

**9203 FOLSOM BLVD., SUITE B
SACRAMENTO, CA 95826**



+/- 2,550 SF OF PRIME RETAIL SPACE FOR LEASE



The
VOLLMAN
C O M P A N Y

11500 Sunrise Gold Circle, Suite E
Rancho Cordova, CA 95742
Office | 916.929.2000
Cal DRE# 02091276
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IAN FORNER
916.996.4809
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DRE# 01967116

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± 2,550 SF OF RETAIL SPACE:

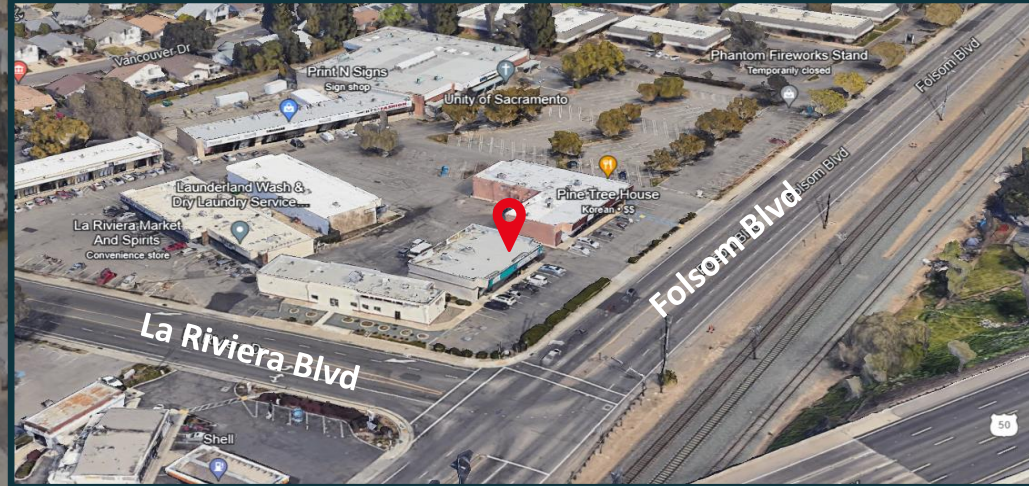
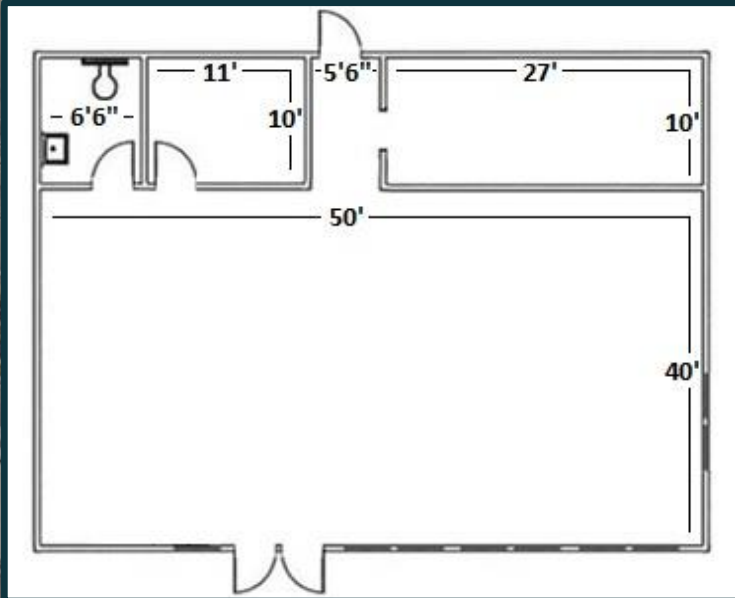
\$1.10 PSF + NNN

1 Office | 1 Bathroom | Large Storage Room

± 2,000 SF of Open Retail Space

Zoned: SC – Shopping Center

FLOOR PLAN:



INTERIOR PHOTOS:



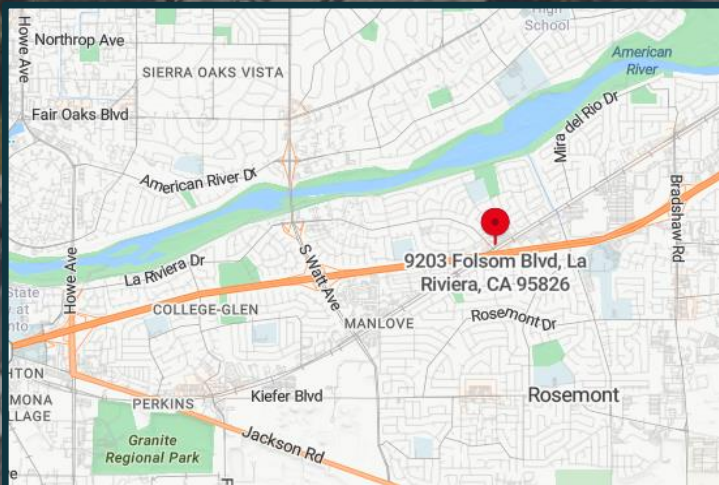
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PROPERTY HIGHLIGHTS:

- Located On Folsom Blvd at the end of La Riviera
- Excellent Visibility on Folsom Blvd
- Easy Hwy 50 Access
- Large Store Front Windows
- Roll-Up Security Doors
- Well Maintained Property
- Abundant Parking
- 33,000+ Cars/Day along Folsom Blvd
- Building Signage Available
- Shopping Plaza Tenants Include: Mama Mia Pizza, Pine Tree House Restaurant, Kuttn Up Barber & Beauty Salon, Station Donuts, Perfect Hair & Nails, Print'N Sign, and Unity of Sacramento

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