FOR LEASE 11415 FOLSOM BLVD

FIOISOM BIN



Q.

RANCHO CORDOVA, CA



V-VPD SDVCA

ALAILA

FLEX / RETAIL / INDUSTRIAL ±21,105 SF AVAILABLE + POTENTIAL YARD SPACE

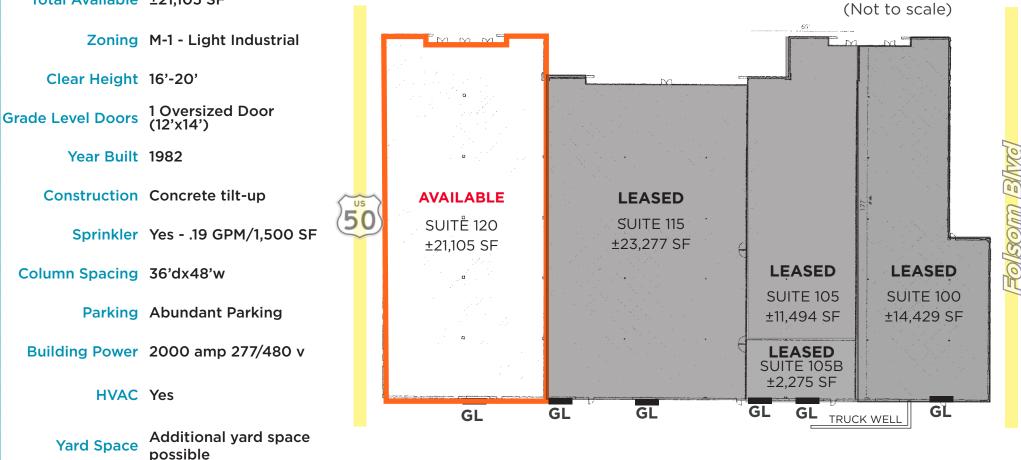
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11415 FOLSOM BLVD SACRAMENTO, CA

PROPERTY INFORMATION

Total Available ±21,105 SF



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FOR MORE INFORMATION, PLEASE CONTACT:

MATT COLOGNA, SIOR Executive Director +1 916 288 4805 matt.cologna@cushwake.com CA-Lic. #01210309 LENNY GOLD Senior Associate +1 916 288 4443 lenny.gold@cushwake.com CA-Lic. #02055534 CONNOR BELL Associate +1 916 662 4928 connor.bell@cushwake.com CA-Lic. #02155224

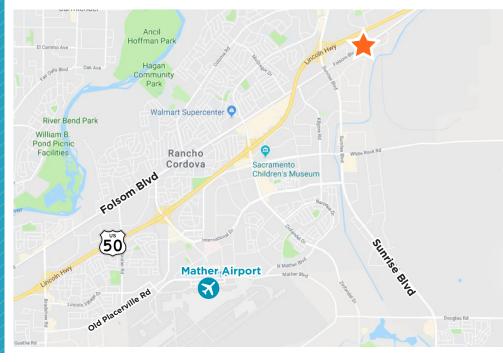
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11415 FOLSOM BLVD SACRAMENTO, CA

PROPERTY HIGHLIGHTS

- High visibility center.
- Easy access and great visibility to/from Highway 50.
- Excellent daytime employment population, the property is located in a high growth communities.
- Signage facing Highway 50 and Folsom Blvd possible.



NEIGHBORHOOD DEMOGRAPHICS

	Å Å	(5)	††
	Population	Median Household Income	Daytime Population
1 Mile	5,703	\$94,609	16,875
3 Miles	53,515	\$84,675	77,728
5 Mlles	198,011	\$67,485	219,943

TRAFFIC COUNT (2023)

COLLECTION STREET	TRAFFIC VOLUME
Folsom Blvd	15,209 ADT
Gold River Rd	10,123 MPSI
Hwy 50	130,328 ADT

****POTENTIAL USES:** Ideal for variety of uses such as warehouse, flex, retail showroom or sport/fitness facility.

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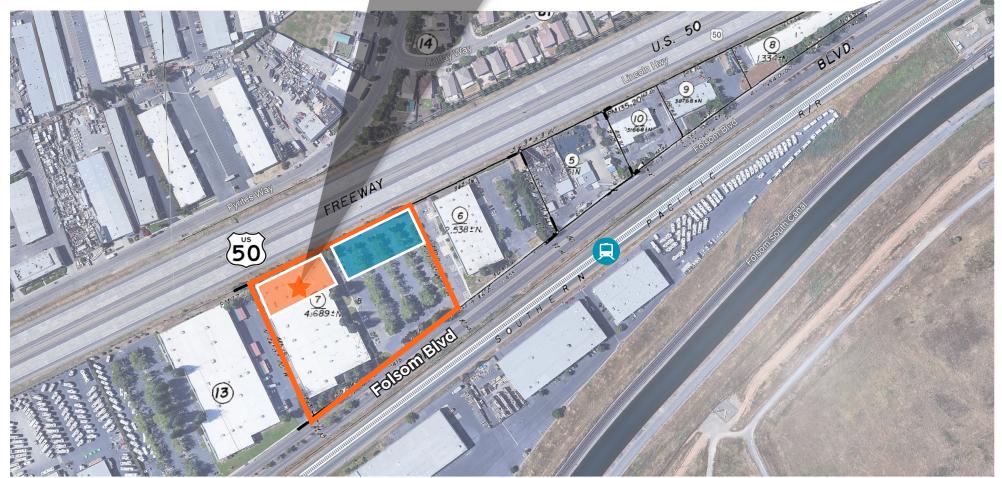
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11415 FOLSOM BLVD

Aerial



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