

**FOR
LEASE**

**8887 FOLSOM BLVD,
SACRAMENTO, CA**



+/- 1,200 RSF FORMER SALON SUITE

**3-D Tour
Click Here** 

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ROME
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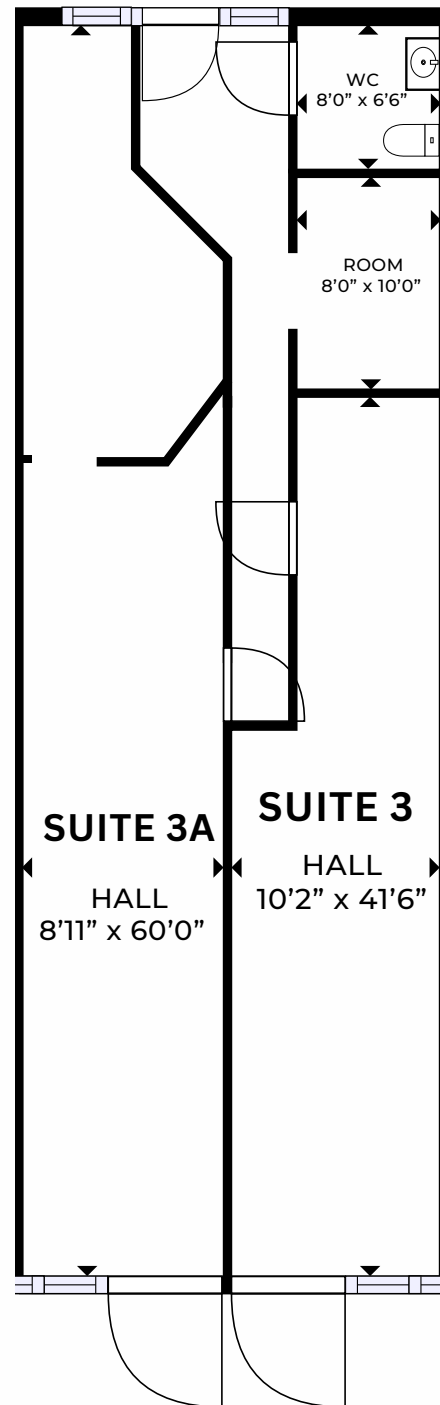
CALIFORNIA CENTER - 8887 FOLSOM BLVD

BUILDING DETAILS & INFORMATION

- Barber Shop Suite Available
- Great Location right off of HWY 50
- High Traffic Counts:
 - 48,414 ADT: South Watt Ave & Folsom Blvd
 - 20,111 ADT: Folsom Blvd & Manlove Rd
- Convenient & Easy Access to Highway 50
- Surrounded by dense residential developments - over 100,000 people live within 3 miles
- Located at 4-way signalized intersection (Folsom Blvd and S Watt Ave)
- Building backs up to Cal Center Business Park and is across the street from Carrington College - leading to a very strong daytime population
- Nearby Retailers and Major Employers include: Golden 1 Credit Union, United Healthcare, Carrington College, McDonald's, Hong Kong House, El Favorito Taqueria, El Foretero, and more!

SUITE	TENANTS	LEASE RATE	SPACE
1	Hong Kong House	LEASED	1,814 RSF
2	Emma Carlie Photography	LEASED	1,083 RSF
3/3A	AVAILABLE (Former Hair Salon)	\$1.25 PSF, NNN NNN Costs: \$1.15 PSF	1,200 RSF
4	Body By Boulware	LEASED	1,522 RSF
6	El Favorito Taqueria	LEASED	2,423 RSF
7	Americana Rare Coin	LEASED	1,211 RSF
8	Aabdara Halal Market	LEASED	3,308 RSF

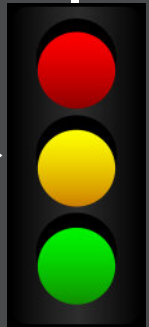
FLOOR PLAN OF THE VACANT SUITES



3-D Tour
Click Here

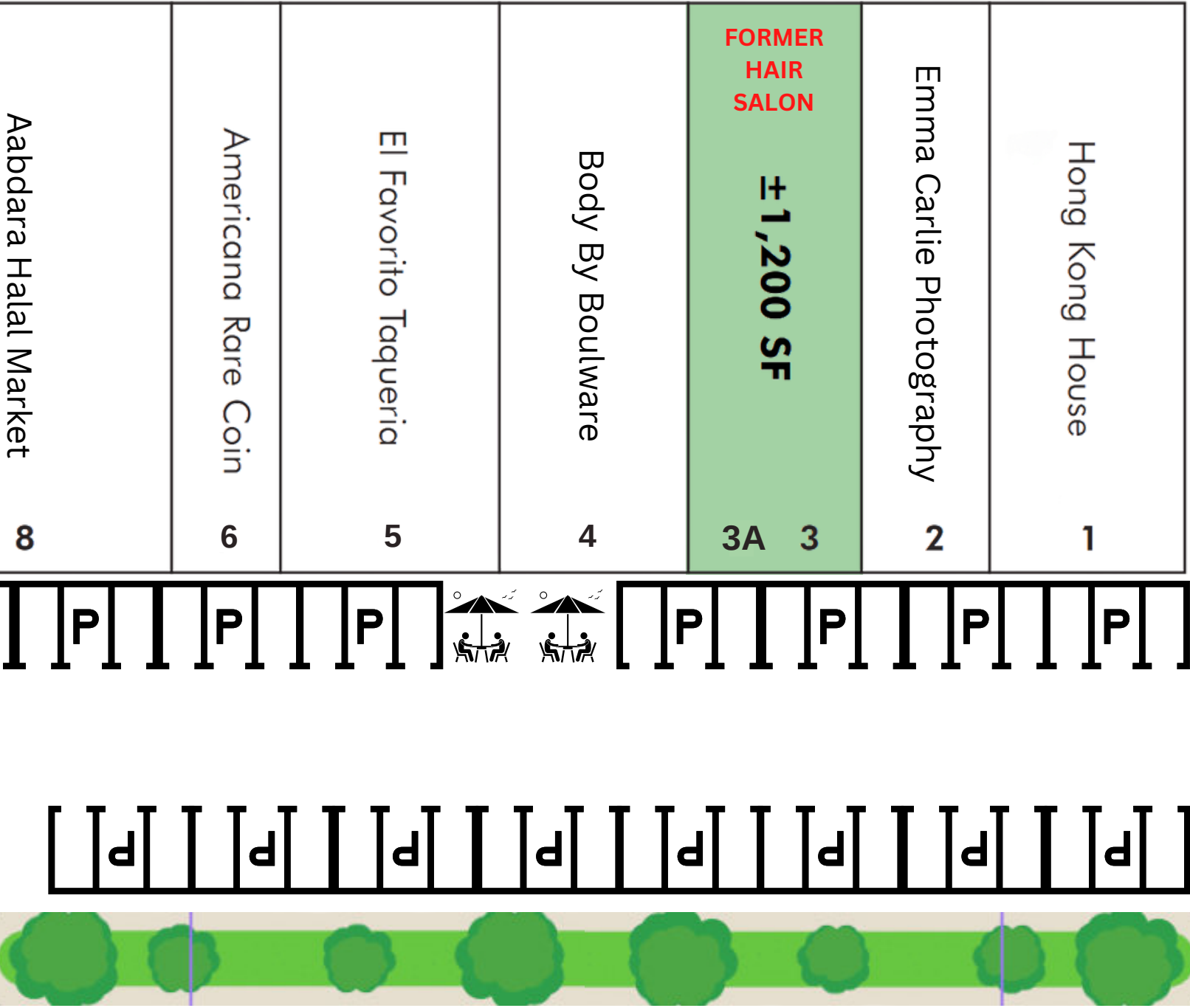


MANLOVE ROAD - 20,111 ADT



4-WAY SIGNALIZED
INTERSECTION

FOLSOM BOULEVARD - 48,414 ADT



Hong Kong House
1

Emma Carlie Photography
2

FORMER
HAIR
SALON
±1,200 SF
3A 3

Body By Boulware
4

El Favorito Taqueria
5

Americana Rare Coin
6

Aabdara Halal Market
8



Suite 3A

INTERIOR PHOTOS



Suite 3A



Suite 3



Suite 3



EXTERIOR PICTURES



NEARBY RETAIL/MAJOR EMPLOYERS AERIAL



DEMOGRAPHIC SUMMARY REPORT

8887 FOLSOM BLVD, SACRAMENTO, CA 95826



POPULATION 2023 ESTIMATE

1-MILE RADIUS	18,903
3-MILE RADIUS	99,068
5-MILE RADIUS	301,574

HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$88,762.00
3-MILE RADIUS	\$94,012.00
5-MILE RADIUS	\$86,485.00



POPULATION 2028 PROJECTION

1-MILE RADIUS	19,676
3-MILE RADIUS	102,943
5-MILE RADIUS	313,891

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$71,351.00
3-MILE RADIUS	\$70,097.00
5-MILE RADIUS	\$63,493.00

POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	12,458	68,058	198,541
BLACK	2,529	10,252	32,091
HISPANIC ORIGIN	4,016	20,768	76,556
ASIAN	1,958	11,203	41,467
HAWAIIAN/PACIFIC ISLAND	155	775	3,156
OTHER	1,803	8,781	2,320





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