

FOR LEASE | ±6,400 SQ. FT.

7991 FOLSOM BLVD, SACRAMENTO, CA 95826

EXTENSIVE RENOVATIONS RECENTLY COMPLETED INCLUDE A NEW ROOF, NEW EXTERIOR PAINT, PARKING LOT SLURRY AND STRIPING, NEW FENCING, ETC!



Property Highlights

- Building and Monument Signage Available
- Ample Parking
- Prominent Exposure on Folsom Blvd across from Home Depot
- Immediate Freeway Access
- C-2 Zoning

LEASE RATE: \$0.90/SF/MONTH; NNN



Steve Perez

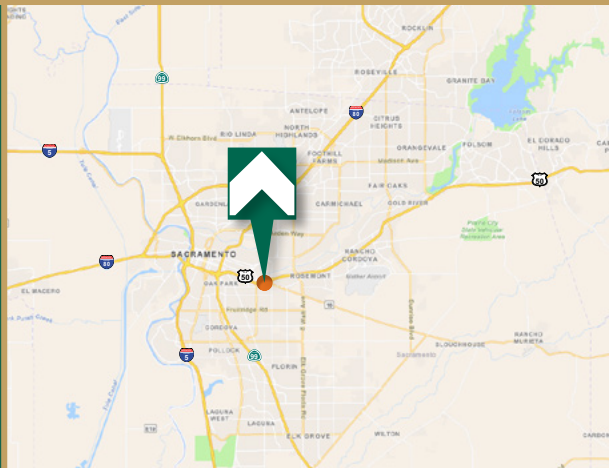
Vice President

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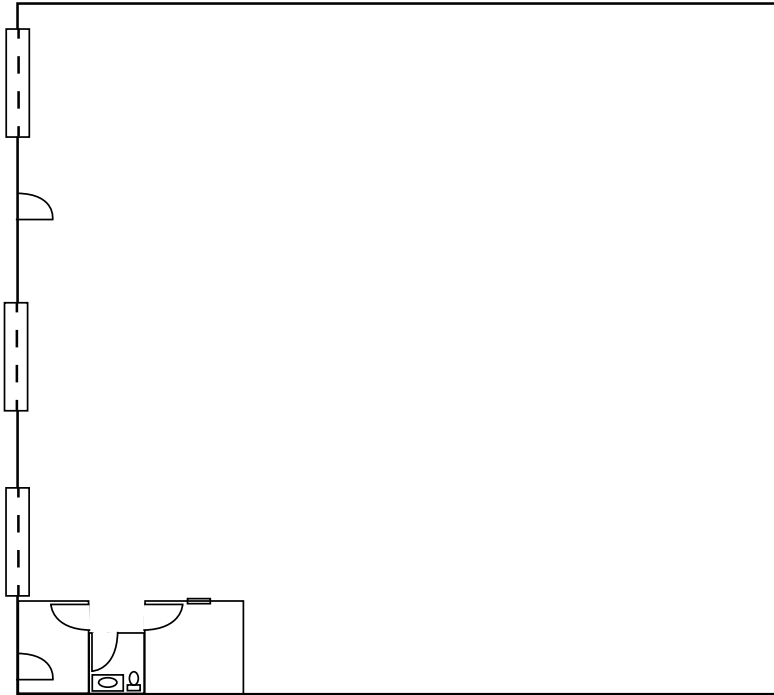
LIC: #01366920

1515 River Park Drive, Suite 200
Sacramento, CA 95815



FOR LEASE

7991 FOLSOM BLVD, SACRAMENTO, CA WAREHOUSE SPACE AVAILABLE



* Floor Plan Not to Scale

Available For Lease

- Unit 4: $\pm 6,400$ RSF
- ± 350 SF Office
- Skylights
- Insulated / Roof Deck
- Restroom
- Interior White Walls
- Three (3) Grade Level Doors



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,223	146,591	382,212
Households	5,532	59,109	151,272
Average Household Income	\$89,888	\$114,504	\$108,838
Median Age	35.0	36.5	36.6
Total Businesses	560	6,201	19,404
Daytime Demographics 16+	12,646	109,684	309,791
White Collar Workers	66.5%	66.2%	63.7%
Blue Collar Workers	33.5%	33.8%	36.3%

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