

**FOR SALE OR LEASE
20,832 SF LAND AREA AVAILABLE
FOR UP TO 7,400 SF BUILDING**



**NIMBUS WINERY VILLAGE
RANCHO CORDOVA, CA**

FEATURES:

- Excellent visibility on Folsom Blvd
- Outstanding freeway access
- Located in the Sacramento MSA path of growth
- Adjacent to new 6,000 acre master planned community
- Adjacent to Nimbus Winery Village with 1,100 feet of highway 50 frontage

COMMENTS:

Established destination entertainment shopping center
Major Tenants: Cattlemen's Steakhouse, Old Spaghetti Factory, Tommy T's Comedy Dinner Theater, Monster Golf. Michaelangelo's and Fort Rock Brewing coming soon.

The Nimbus Winery Village is a landmark in the Greater Sacramento Area and is strategically located along Highway 50.

DEMOGRAPHICS	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2018 Est Population:	2,424	41,494	170,434
2018 Avg. HH Income:	\$152,142	\$122,677	\$100,457
Traffic Count:	Folsom Blvd 40,895	Hazel Ave 49,615	Hwy 50 103,400

**PURCHASE PRICE: \$562,000.00 (\$27.00 PSF)
GROUND LEASE RENT: \$3,750.00, NNN**

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD
PROPERTIES INC.

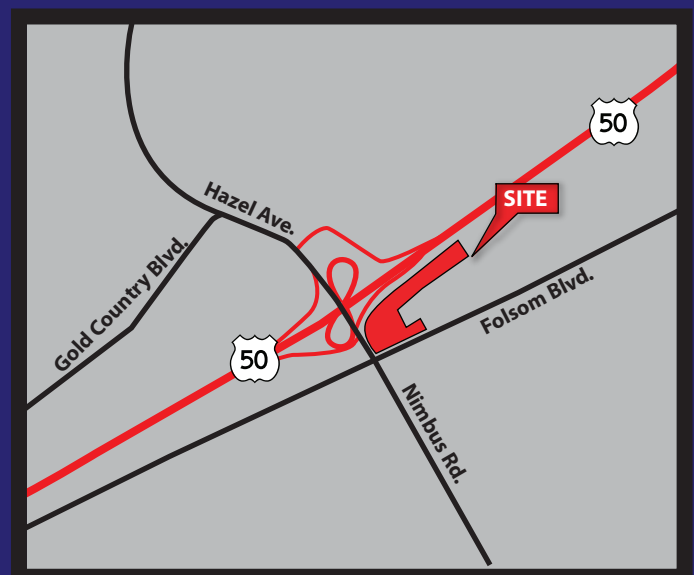
(916) 779-1000

1300 National Drive, Suite 100

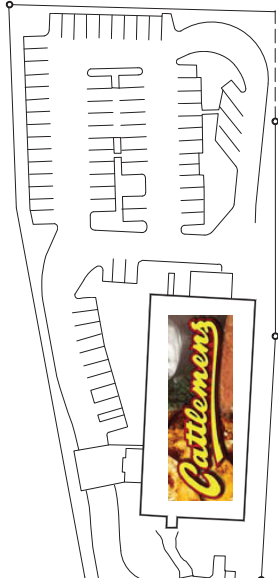
Sacramento, CA 95834

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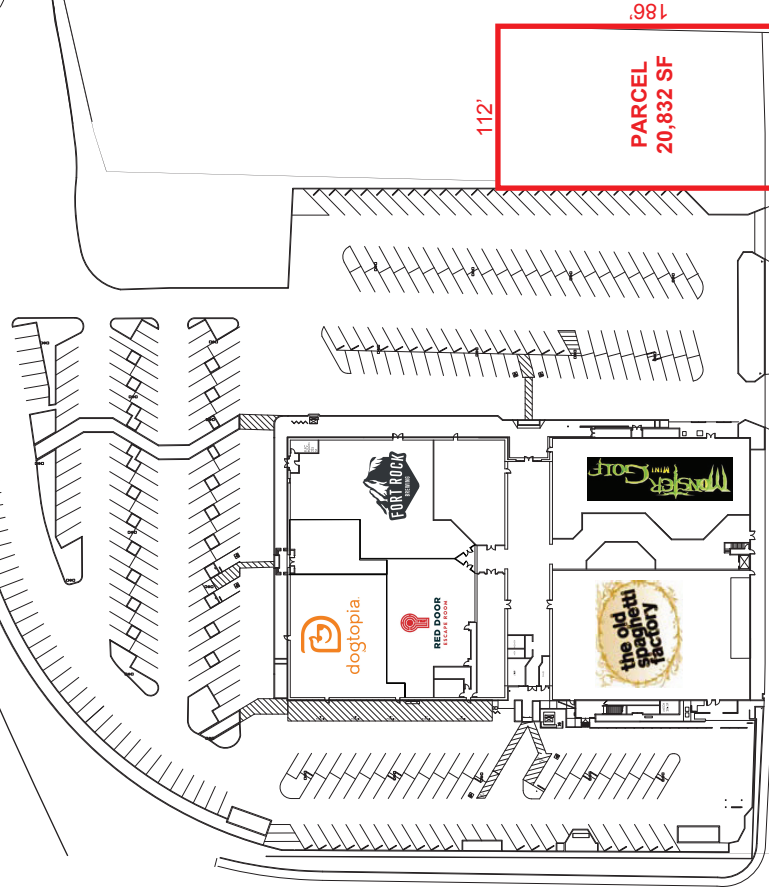
www.ethanconradprop.com



NIMBUS WINERY VILLAGE, RANCHO CORDOVA, CA



HAZEL AVE



112'
186'
PARCEL
20,832 SF



FOLSOM BLVD

RESIDENTIAL AREA

ETHAN CONRAD

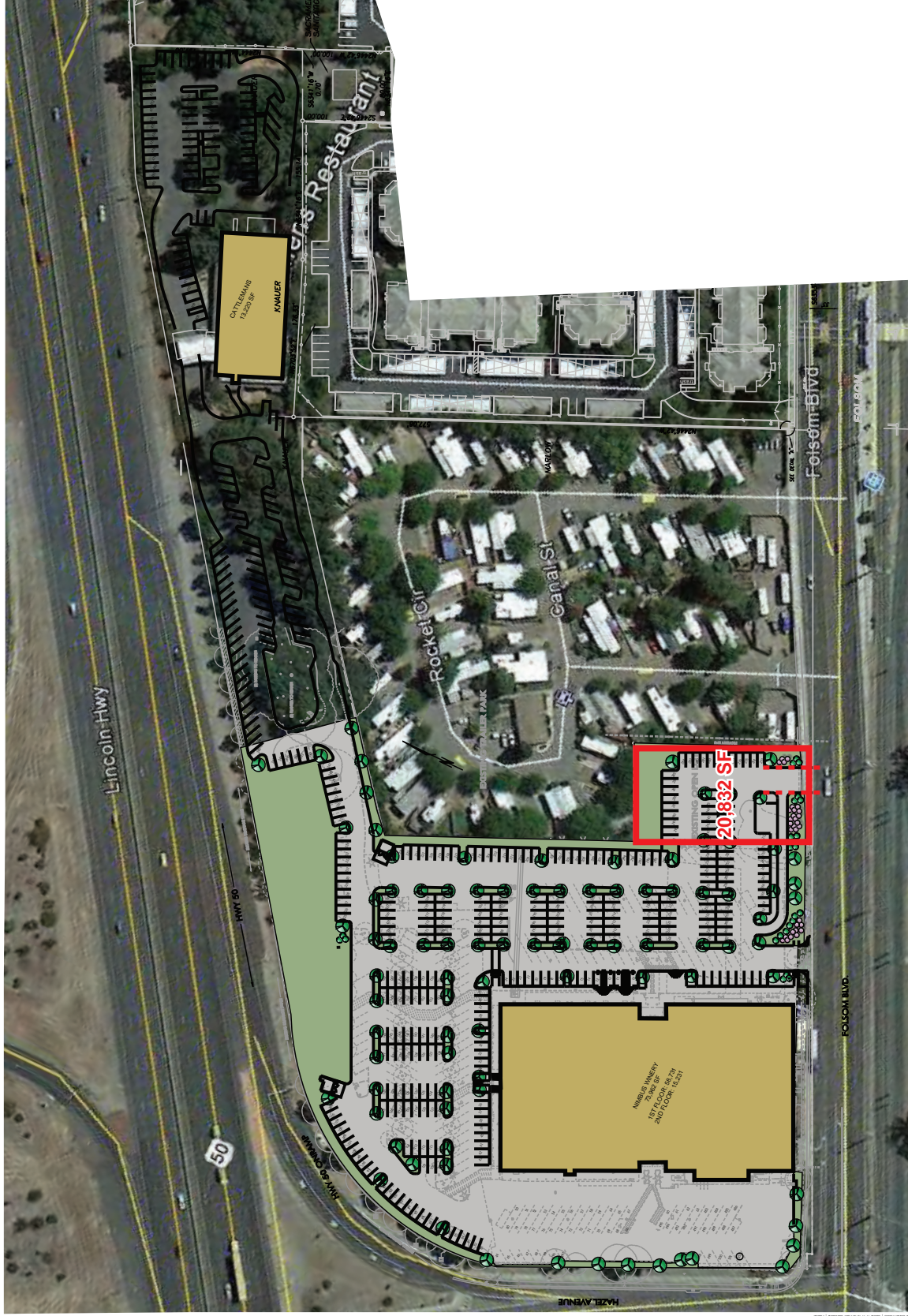
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12401 FOLSOM BOULEVARD

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