

6,212 SF BUILDING FOR SALE 1,750 SF & 2,599 SF AVAILABLE FOR LEASE

**NOW
REMODELED**



10115 FOLSOM BOULEVARD RANCHO CORDOVA, CA

FEATURES:

- Well located building on busy Folsom Blvd
- Great for Retail or Office use
- Ample parking (7/1,000)
- Tenant improvement allowance available
- Excellent pylon signage available
- Built out 2,599 SF office space available
- Suite 102 has a roll-up door for deliveries

COMMENTS:

Building has flexible and functional tenant improvements. Close Proximity to new Folsom Lake College of Rancho Cordova. Located on Folsom Blvd with access to Highway 50 via Mather Field Road.

LEASE RATES:

Suite 100 2,599 SF: \$2,989.00 (\$1.15 PSF), NNN
Suite 102 1,750 SF: \$2,258.00 (\$1.29 PSF), NNN

DEMOGRAPHICS:	1 mile	3 mile	5 mile
2018 Population (est):	17,689	105,517	245,274
2018 Avg. HH Income:	\$60,090	\$83,054	\$85,229
Daily Traffic Count: Folsom Blvd	18,739		

NNN costs are approximately \$0.39 PSF.

PURCHASE PRICE:

\$1,211,000.00 (\$195.00 PSF)

FOR MORE INFORMATION, CONTACT:

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ETHAN CONRAD

PROPERTIES INC.

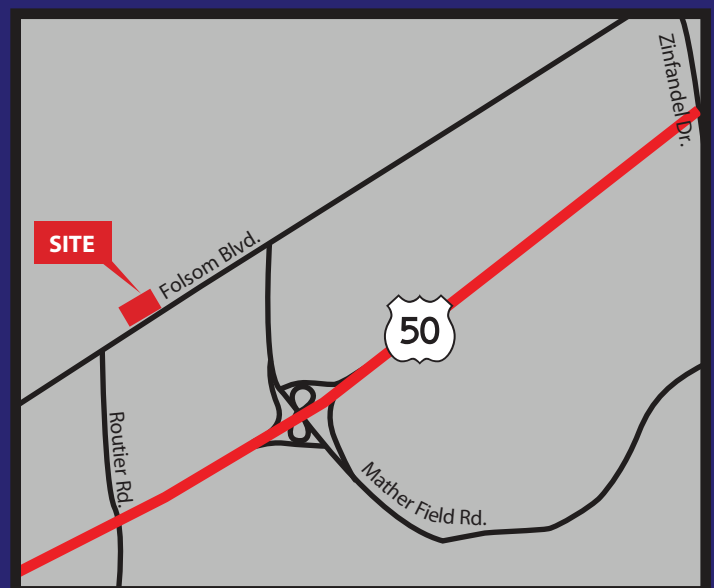
916.779.1000

1300 National Drive, Suite 100

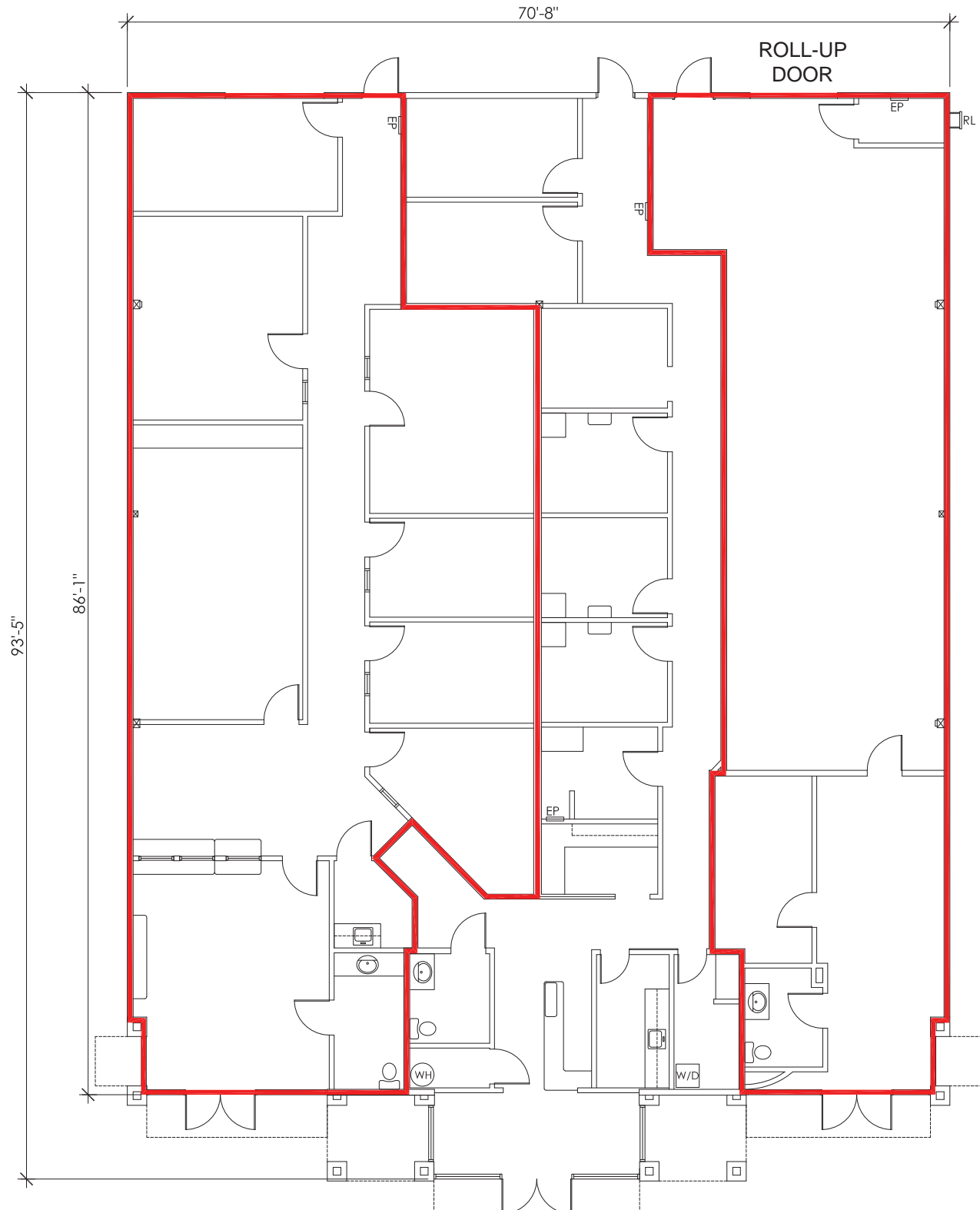
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10115 FOLSOM BOULEVARD, RANCHO CORDOVA

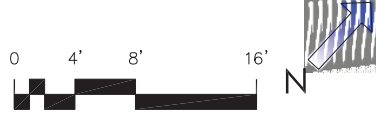


AVAILABLE
SUITE 100
2,599 TOTAL RSF

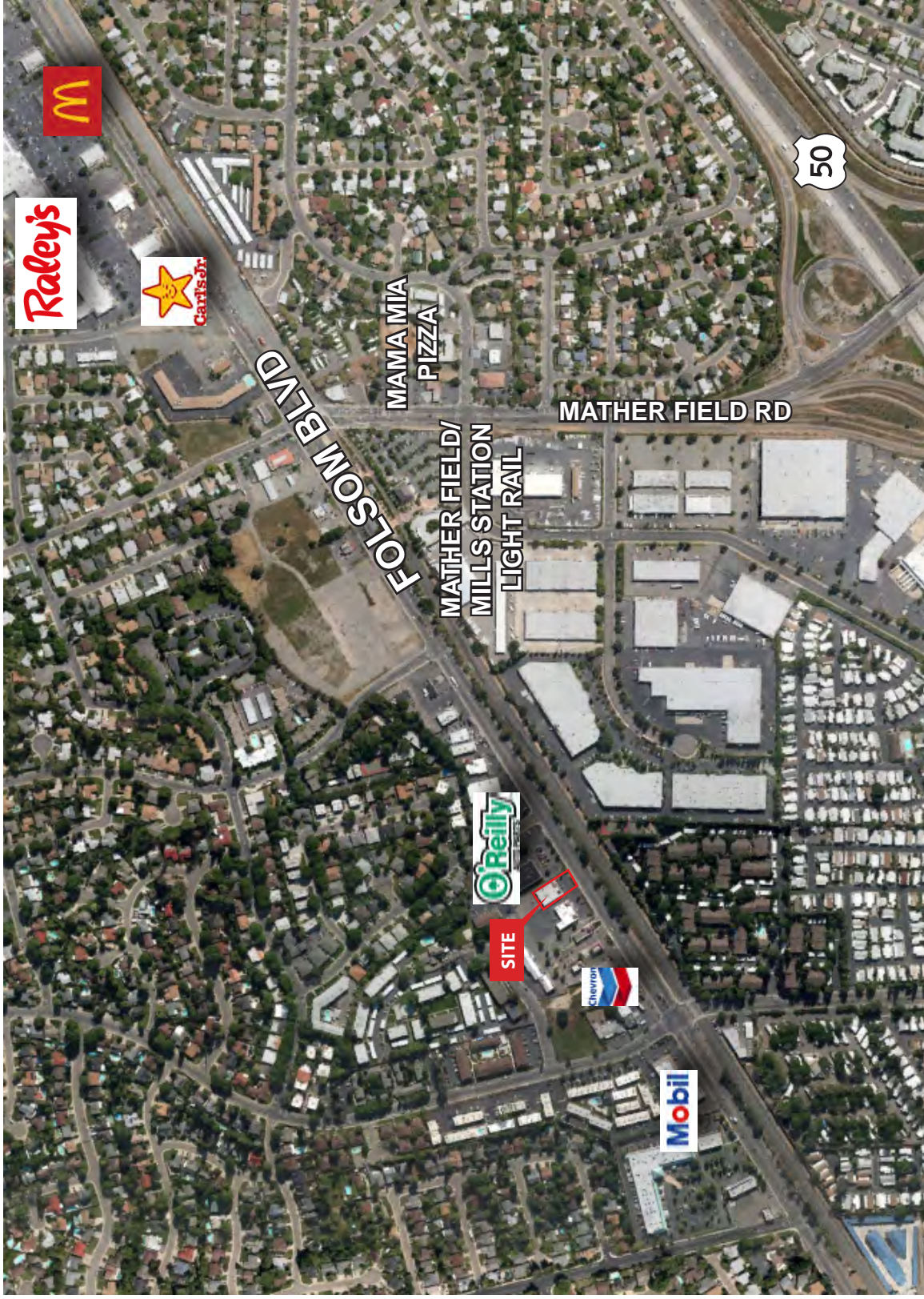
CHIROPRACTOR
SUITE 101
1,865 TOTAL RSF

AVAILABLE
SUITE 102
1,750 TOTAL RSF

ETHAN CONRAD PROPERTIES
10115 FOLSOM BOULEVARD
6,214 TOTAL RSF
RANCHO CORDOVA, CA



10115 FOLSOM BOULEVARD, RANCHO CORDOVA



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