

**FOR
LEASE**

**6693 FOLSOM-AUBURN RD,
FOLSOM, CA**

+/- 1,214 - 3,058 SF RETAIL/OFFICE SUITES



**3-D Tour
Click Here**



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ROME
REAL ESTATE GROUP

HILLSWOOD PLAZA

SUITES	SIZE	LEASE RATE	SPACE NOTES
F	+/- 1,214 SF	\$1.65 PSF + NNN (\$0.40 PSF NNN)	Former Office Space.
H, I, J	+/- 3,058 SF	\$1.25 PSF + NNN (\$0.40 PSF NNN)	Former Church Space, can be divisible.
M	+/- 2,100 SF	\$1.55 PSF + NNN (\$0.40 PSF NNN)	Entry Space, 5 Separate Offices, 2 Restrooms, Break Room.

PROPERTY HIGHLIGHTS:

- Join the Executive Center with these tenants: Folsom Pizza and Kabob, Early Toast Cafe, Cat Clinic of Folsom, A Perfect Groom, Poshe' Nails & Hair, Skin Aesthetics by Erika, River Rock Church, and others.
- The center is adjacent to the signalized intersection of Folsom Auburn Road and Greenback Lane.
- The tenant mix is excellent and includes professional offices, salons, medical spas, non-profits, and other local businesses.
- Monument signage is available.



PROPERTY ZONING

C-1 (PD)

SACRAMENTO COUNTY



MEDIAN
\$100,109.00

WITHIN 3 MILES
HOUSEHOLD INCOME

STRONG TRAFFIC COUNTS



FOLSOM-AUBURN RD: 28,318 ADT
GREENBACK LN: 27,989 ADT
FOLSOM BLVD: 24,432 ADT



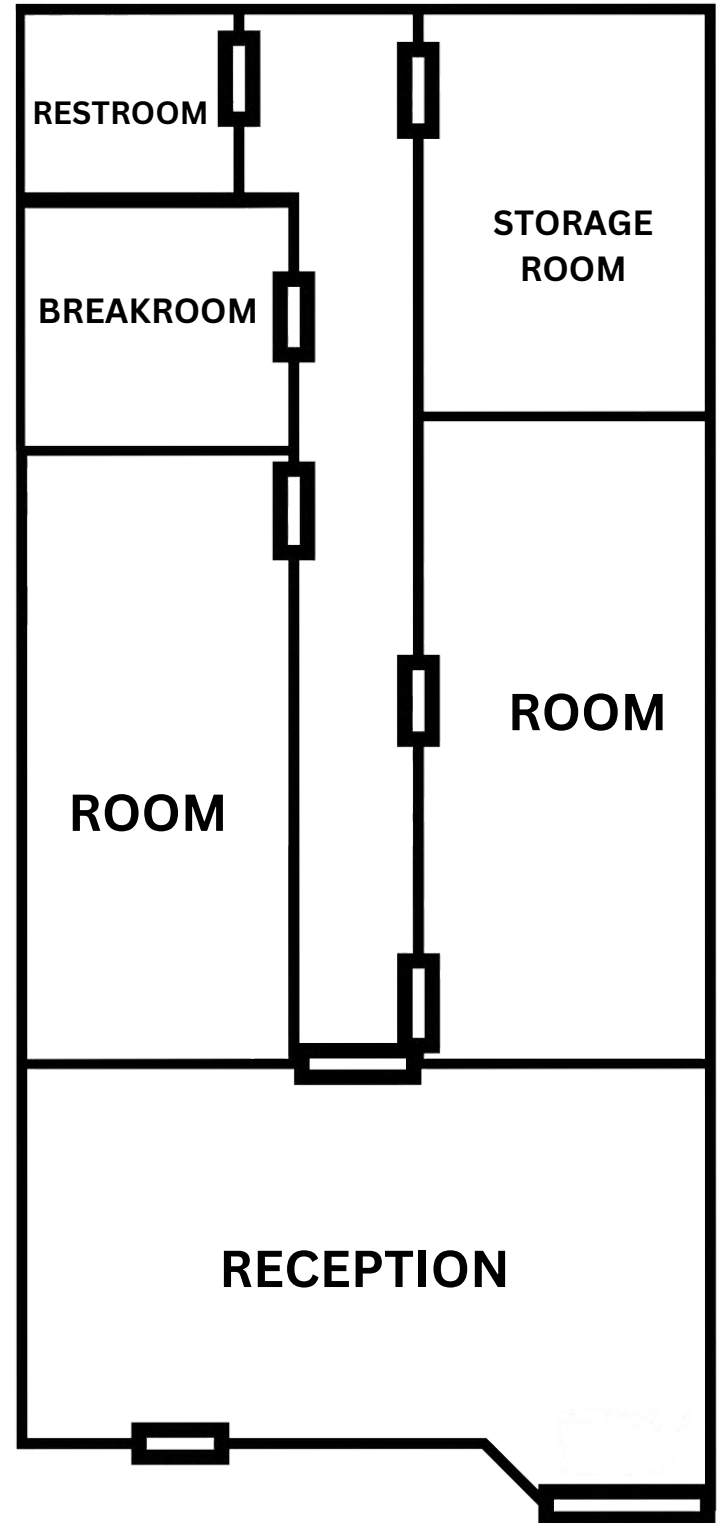
90 SPACES

FLOOR PLAN - SUITE F

3-D Tour
Click Here

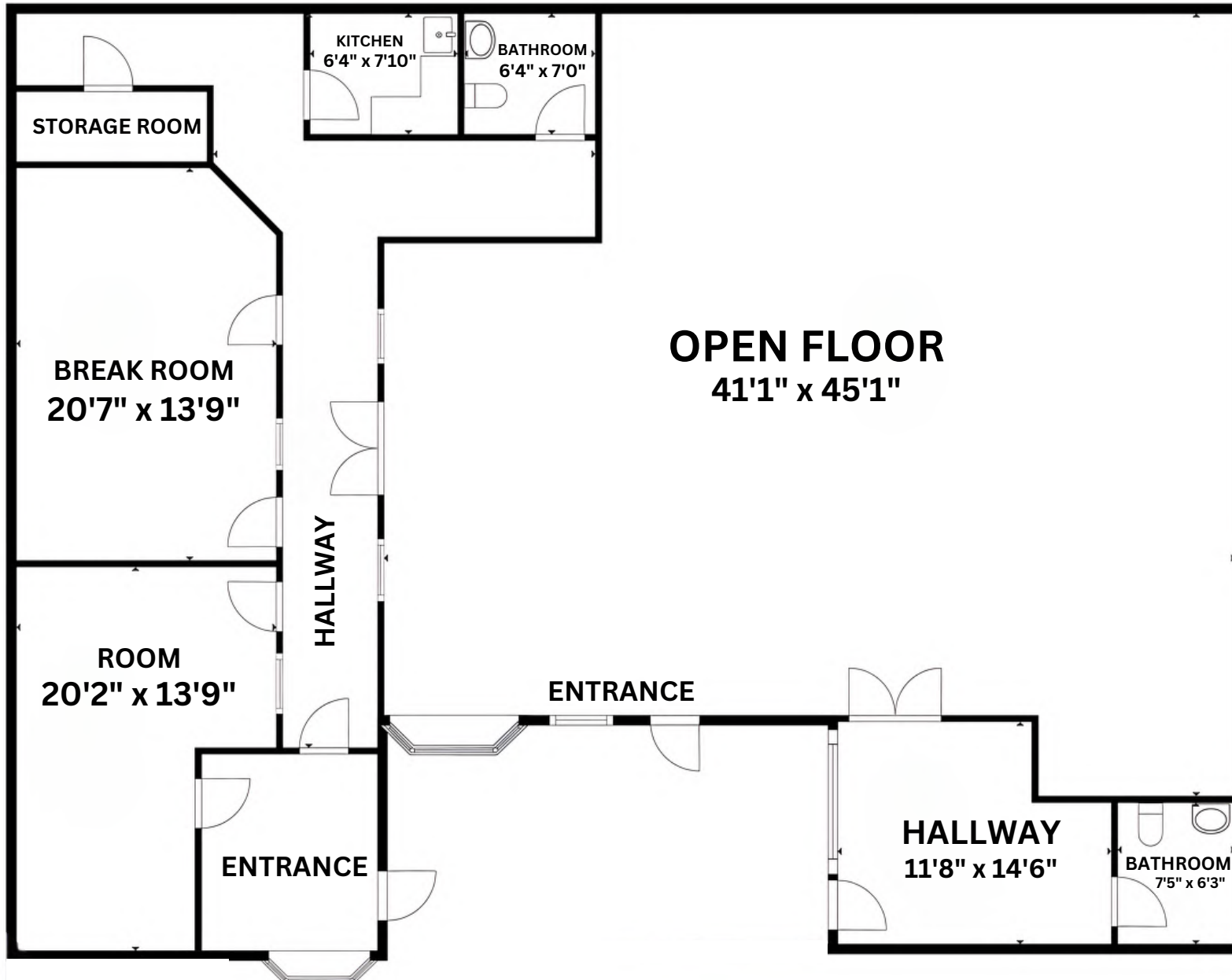


INTERIOR
PICTURES



FLOOR PLAN FOR SUITE H, I, J

3-D Tour
Click Here 



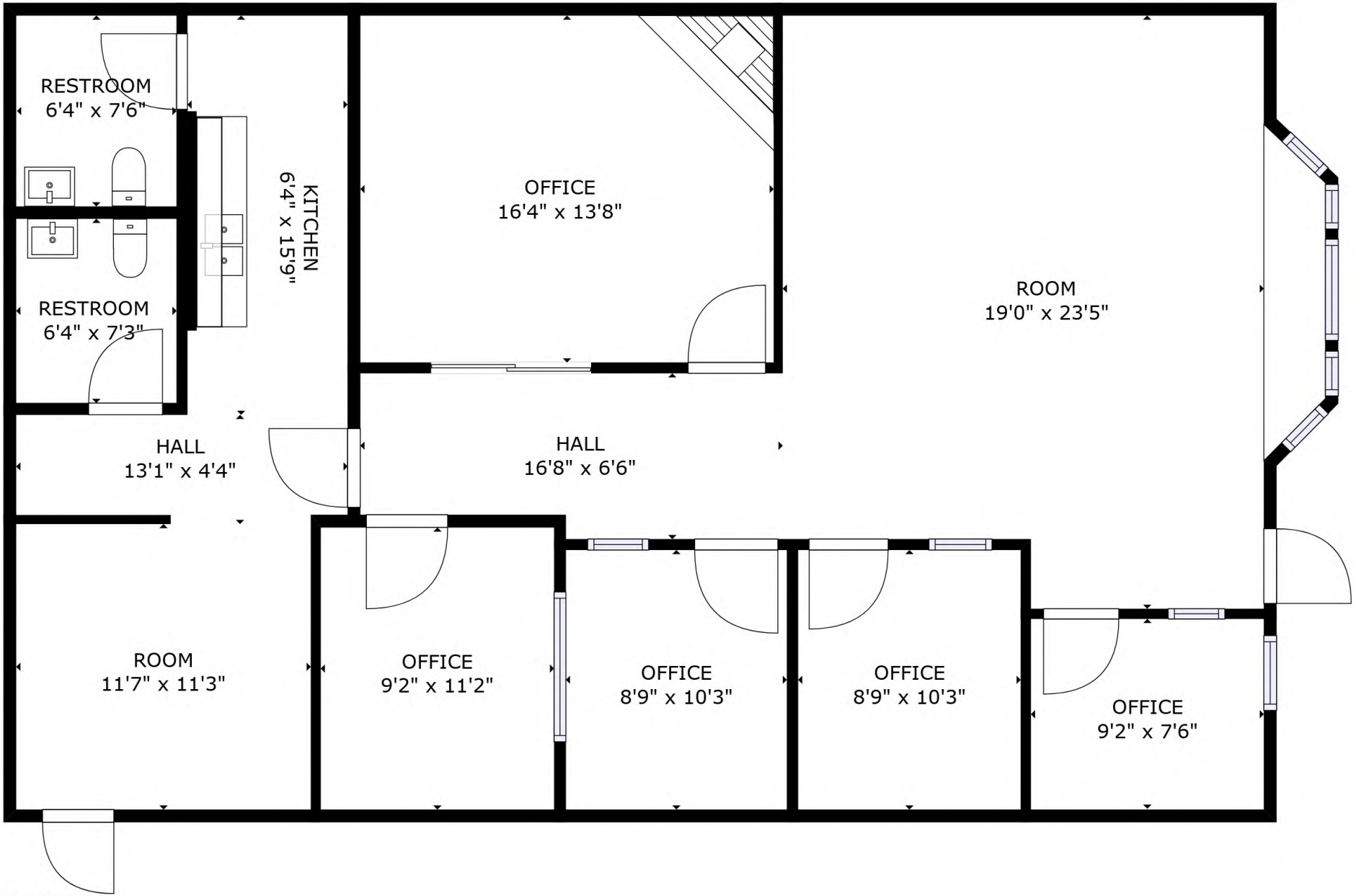


INTERIOR PICTURES



FLOOR PLAN FOR SUITE M

3-D Tour
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INTERIOR PICTURES



SITE PLAN

POSHE' NAILS & HAIR

 **CAT CLINIC of Folsom**
"We'll keep you purring!"

LUCKY MASSAGE


Folsom Pizza & Kabob

A PERFECT GROOM

HELLO PRETTY EYES


MARIO'S EARLY TOAST
Mimosa House & Eatery
THE ORIGINAL

 AVAILABLE SUITE	SIZE
SUITE F	+/- 1,214 SF
SUITES H, I, J	+/- 3,058 SF
SUITE M	+/- 1,620 SF

IMMEDIATE VICINITY AERIAL



FOLSOM PREMIUM OUTLETS

PROPERTY LOCATION

Chevron
SpeedDee
OIL CHANGE & AUTO SERVICE®

Shell
Pete's
RESTAURANT BREWHOUSE
FOLSOM

McDonald's

Folsom-Auburn Rd

Folsom Blvd



US 50

SAFeway
intel

Chevron
Starbucks

Panda Express
CHINESE KITCHEN

Walmart

24 HOUR FITNESS

Raley's

DICK'S

target

FOLSOM LAKE

PALLADIO
AT BROADSTONE

FOLSOM LAKE COLLEGE

Raley's 99¢ only STORES

SUBWAY

THE MIMOSA HOUSE

ups

Starbucks

US 50

IN-N-OUT BURGER

sam's club

BED BATH & BEYOND
Beyond any store of its kind.

COSTCO WHOLESALE

BEST BUY

Olive Garden
ITALIAN KITCHEN

EMPIRE RANCH
Golf Club

DEMOGRAPHIC SUMMARY REPORT

6693 FOLSOM-AUBURN RD, FOLSOM, CA 95630



POPULATION 2023 ESTIMATE

1-MILE RADIUS	7,571
3-MILE RADIUS	82,735
5-MILE RADIUS	185,278

POPULATION 2028 PROJECTION

1-MILE RADIUS	7,713
3-MILE RADIUS	84,544
5-MILE RADIUS	189,947



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$115,133.00
3-MILE RADIUS	\$126,754.00
5-MILE RADIUS	\$135,342.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$87,568.00
3-MILE RADIUS	\$99,999.00
5-MILE RADIUS	\$107,299.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	6,427	63,746	146,441
BLACK	121	4,535	6,687
HISPANIC ORIGIN	977	10,562	22,753
AM.INDIAN & ALASKAN	62	767	1,645
ASIAN	529	9,380	20,450
HAWAIIAN/PACIFIC ISLAND	52	285	684
OTHER	379	4,022	9,371

CONTACT US!

TO LEARN MORE ABOUT THESE RETAIL/OFFICE SUITES



Chase Burke

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