

A Dominant Drive-Thru Opportunity For Lease

10109 Folsom Blvd, Rancho Cordova, CA 95670



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LOCKEHOUSE

2099 MT. DIABLO BLVD, SUITE 206
WALNUT CREEK, CA 94596
LICENSE #01784084



JIM SHEPHERD
SENIOR VICE PRESIDENT
925.627.7902
JIM@LOCKEHOUSE.COM
LICENSE #01260555

ADRIA GIACOMELLI
SENIOR VICE PRESIDENT
925.997.2307
ADRIA@LOCKEHOUSE.COM
LICENSE #01498795

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Property Highlights



SUMMARY

10109 Folsom Boulevard in Rancho Cordova, CA

A rare opportunity for a restaurant to locate in the retail corridor of Rancho Cordova. Existing C-Mart will relocate to car wash building, drafting a dominant presence of facade components.

Address: 10109 Folsom Boulevard, Rancho Cordova CA 95670

Cross Streets: Folsom Boulevard and West La Loma Drive

Type: Restaurant Pad

Size: 2,800 SF with Drive-Thru

Zoning: FB-CMU- Commercial Mixed Use

Seeking: Fast Food or a QSR

Delivery: Q4 2017

HIGHLIGHTS

- Fronting Folsom Blvd with 44,000 ADT
- Ideal for Fast Food QSR
- Pylon Signage on Folsom Blvd
- Existing Drive-Thru
- Close to Light Rail Station

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Market Aerial



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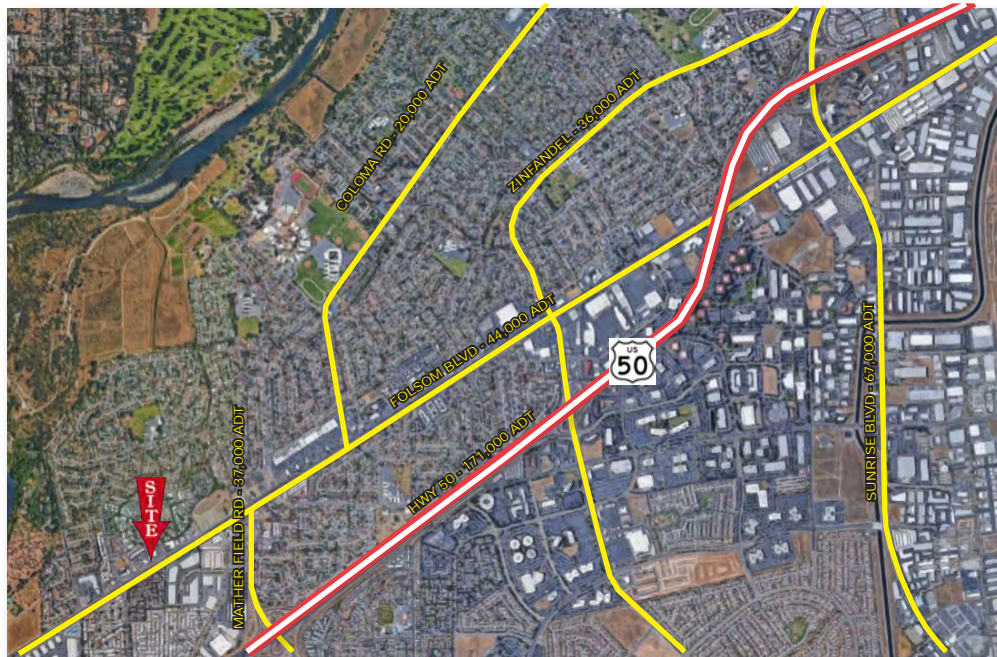
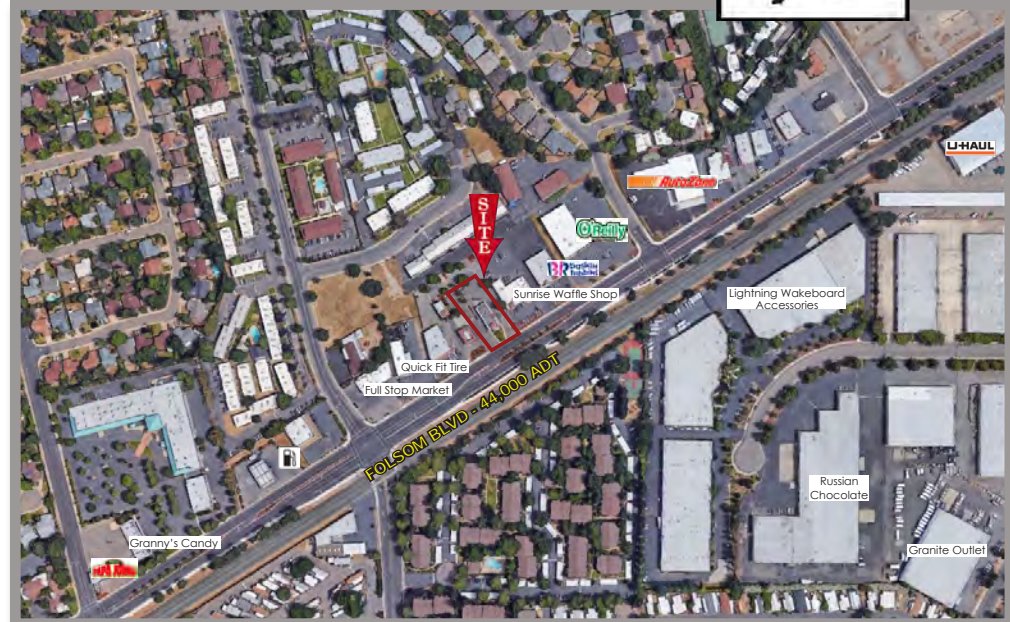
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Location



The City of Rancho Cordova is located in the eastern part of Sacramento County. Just recently in 2003, Rancho Cordova was declared an official city in California, being the 478th city in the state. Although the city remained in advocacy for more than 20 years, it is full of rich California history and home to a thriving aerospace company. As of 2016, the City is home to just over 72,000 residents and approximately 3,450 businesses. With over 1,355,852 people within a 10 mile radius, there is projected to be almost \$3 billion in retail sales in 2016.



DEMOGRAPHICS	1 Mile	3 Mile	5 Miles
POPULATION	17,809	105,603	242,384
AHHI	\$54,478	\$78,166	\$78,326
AVERAGE HH NET WORTH	\$441,966	\$759,416	\$793,259
DAYTIME POPULATION	6,387	50,603	104,371
POPULATION FAMILY	84.8%	81.3%	78%
AVERAGE FAMILY HH SIZE	3.5	3.3	3.2
ANNUAL RETAIL EXPENDITURE	\$133 M	\$1.09 B	\$2.66 B

THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE. SUBMITTED SUBJECT TO ERROR, CHANGE OR WITHDRAWAL. AN INTERESTED PARTY SHOULD VERIFY THE STATUS OF THE PROPERTY AND THE INFORMATION HEREIN.

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