

**Available
FOR LEASE**

**6800 Folsom Blvd
& 6764 Folsom Blvd
Sacramento, CA
95819**

**3,900 SF-6,400 SF
Retail Suites Available**

Shops at University Station



Sullivan Group Commercial Real Estate
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Offering Memorandum



Information provided herein is for general purposes only and is subject to change, without notice, from time to time. Nothing contained herein is intended to be a binding representation. The owner and broker make no representation as to the accuracy of the information. Prospective buyers or tenants should have the experts of their choice inspect the property and verify all information prior to concluding a purchase or lease. Sullivan Group Commercial Real Estate is a d/b/a of James J. Inc., a California Corporation.

Highlights

- Attractive demographics and traffic counts
- Fully Built Out as Standard Retail Space
- Highly desirable end cap space
- Space is in excellent condition
- Located in line with other major retailers
- Walking distance to student housing and CSUS campus
- Serves Tahoe Park and East Sacramento neighborhoods.



6800 Folsom Blvd Suite 100

Size	6,400 Sf
Term	5-10 Years
Rate	\$30/SF/YR
Space Use	Retail
Condition	Full Buildout
Available Date	Now

6800 Folsom Blvd Suite 120

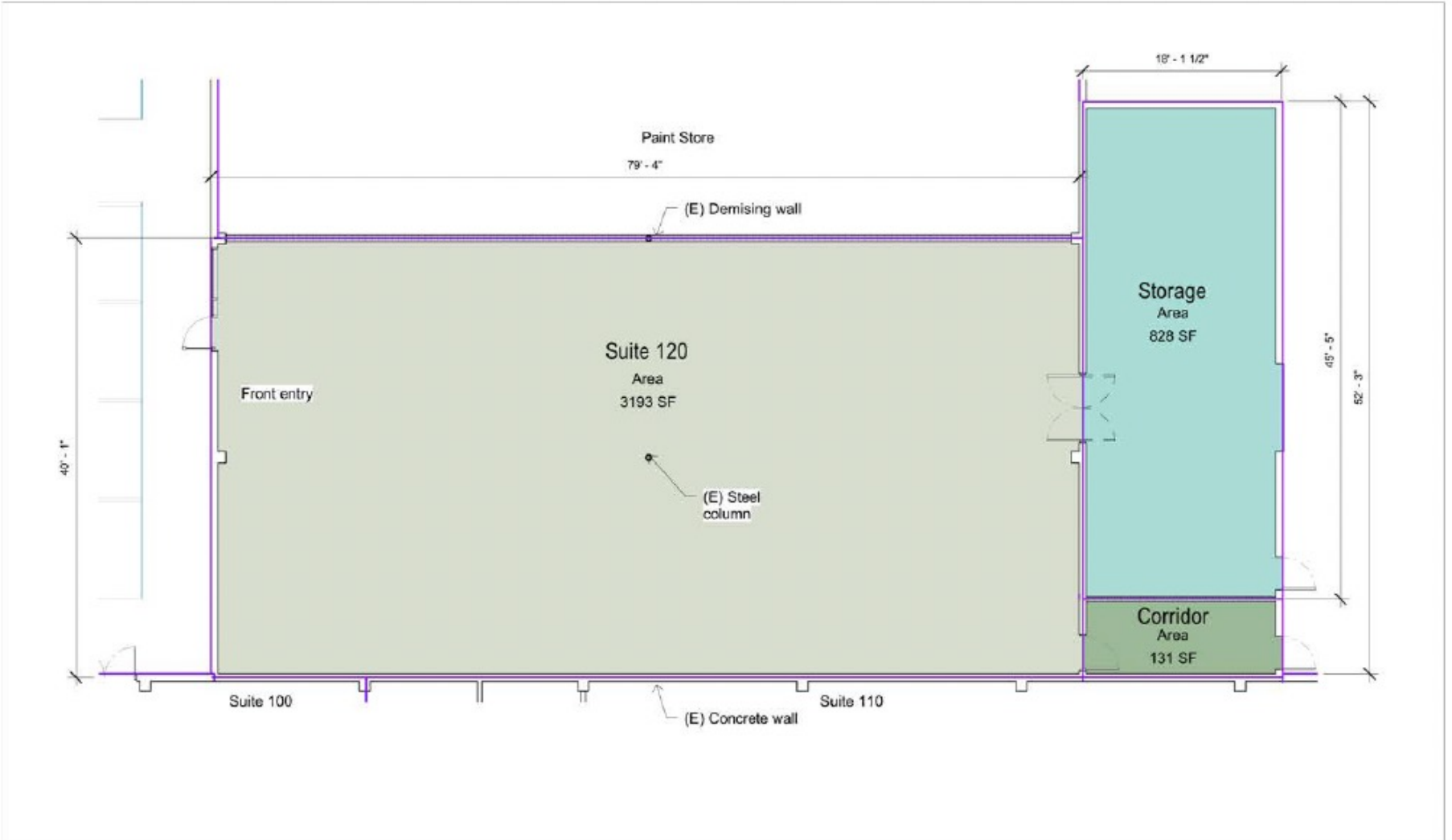
Size	3,900 Sf
Term	Negotiable
Rate	\$30/SF/YR
Space Use	Retail
Condition	Shell Space
Available Date	Now

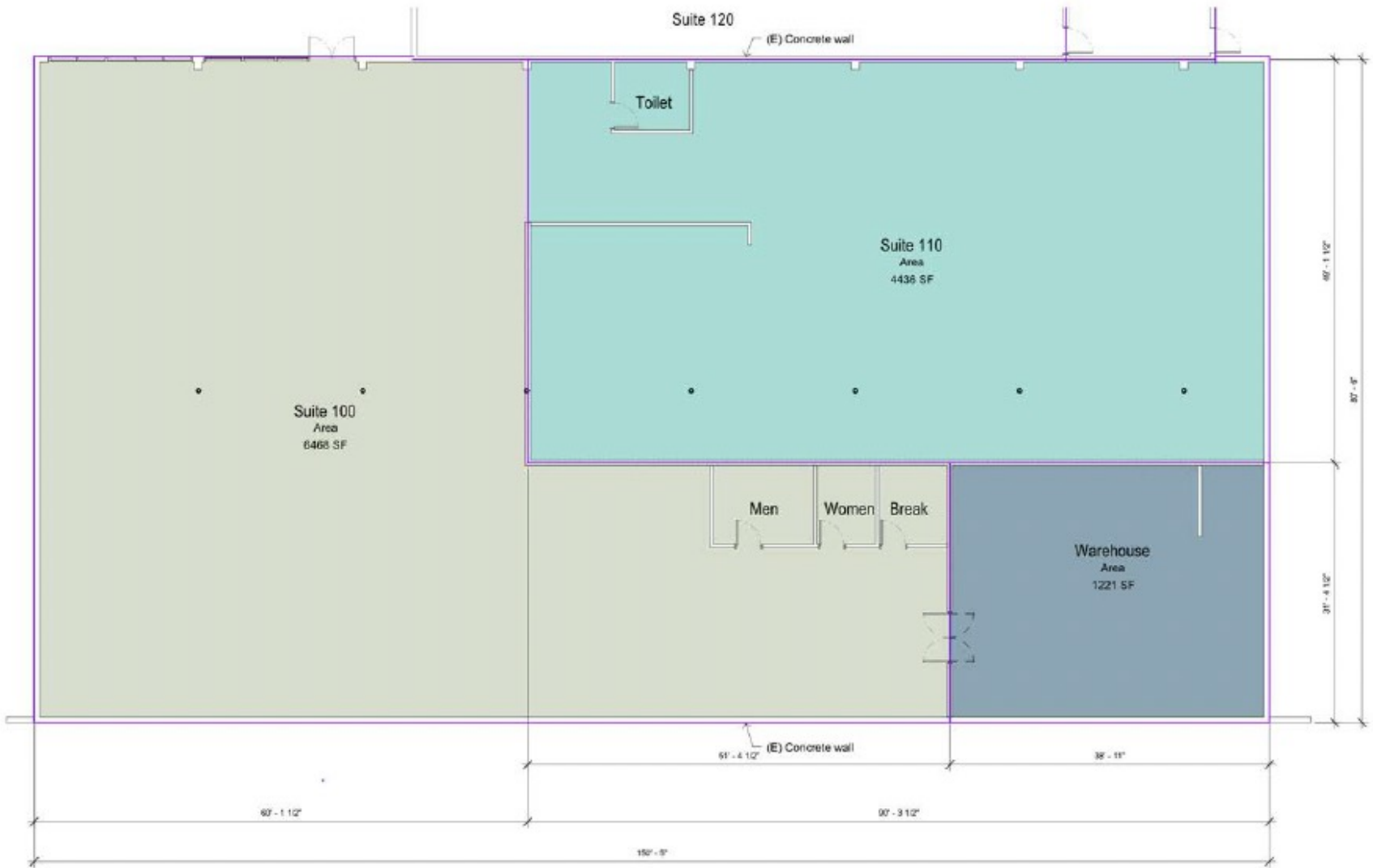
6764 Folsom Blvd

Size	3057 Sf
Term	Negotiable
Rate	\$30/SF/YR
Space Use	Retail
Condition	Full Buildout
Available Date	Now



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**CSUS
Student Housing**

6764 Folsom Blvd





6800 Folsom Blvd

Demographic Summary Report

2023 Population

1 Mile Radius	13,677
3 Mile Radius	152,679
5 Mile Radius	401,950

2028 Population Projection

1 Mile Radius	14,125
3 Mile Radius	156,840
5 Mile Radius	413,113

2023 Average Household Income

1 Mile Radius	\$75,606
3 Mile Radius	\$90,494
5 Mile Radius	\$85,972

2023 Median Household Income

1 Mile Radius	\$58,420
3 Mile Radius	\$63,971
5 Mile Radius	\$61,317

2023 Households

1 Mile Radius	6,269
3 Mile Radius	63,229
5 Mile Radius	161,680



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