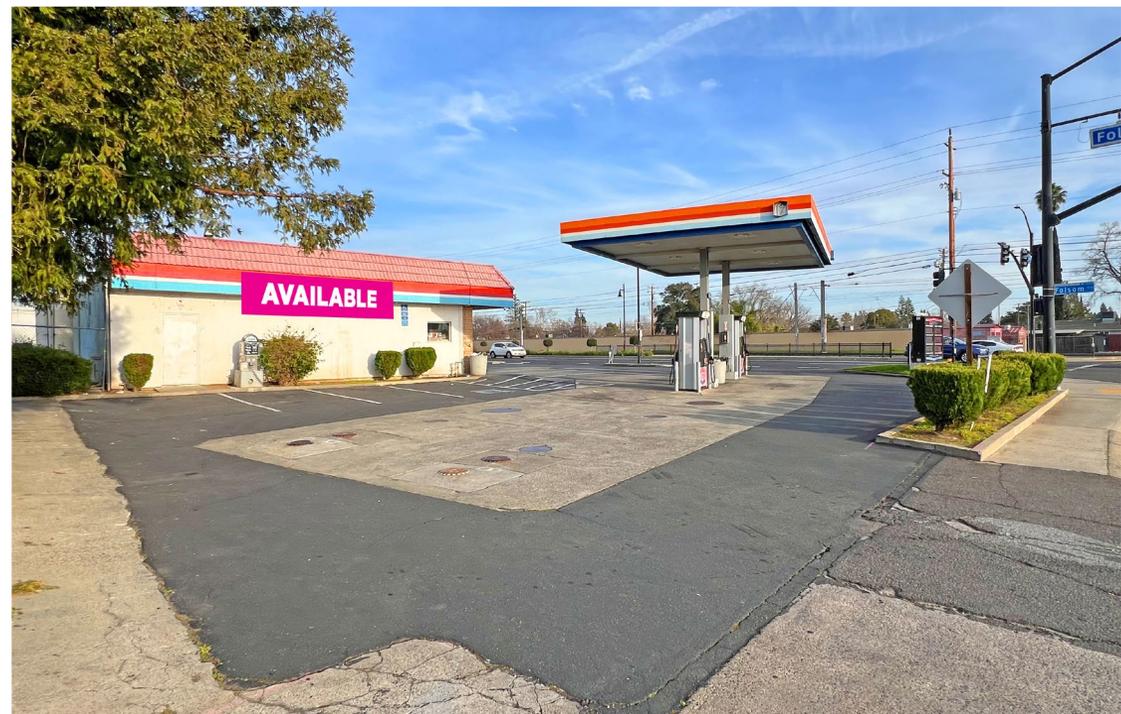
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# DOWNTOWN DOVA PROJECT



## Basic Facts & Scope

- The development is planned on approximately 28 acres of land near Kilgore Road
- It is a sports anchored, mixed use entertainment district aimed at creating a downtown feel in the city.

## Key Components of the Project

- A 7,500 seat indoor arena (expandable to ~8,000 for concerts).
- Minimum of 640 housing units (up to 1,000 depending on market)
- At least two hotels with 800+ rooms combined.
- Retail and dining district covering ~145,000 squarefeet, plus a public plaza.
- Structured parking for over 3,600 vehicles.

## Strategic Goals & Impacts

- Create a true downtown destination for Rancho Cordova.
- Fills a regional gap for midsize venues (6,000-10,000 seats).
- Projected 37,000 jobs created over 12 years.
- Estimated \$4.5 billion in economic output.

## Timing, Phases & Status

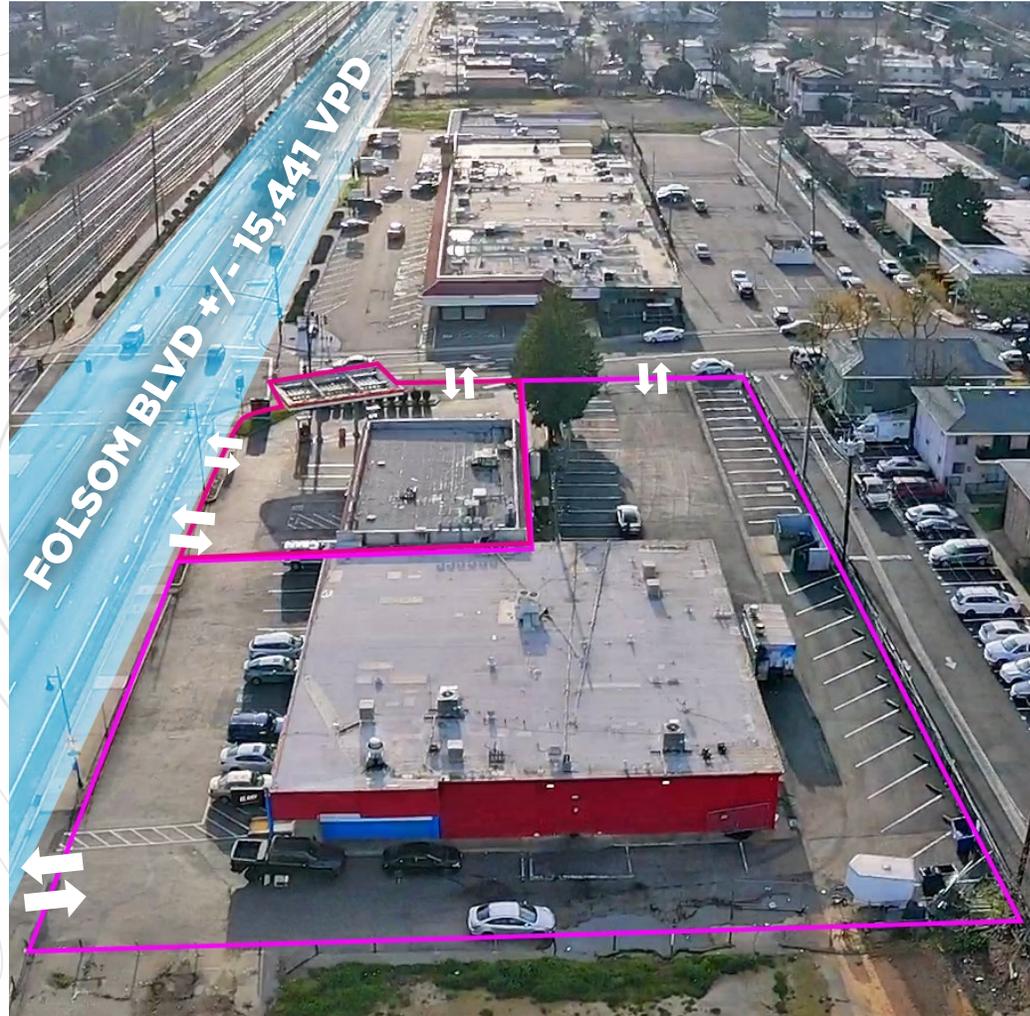
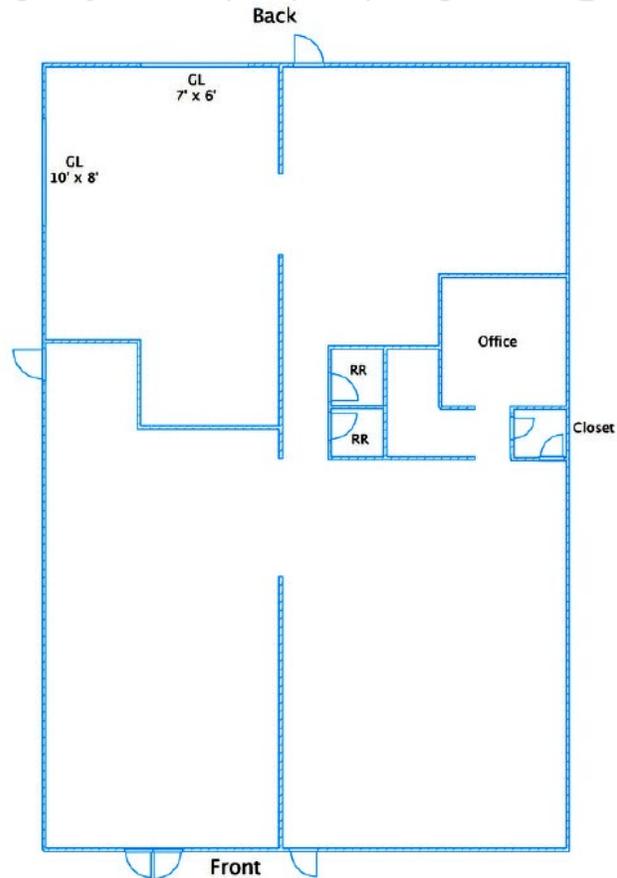
- Arena groundbreaking targeted for early 2026.
- Arena opening projected for fall 2027.
- Residential, hotel, and retail phases to follow based on market demand.

## Benefits & Considerations

- Drives job creation and tax base growth for Rancho Cordova.
- Adds new housing and amenities to the area.
- Enhances city identity and profile.



# FLOOR PLAN



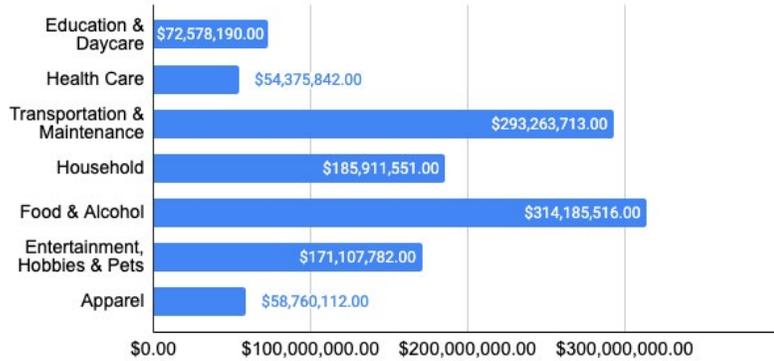
All images are used for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.



# DEMOGRAPHICS

## CONSUMER SPENDING

3 miles Households

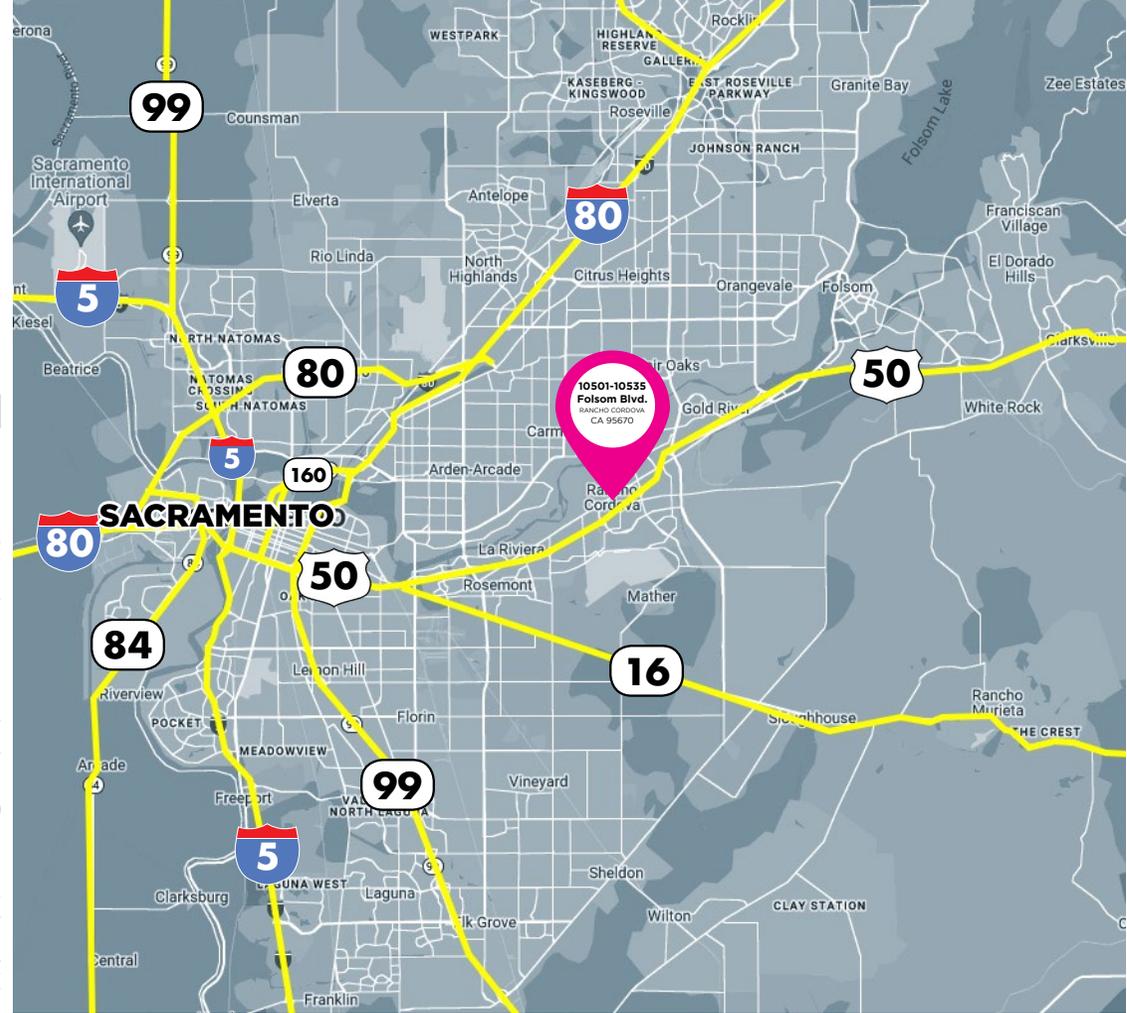


## Population by Race

3 Mile Radius



- 49,114 White
- 7,328 Black or African American
- 10,178 American Indian & Alaskan
- 10,072 Asian
- 859 Native Hawaiian & Pacific Islander
- 22,091 Two or More Races



## RESIDENT POPULATION



|         |         |
|---------|---------|
| 1 Mile  | 20,320  |
| 3 Miles | 90,482  |
| 5 Miles | 234,832 |

## TRAFFIC COUNT



-/+ 15,441 vehicles per day

## HOUSEHOLD INCOME

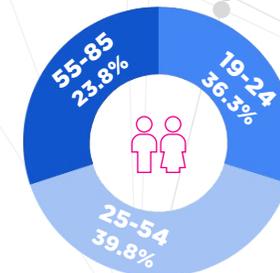


3 Mile Radius

| Avg. Household Income | Count |
|-----------------------|-------|
| < \$25K               | 4,749 |
| \$25K - 50K           | 5,542 |
| \$50K - 75K           | 5,977 |
| \$75K - 100K          | 5,198 |
| \$100K - 125K         | 4,162 |
| \$125K - 150K         | 2,307 |
| \$150K - 200K         | 3,060 |
| \$200K+               | 3,065 |

## POPULATION BY AGE

3 Mile Radius



## TOTAL HOUSE HOLDS - 2024



|         |        |
|---------|--------|
| 1 mile  | 7,347  |
| 3 miles | 34,059 |
| 5 miles | 90,635 |



# BUYER REPRESENTATION



**The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.**

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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**CENTURY 21.**

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# SALE or LEASE

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