

FOR  
LEASE

6216 MAIN AVE  
ORANGEVALE, CA

+/- 600 SF OFFICE SPACE AVAILABLE



DAVE CARLSEN  
916.212.2127  
DAVE@ROMECRE.COM  
DRE: 01977101

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



# 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



## HOUSEHOLD INCOME 2023 AVERAGE

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



## 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

# REACH OUT

TO LEARN MORE ABOUT  
THIS OFFICE SPACE!



*Dave Carlsen*

VICE PRESIDENT

916-212-2127

dave@romecre.com

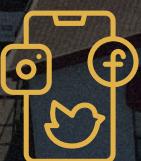
DRE: 01977101



916.212.2127



dave@romecre.com



@romecregroup



2901 K Street, Suite 306, Sacramento, CA 95816



101 Parkshore Drive, Suite 100, Folsom, CA 95630



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