

F65

SWC Folsom Boulevard & 65th Street - Sacramento, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

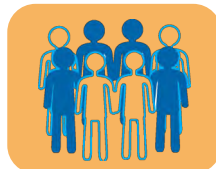
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location: SWC Folsom Boulevard and 65th Street
Sacramento, CA

anchor tenants: Office Depot

shopping center GLA: ±33,180 Square Feet (GLA)

availability: ±1,273 SF Retail Space
±81 SF ATM Kiosk



2024 total population

1-mile	16,340
3-mile	154,991
5-mile	401,286



2024 daytime population

1-mile	25,747
3-mile	181,986
5-mile	501,693



2024 total employees

1-mile	13,254
3-mile	90,036
5-mile	266,811



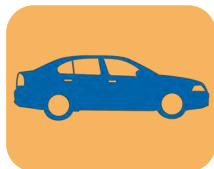
2024 total households

1-mile	6,269
3-mile	65,678
5-mile	159,153



2024 average HH income

1-mile	\$110,480
3-mile	\$118,938
5-mile	\$113,537



traffic counts

Highway 50 (at 65th Street)	±223,246
Folsom Blvd (at 62nd Street)	±17,622
65th Street (at Folsom Blvd)	±24,875

Office DEPOT®



SUPERCUTS



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PROPERTY OVERVIEW

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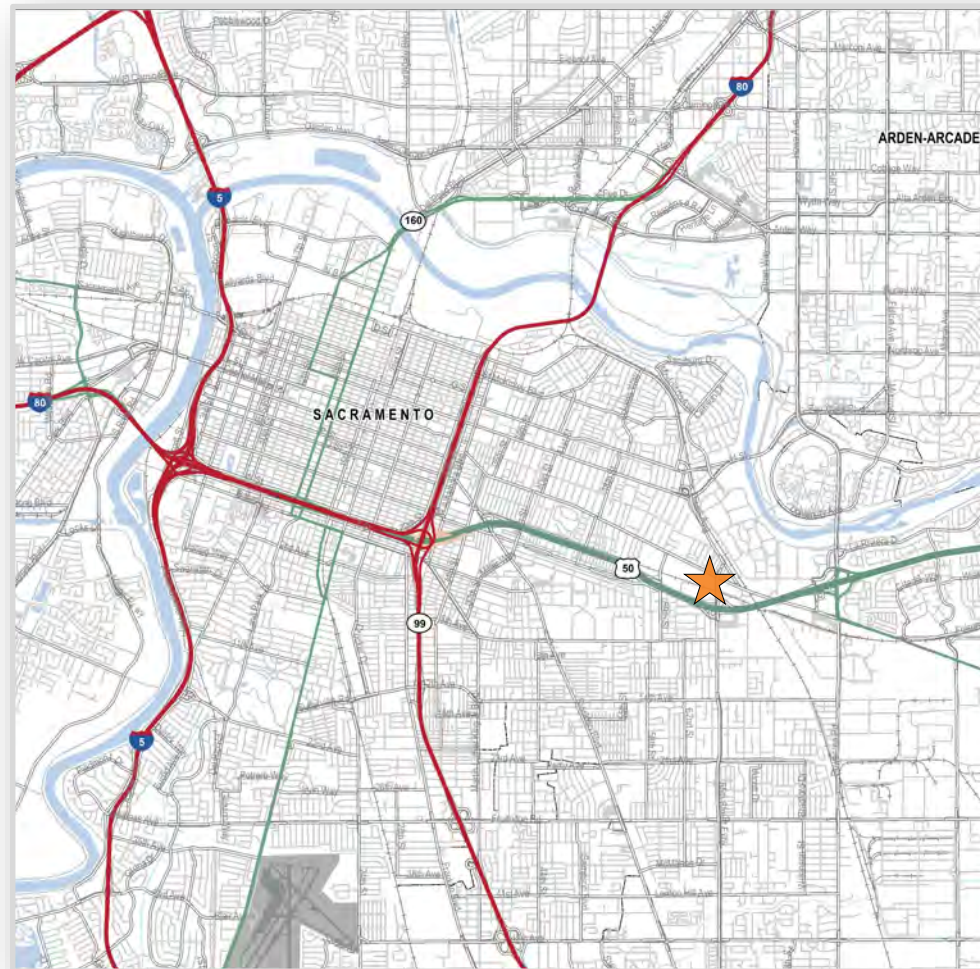
One of the most unique and contemporary mixed-use projects in the Sacramento region, **F65** is ideally located in the heart of the East Sacramento trade area.

Situated at the southwest corner of Folsom Boulevard and 65th Street, just off of the Highway 50 interchange, **F65** boasts $\pm 33,180$ square feet of high visibility retail space and eight second-story loft residences.

Folsom Boulevard is a primary traffic artery that connects Downtown Sacramento and East Sacramento and provides direct access to Highway 50. More than 40,000 cars travel the intersection daily.

F65 attracts “urban pioneers” with on-the-go lifestyles and is within walking distance of Sacramento State University’s 300-acre campus and approximately 31,000 students.

Other significant traffic generators include the SMUD Headquarters building, which employs more than 2,000 people, and the 65th Street Light Rail Station.



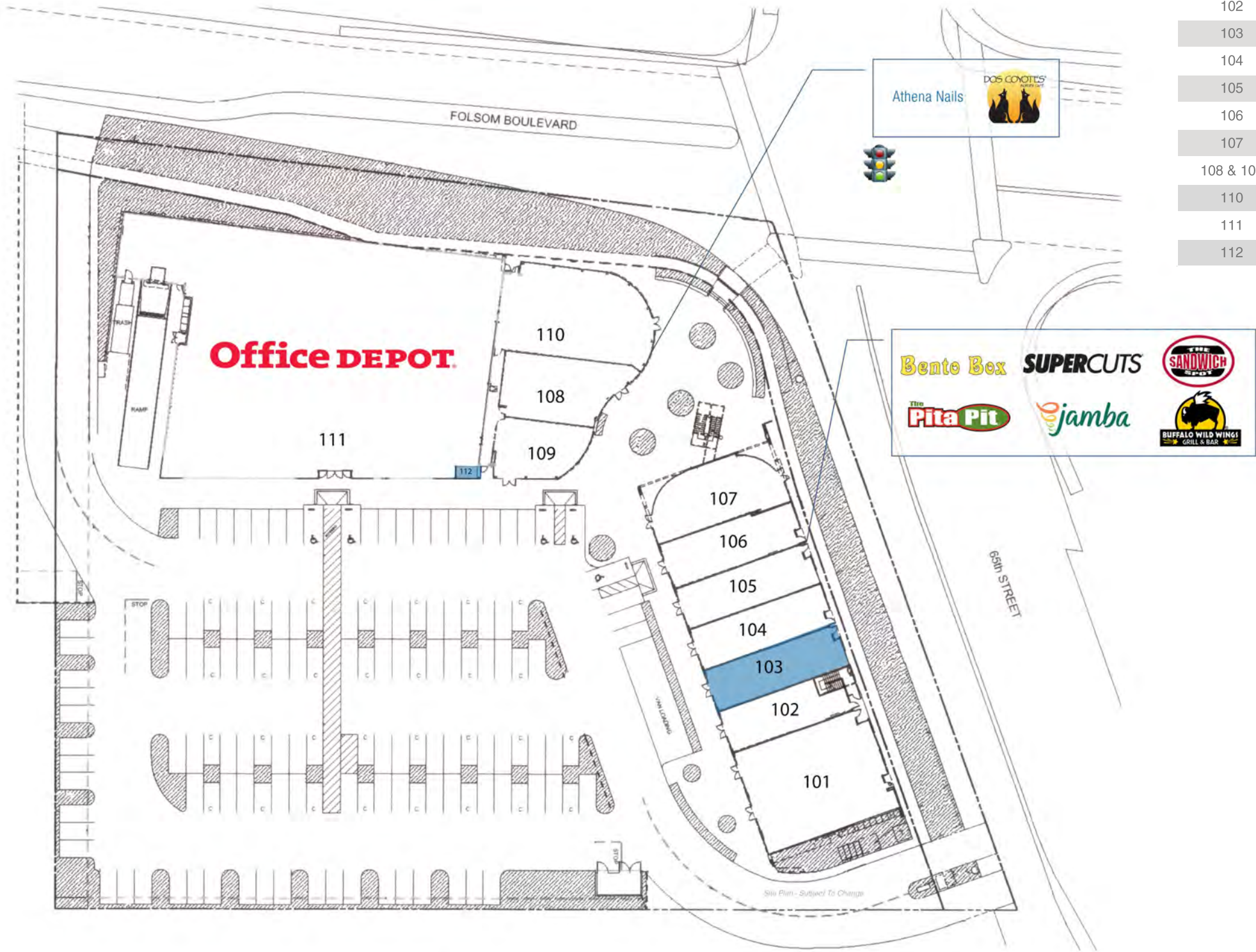
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SITE PLAN



SUITE	TENANT	SQ. FT.
101	Bento Box	3,171
102	Supercuts	1,068
103	AVAILABLE (02/01/2026)	1,273
104	The Sandwich Spot	1,273
105	Pita Pit	1,269
106	Jamba Juice	1,351
107	Buffalo Wild Wings	1,600
108 & 109	Athena Nails	2,453
110	Dos Coyotes	2,800
111	Office Depot	16,841
112	AVAILABLE (ATM)	81

For leasing information,
please contact:

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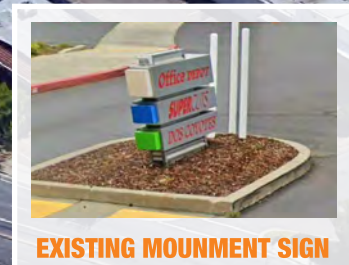
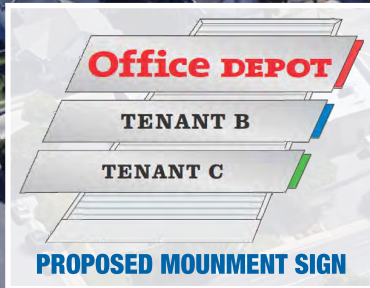
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INTERSECTION AERIAL & MONUMENT SIGNS

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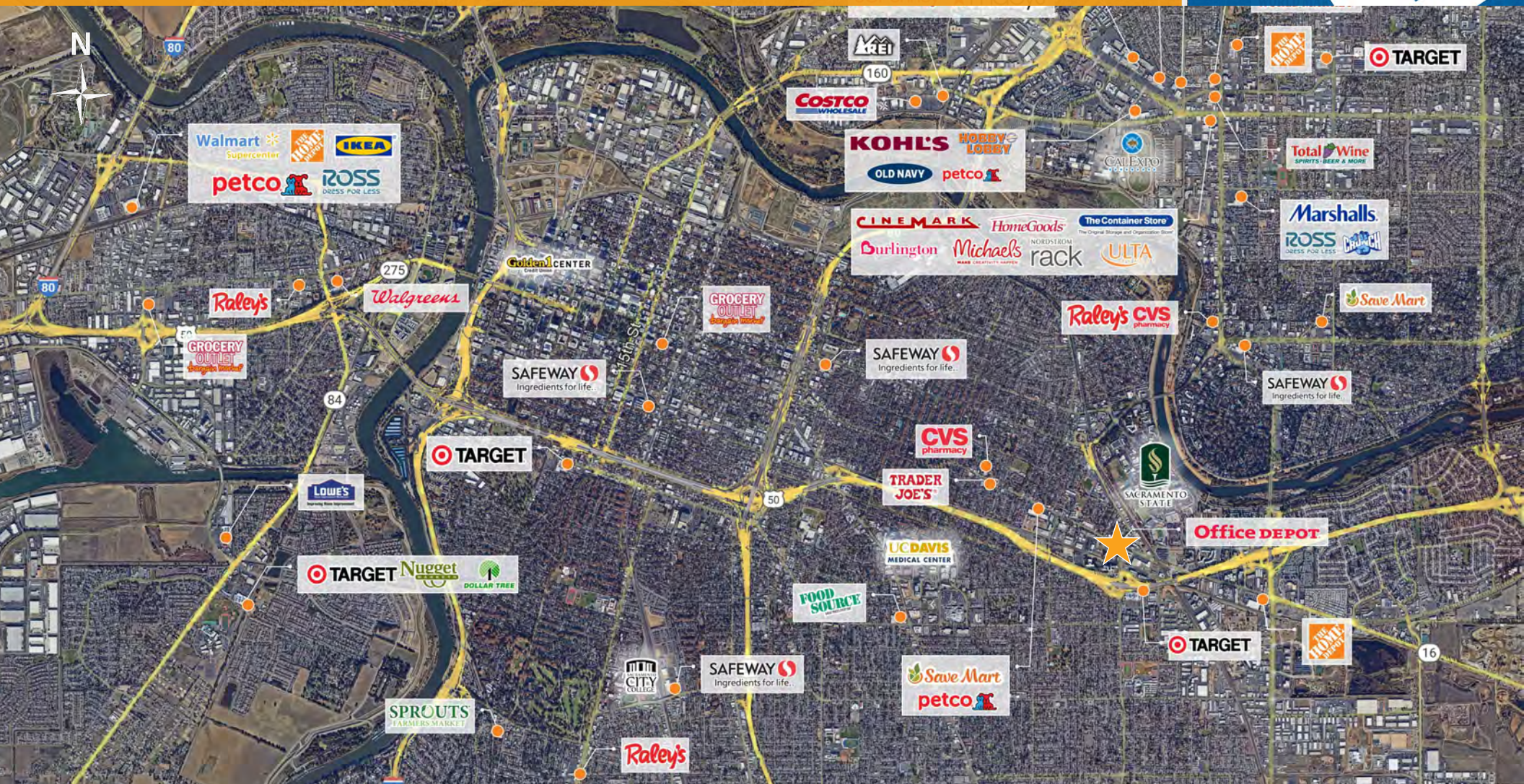


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RETAIL TRADE AREA AERIAL

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