

**FOR
LEASE**

**6216 MAIN AVE
ORANGEVALE, CA**

+/- 600 SF OFFICE SPACE AVAILABLE



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ROME
REAL ESTATE GROUP

THE MAIN BUSINESS PARK

PROPERTY HIGHLIGHTS:

- Convenient location in Orangevale, CA
- Unbeatable price for a large private office.
- Two-story building with great natural light.
NOTE: No elevator.
- Just outside of Folsom on the border of Orangevale.
- Great visibility on Main Avenue
- Easy access to major routes and local amenities
- Surrounded by a mix of commercial and residential properties for added convenience



**STRONG
TRAFFIC COUNTS**

GREENBACK LN: 22,613 ADT

MAIN AVE: 8,181 ADT

SUITE B1:

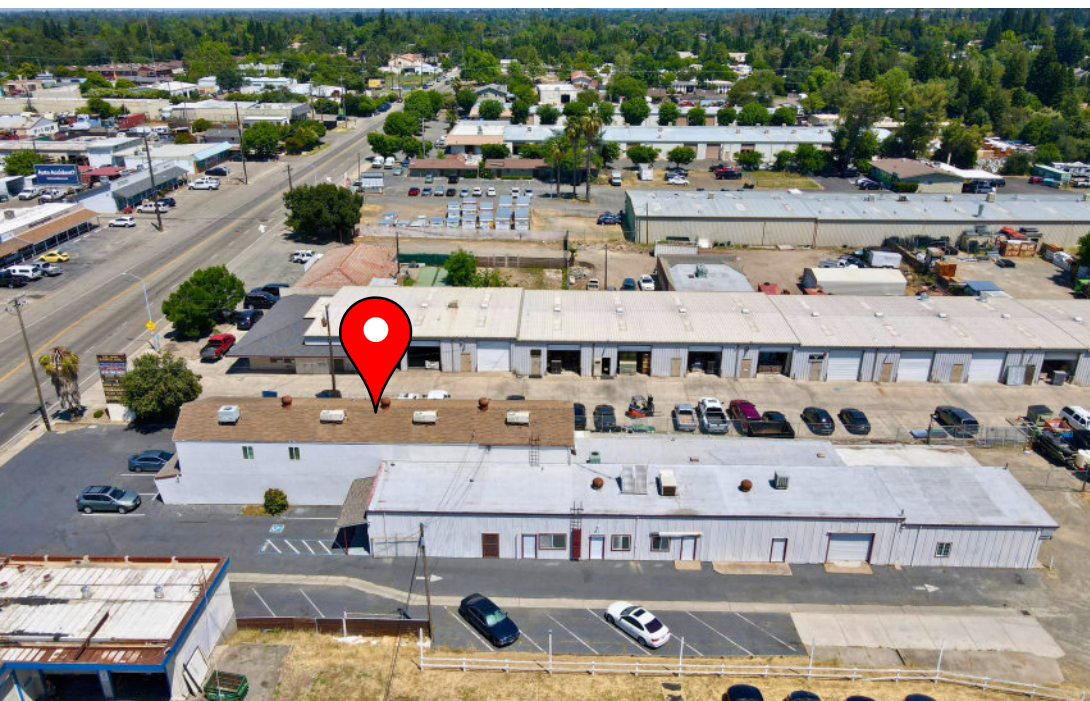
+/- 600 SQ. FT

\$700.00 FULL SERVICE GROSS
PER MONTH

- **Flexible Open Layout:** The suite features a versatile, wide-open square layout with no private offices or buildout.
- **UNBEATABLE VALUE** for a private professional office. This is four times the square footage you would get at an executive suite.
- **Best for Private Use:** Ideal space for admin or back office use, professional storage, or a private office.
- **Second-Floor Access:** Located upstairs with stair-only entry—suited for private use rather than public-facing businesses.
- **Shared Amenities:** Restroom facilities are shared with other tenants on the same floor.
- **Affordable Professional Space:** Perfect for businesses needing flexible, open space at a low price.



EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL

FOLSOM
PREMIUM
OUTLETS

PROPERTY
LOCATION



Folsom Blvd

US
50



Folsom-Auburn Rd



FOLSOM
LAKE



US
50

DEMOGRAPHIC SUMMARY REPORT

6216 MAIN AVE, ORANGEVALE, CA 95662



POPULATION

2023 ESTIMATE

1-MILE RADIUS 12,250
3-MILE RADIUS 88,756
5-MILE RADIUS 222,744

POPULATION

2028 PROJECTION

1-MILE RADIUS 12,523
3-MILE RADIUS 90,723
5-MILE RADIUS 227,995

HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS \$100,691.00
3-MILE RADIUS \$121,417.00
5-MILE RADIUS \$124,387.00

HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS \$81,151.00
3-MILE RADIUS \$94,562.00
5-MILE RADIUS \$96,679.00



POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,451	71,325	178,136
BLACK	293	4,601	8,504
HISPANIC ORIGIN	1,551	11,180	30,135
AM. INDIAN & ALASKAN	151	860	2,164
ASIAN	614	7,308	21,531
HAWAIIAN & PACIFIC ISLAND	42	304	868
OTHER	699	4,358	11,541





Dave Carlsen

VICE PRESIDENT

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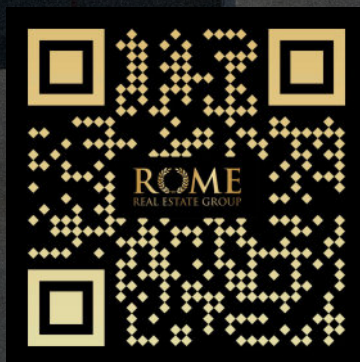


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