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CENTURY 21

Select Real Estate, Inc.



FOLSOM BLVD
+/- 22,000 VPD

SUBJECT

AVAILABLE
FOR LEASE/SALE

10137 FOLSOM BLVD
RANCHO CORDOVA, CA 95670
-/+3,778 SF on +/-0.35 Acres

Highly Visible Flex Building with Roll-Up Door for Lease/Sale



THE PROPERTY

📍 10137 FOLSOM BLVD. RANCHO CORDOVA, CA 95670

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



RANCHO CORDOVA
CITY OF RANCHO
CORDOVA
APN: 079-0033-016



-/+ 3,778 SF BUILDING
-/+0.35 ACRES



**CMU -
COMMERCIAL
MIXED USE**



**FLEX / RETAIL
BUILDING
WAREHOUSE WITH
ROLL-UP DOOR**



**Lease Rate:
\$1.10 + NNN
Sale Price:
\$825,000.00
\$218.37 PSF**



This freestanding flex / retail building is located within the City of **Rancho Cordova** and is located within **1/2 mile from HWY 50 / Mather Field Rd.** exit.



This building offers **+/-3,778 SF** of **retail / warehouse space** with a **roll-up door** secured by the **fenced and gated yard** on +/-0.35 Acres.



The building is zoned **Commercial Mixed Use (CMU)**. Please verify uses with the municipality.



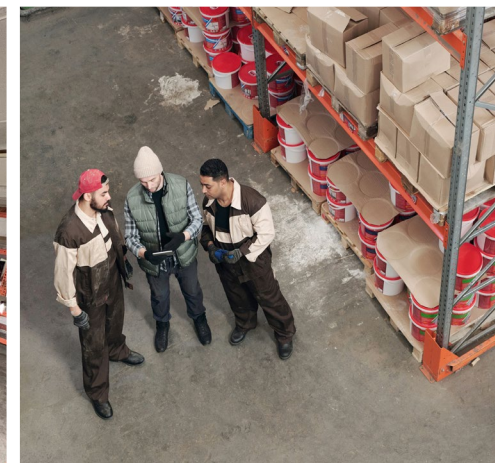
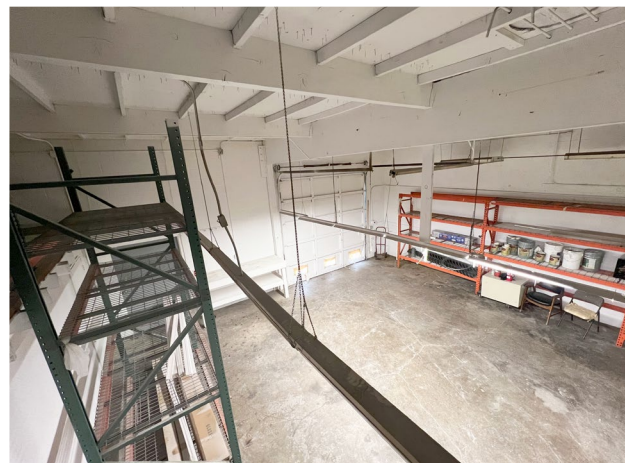
The **gated / fenced yard** allows for additional vehicles along with a **roll-up door** to lead to the warehouse space allowing for ample storage and a **large glass window line** to display product.



The asking rent is \$1.10 + NNN. Also, available for purchase at \$825,000.00

CENTURY 21
Real Estate Group, Inc.

FOR LEASE/SALE





White Rock
Community Park

50

CAT
EXTERIORS
THE HOME IMPROVEMENT EXPERTS
Windows • Roofing • Tax-Cater® • HVAC
vca
animal
hospitals

Mather Sports
Center

Cal OES

Cal OES

Public
Storage

KIKI'S

AlphaOne
Ambulance Medical Services

D DENNIS UNIFORM

MATHER FIELD RD.

CONTRACTORS'
WAREHOUSE

Rancho Cordova
Adult Day Health Care Center
Office of Compassionate Care

SACRAMENTO
FURNITURE
RESTORATION

GRANITE CENTER, LLC.

LGG INDUSTRIAL

RSD
REFRIGERATION SUPPLIES DISTRIBUTOR

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ANIMAL
VISION
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BIGHAIRYDOG
RETAIL RELATIONSHIPS

TOTAL SECURE
TECHNOLOGY

HJE HELIX ELECTRIC
CONSTRUCTORS • ENGINEERS

DataNOC

Abraham Lincoln
Elementary

10137
FOLSOM BLVD.
RANCHO CORDOVA
CA 95670

AutoZone

TERMINIX

CAPITAL
COMPASSION

O'Reilly
AUTO PARTS

B.R.
bakin'
tobakky

FOLSOM BLVD.

PAPA JOHN'S

ROUTIER RD.

50

Viva
SUPERMARKET

planet
fitness

dd's
DISCOUNTS

AMERICAN FREIGHT

H&R
BLOCK

Carl's Jr.

Starbucks

A&W
ALL AMERICAN FOOD

See's
CANDIES

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VISION
CENTER

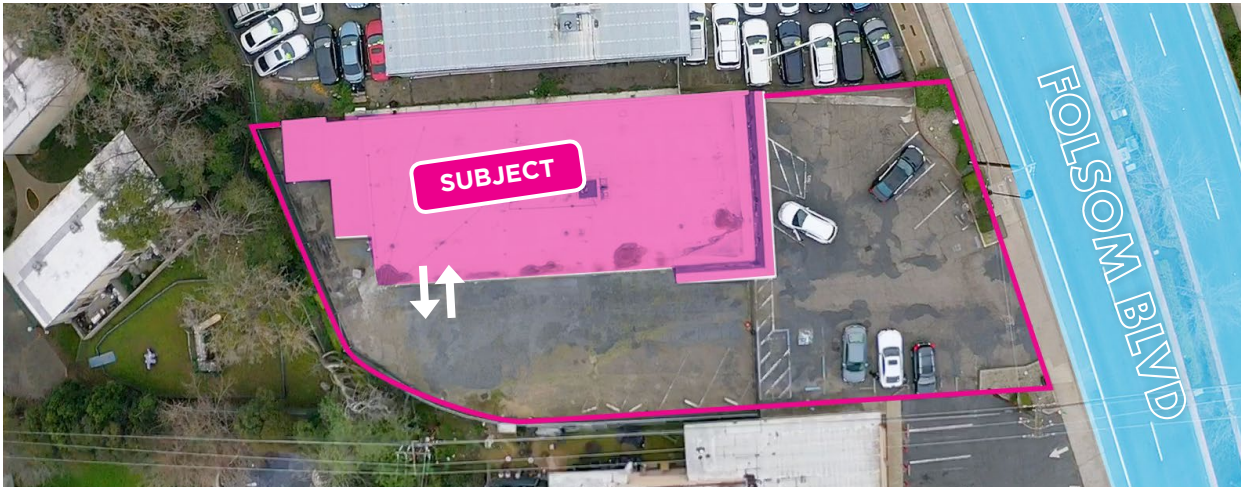
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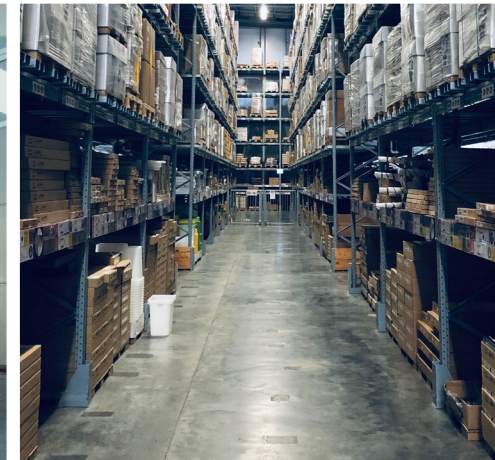
DataNOC





THE BUILDING

- This **free-standing building** was constructed in **1972** and offers a flexible layout for various businesses with a **large glass front window line** to showcase products.
- The building has **+/- 3,778 SF** with a mixture of **retail/warehouse** space. The property sits on **+/-0.35 Acres** and there is a fenced/gated yard on the left side of the building.
- The **roll-up door** is positioned on the left side of the building **behind the gated fence in the yard** and immediately leads into the warehouse space.
- The warehouse space creates an **ideal workspace environment** with a second level above for **additional storage**, multiple access points, **high ceilings**, and enough space to **park vehicles inside** if needed.
- The interior of the building is in a warm-shell condition with **multiple restrooms** already installed. **Updated HVAC** ensures proper climate control and the new tenant will benefit from the **recently improved roof and exterior building facade** facing Folsom Blvd.
- The retail portion consists of **dropped ceilings with lights installed**, multiple dividing walls to create a **large open space** and other offices/break areas with **additional plumbing infrastructure** installed for additional improvements.



Link to Map





**AVAILABLE
ROLL UP DOOR**



THE REGION

- California is the fourth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.
- This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.
- The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.
- Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.
- With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.
- A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors despite high interest rates.



DEMOGRAPHICS

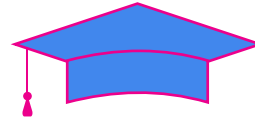
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



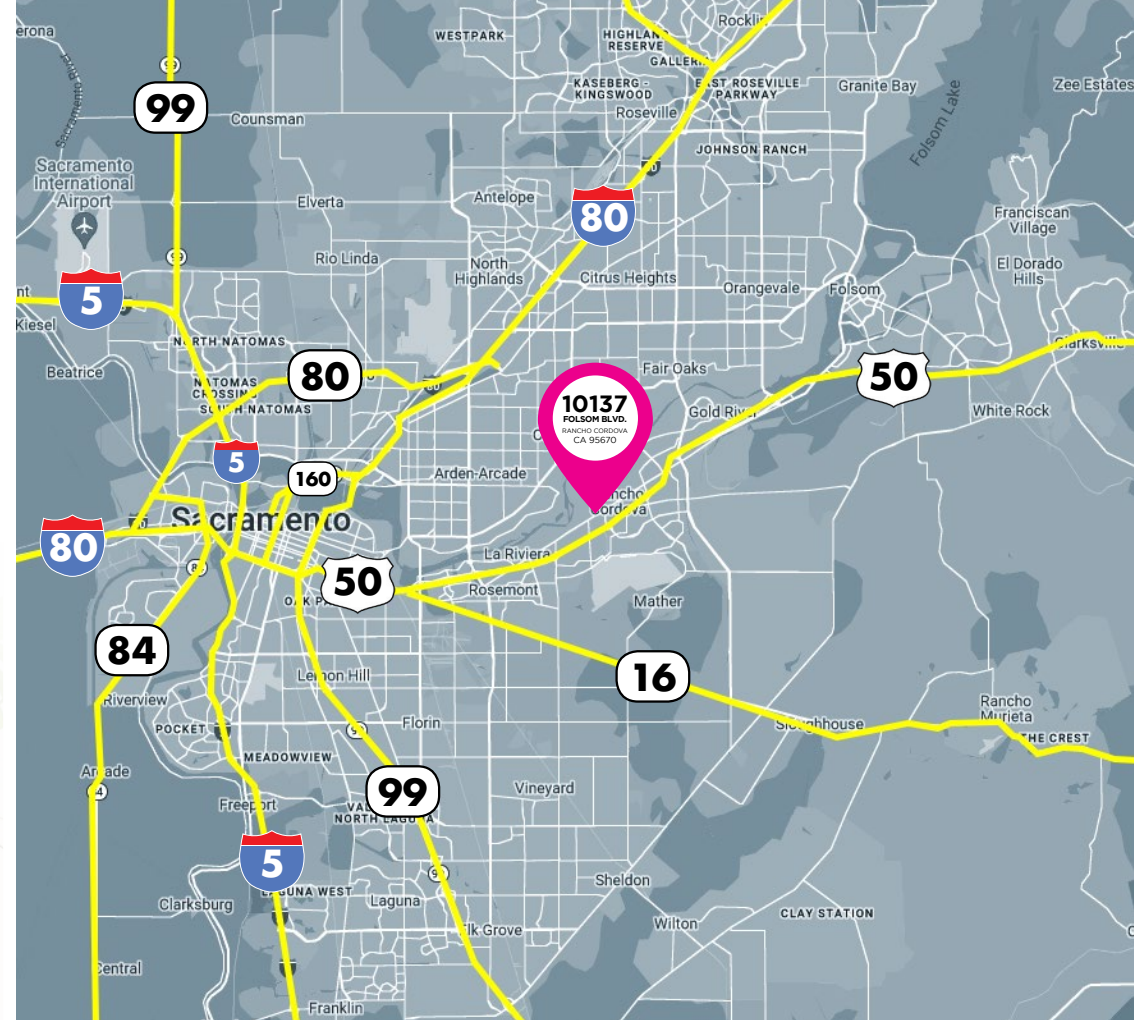
- 33%** Some College, No Degree
- 21%** Bachelor's Degree
- 20%** Advanced Degree
- 12%** Some High School, No Diploma
- 8%** Associate Degree
- 6%** Associate Degree

HOUSE HOLD INCOME

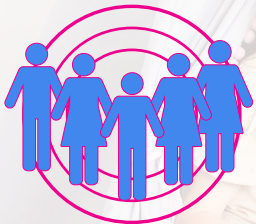


5 mile 2023 Households

< \$25K	14,240
\$25K - 50K	19,610
\$50K - 75K	17,485
\$75K - 100K	14,065
\$100K - 125K	11,069
\$125K - 150K	6,869
\$150K - 200K	9,026
\$200K+	9,646



RESIDENT POPULATION



5 mile Population 2023

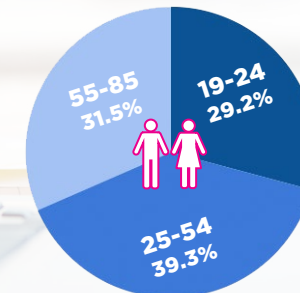
2010	225,833
2023	251,279
2028	257,787

TRAFFIC COUNT



-/+ 22,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	21,678
5 mile	102,012
10 mile	379,942



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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