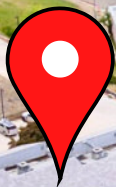


**FOR
LEASE**

**6611 FOLSOM-AUBURN RD,
FOLSOM, CA**

Greenback Ln -
37,189 ADT

Folsom - Auburn Rd -
29,360 ADT



+/- 1,200 SF RETAIL SUITE AVAILABLE

**3-D Tour
Click Here**



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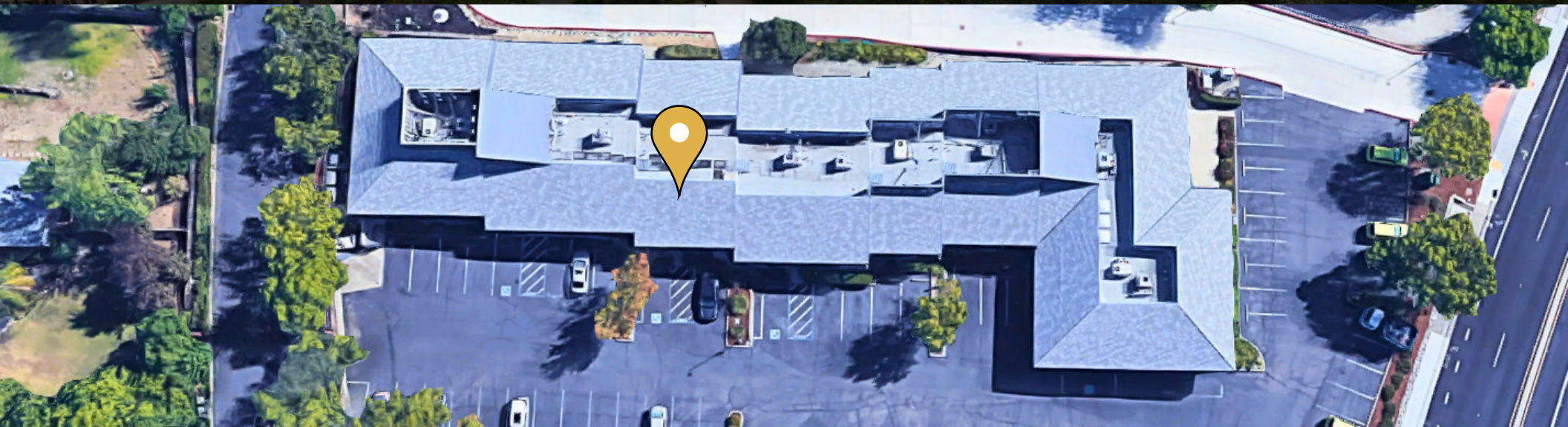
ANDY JONSSON
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ROME
REAL ESTATE GROUP

FOLSOM AUBURN EXECUTIVE CENTER

AVAILABLE SUITE	SIZE	MONTHLY RENT	SPACE NOTES
SUITE F	+/- 1,200 SF	\$1.75 PSF, MG	FORMER MEDICAL OFFICE SPACE

- Join the Executive Center with these tenants: The Maids, Echelon Salon, JB Medical Wellness Clinic, Farmers Insurance, and others.
- Parking: 72 available with a ratio of 4 to 1,000 SF.
- Tenant is only responsible for payment of SMUD bill in addition to Base Rent. No pass-throughs!
- The center is adjacent to the signalized intersection of Folsom Auburn Road and Greenback Lane.
- The tenant mix is excellent and includes professional offices, salons, medical spas, non-profits, and other local businesses.
- Traffic counts in excess of 30,000 cars per day.

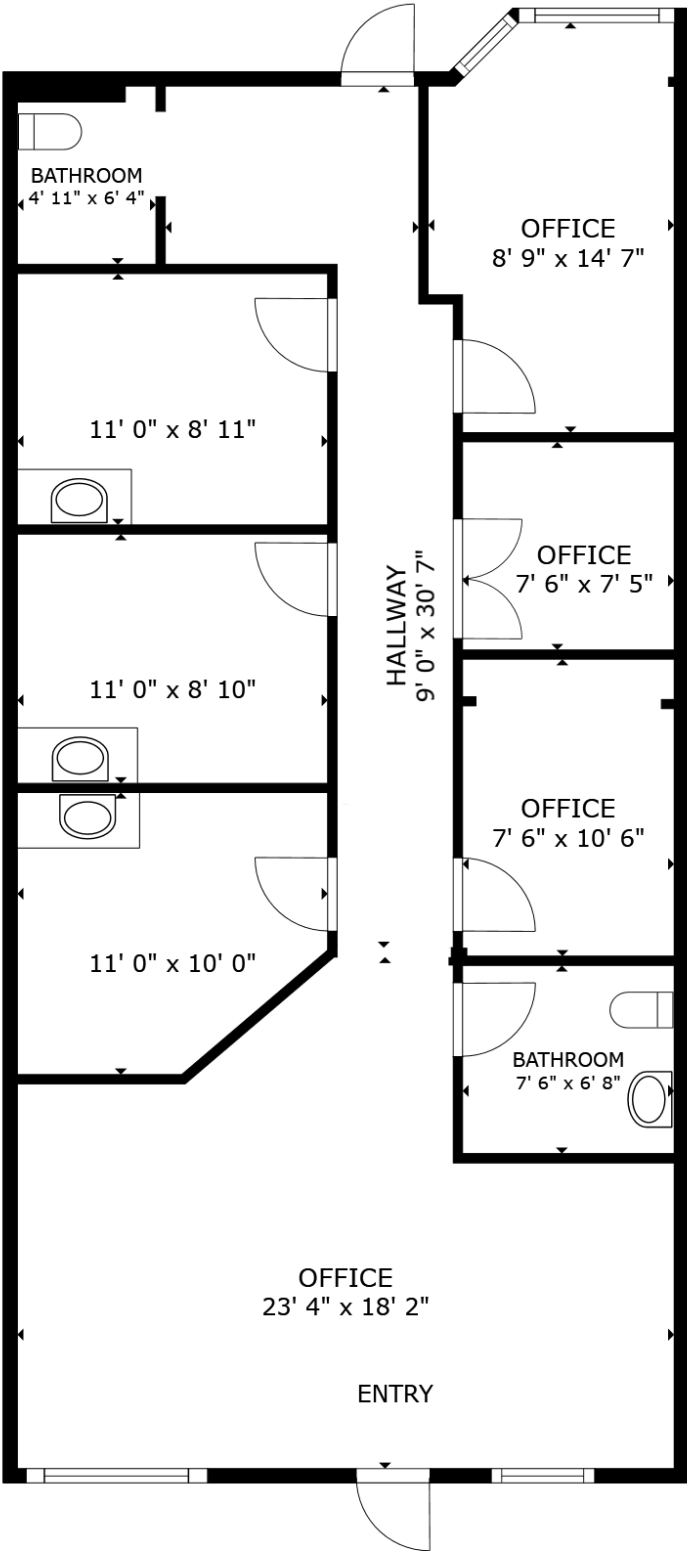


FLOOR PLAN - SUITE F

3-D Tour
Click Here 



INTERIOR
PICTURES



**ALL DIMENSIONS SHOWN ABOVE ARE APPROXIMATE*

IMMEDIATE VICINITY AERIAL





EXTERIOR PICTURES



DEMOGRAPHIC SUMMARY REPORT

6611 FOLSOM-AUBURN RD, FOLSOM, CA 95630



POPULATION 2024 ESTIMATE

1-MILE RADIUS 7,810
3-MILE RADIUS 182,657
5-MILE RADIUS 652,140

POPULATION 2029 PROJECTION

1-MILE RADIUS 7,870
3-MILE RADIUS 185,861
5-MILE RADIUS 668,356



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS \$120,824.00
3-MILE RADIUS \$140,932.00
5-MILE RADIUS \$122,746.00

HOUSEHOLD INCOME 2029 MEDIAN

1-MILE RADIUS \$88,952.00
3-MILE RADIUS \$114,272.00
5-MILE RADIUS \$96,690.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	5,667	122,030	421,704
BLACK	175	5,209	25,422
HISPANIC ORIGIN	1,075	24,898	108,616
AM.INDIAN & ALASKAN	52	1,075	5,091
ASIAN	480	21,612	66,333
HAWAIIAN/PACIFIC ISLAND	34	514	2,425
OTHER	1,402	32,217	131,165

CONTACT US!

**FOR MORE INFORMATION ABOUT
THIS RETAIL SUITE**



Chase Burke

**PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES**

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