

**FOR
SALE**

**311 MARKET ST
FOLSOM, CA**

+/- 3,940 SF OFFICE BUILDING

ON A +/- 14,940 SF PARCEL OF LAND



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

311 MARKET STREET

FOR SALE:

\$1,050,000.00
(\$266.50 PSF)



PROPERTY HIGHLIGHTS:

- **Office Building With Yard:** Configured for flexible office or retail use, this $\pm 3,940$ SF building sits on a generous $\pm 14,940$ SF lot, offering outdoor storage or outdoor expansion.
- **Favorable Demographics:** Average household income of \$117K within a 3-mile radius, with steady population growth.
- **Market Street Location:** Fronts Market Street just off busy E Bidwell, with high pedestrian and vehicle counts and walkable restaurants and amenities.
- **Rare Standalone Building:** Independent parcel and lack of owner's association gives a buyer unique control over the building and parcel.
- **Owner-User Opportunity:** With versatile zoning and turnkey condition, this property is ideal for a seasoned owner-operator seeking a long-term home for their business.



PROPERTY ZONING

C-2

SACRAMENTO COUNTY



AVERAGE

\$112,659

WITHIN 1 MILE

HOUSEHOLD INCOME



+ - 16 SPACES

STRONG TRAFFIC COUNTS

E BIDWELL ST: 19,448 ADT

GLENN DR: 5,849 ADT



ZONING CODE GUIDANCE

PERMITTED USES:

- PLACES OF WORSHIP (CHURCHES, TEMPLES, ETC.)
- GENERAL OFFICE USE
- MEDICAL AND DENTAL OFFICES
- CONTRACTOR'S OFFICE & SHOWROOM
- RETAIL SALES & SERVICES
- RESTAURANTS & CAFÉS
- SALONS & BARBER SHOPS
- MINOR AUTO SERVICE
- SELF-SERVICE LAUNDROMATS
- DAY CARE FACILITIES
- NON-PROFIT ORGANIZATIONS
- FUNERAL ESTABLISHMENTS
- VETERINARY HOSPITALS
- LABORATORIES & CLINICS
- MASSAGE SERVICES
- FINANCIAL INSTITUTIONS
- AUTO BROKERS
- BANQUET & EVENT HALLS
- RECREATIONAL FACILITIES
- MARTIAL ARTS STUDIO

ALLOWED W/ USE PERMIT:

- RESIDENTIAL CARE HOMES
- GOVERNMENT AGENCIES
- ART GALLERIES & CULTURAL CENTERS
- COMMUNITY GARDENS
- PRIVATE SOCIAL CLUBS / CENTERS
- HOSPITALS & REHABILITATION CENTERS



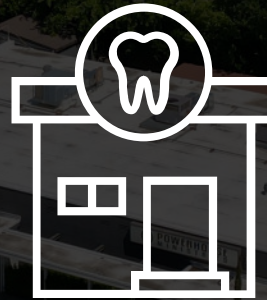
PROPERTY ZONING

C-2: GENERAL COMMERCIAL ZONE

SACRAMENTO COUNTY



NON-PROFIT BUILDING



SHOWROOM



DAY CARE FACILITY



For more information on the property zoning and allowed uses:

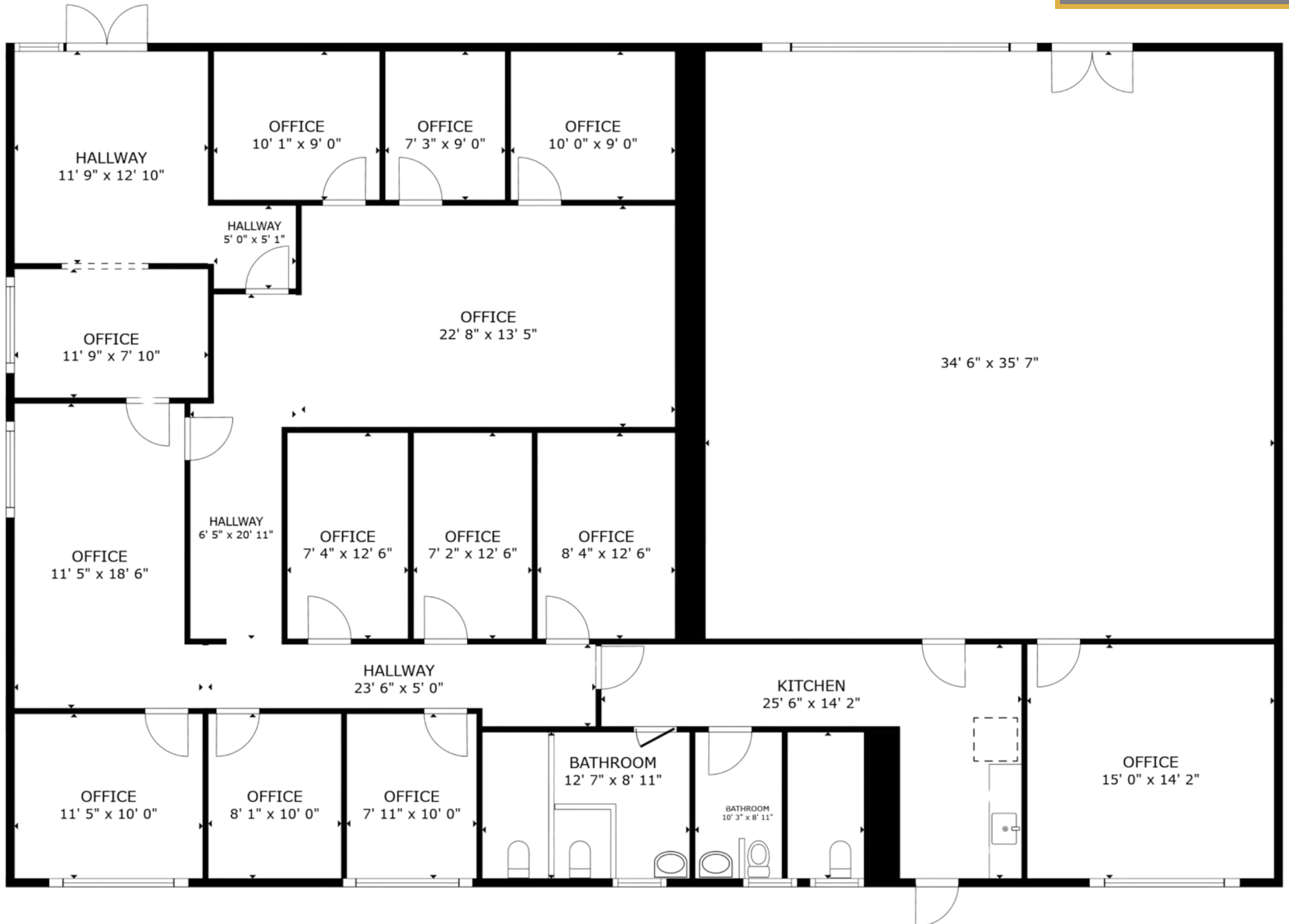
[CLICK HERE](#)

FLOOR PLAN - 311 MARKET ST

BUILDING SIZE:

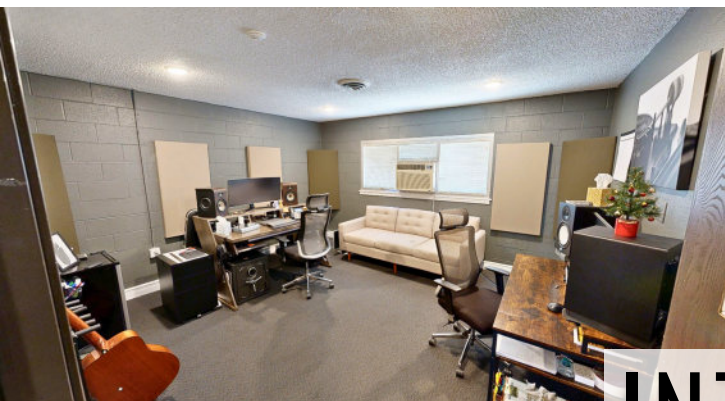
+/- 3,940 SQ. FT.

3D Tour
Click Here 

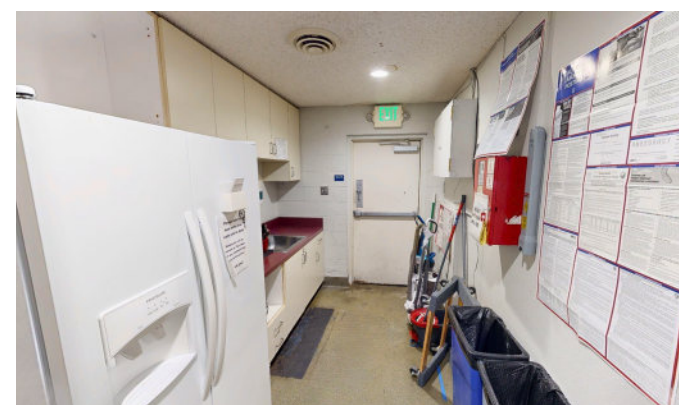
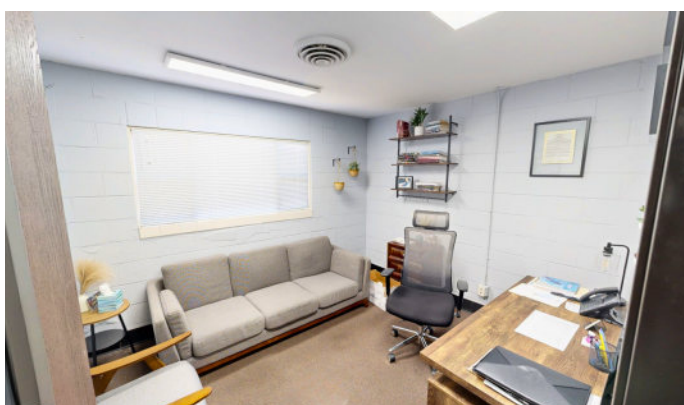
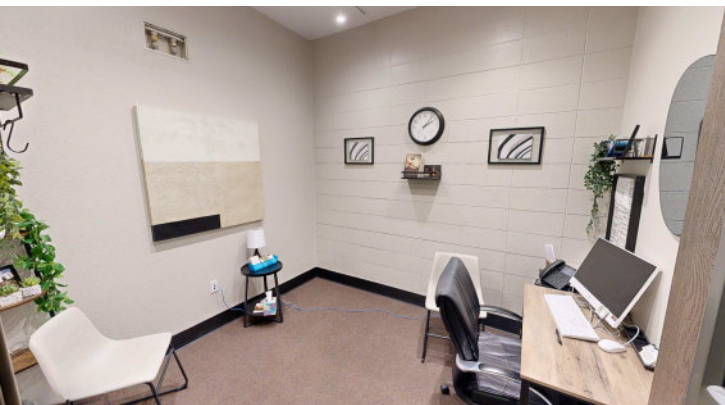
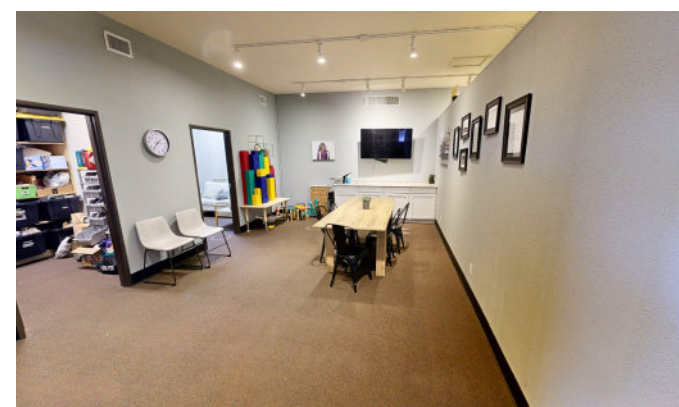
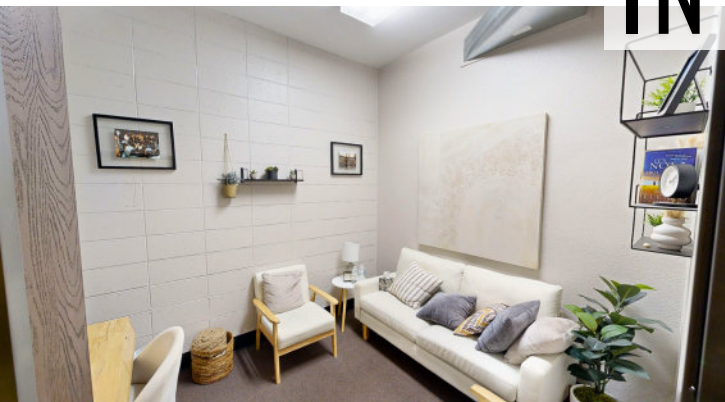




3D Tour
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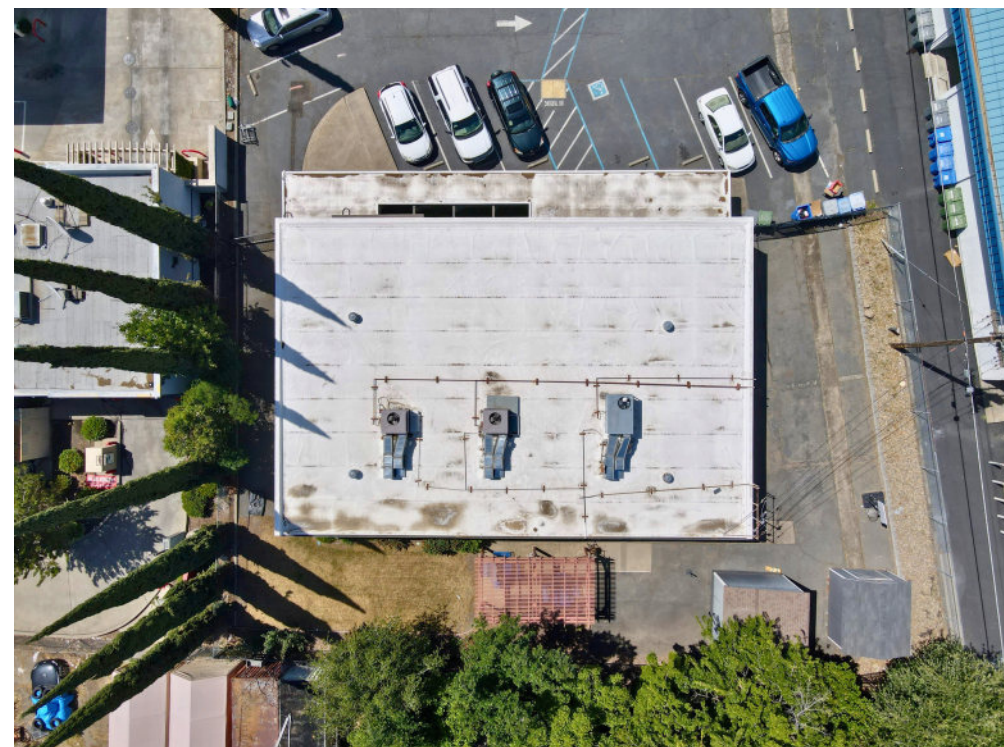


INTERIOR PHOTOS





EXTERIOR PHOTOS



FOLSOM
PREMIUM
OUTLETS



Sutter Middle School

Learning for All: Whatever it Takes

24 **FITNESS**

KOHL'S

Walmart

PROPERTY
LOCATION

Folsom-Auburn Rd

Folsom Blvd



Raley's
petco **DICK'S**
SPROUTS **CVS**
FARMERS MARKET pharmacy



**SHERWIN
WILLIAMS**



SAFeway



intel



target



HomeGoods

FOLSOM
LAKE



PALLADIO
AT BROADSTONE



FOLSOM
LAKE
COLLEGE

Raley's 99¢ only
SUBWAY



IMMEDIATE VICINITY AERIAL

DEMOGRAPHIC SUMMARY REPORT

311 MARKET ST, FOLSOM, CA 95630



POPULATION

2024 ESTIMATE

1-MILE RADIUS	13,384
3-MILE RADIUS	85,926
5-MILE RADIUS	158,587

POPULATION

2029 PROJECTION

1-MILE RADIUS	13,709
3-MILE RADIUS	13,709
5-MILE RADIUS	161,001



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$112,659.00
3-MILE RADIUS	\$141,575.00
5-MILE RADIUS	\$149,340.00

HOUSEHOLD INCOME

2029 MEDIAN

1-MILE RADIUS	\$81,929.00
3-MILE RADIUS	\$117,469.00
5-MILE RADIUS	\$122,842.00



Dave Carlsen

VICE PRESIDENT

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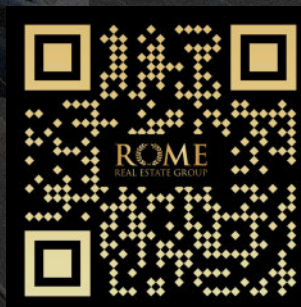
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