

**FOR
LEASE**

**10009-10017 FOLSOM BLVD,
SACRAMENTO, CA**

±800 - 4,887 SF OFFICE & RETAIL SPACE AVAILABLE



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

CAMPBELL-THOMAS CENTER

SUITE	SIZE	LEASE RATE	SPACE NOTES
10009-Suite 100	±800 SF	\$1.25 PSF, NNN	END CAP SUITE FRONTING FOLSOM BLVD
10009-Suite 130	±1,480 SF	\$1.19 PSF, NNN	VANILLA SHELL SUITE IN PAD BUILDING
10017-Suite 350	±4,887 SF	\$0.99 PSF, NNN	END CAP SUITE WITH OFFICE BUILD OUT

PROPERTY HIGHLIGHTS:

- Prime Folsom Blvd Exposure:** Positioned along a major east-west corridor through Rancho Cordova, providing consistent daily traffic flow and strong storefront visibility for retail, service, and office users.
- Quick Highway 50 Connectivity:** Minutes from US-50 access, allowing easy regional connectivity to Sacramento, Folsom, and surrounding employment hubs — ideal for both customer access and employee convenience.
- Flexible Suite Opportunities:** Multiple suite sizes available ranging from approximately ±800 SF to ±4,887 SF, allowing businesses to scale or customize layouts based on operational needs.
- Strong Daily Traffic Drivers:** Existing co-tenancy including a convenience store and Highlands Charter School helps generate recurring foot traffic and daytime activity.
- Ample Parking & Easy Access:** Surface parking field with convenient access points improves customer turnover and supports service-oriented uses.
- Building Signage Opportunities:** Prominent building frontage allows for strong brand visibility and clear wayfinding for customers.



STRONG TRAFFIC COUNT

ROUTIER RD @ FOLSOM BLVD:
8,297 ADT



AVERAGE

\$104,990

WITHIN 3 MILES

HOUSEHOLD INCOME



PROPERTY ZONING

CMU (FBSP)

SACRAMENTO COUNTY



±200

SPACES

SITE PLAN

BUILDING 10009

SUITE 110 & 120

CONVENIENCE STORE

SUITE 100

±800 SF AVAILABLE

SUITE 130

±1,480 SF AVAILABLE

BUILDING 10017

SUITE 220

QUINCINERA

SUITE 300

HIGHLANDS CHARTER SCHOOL

SUITE 350

±4,887 SF AVAILABLE



FLOOR PLAN - 10009 - SUITE 130

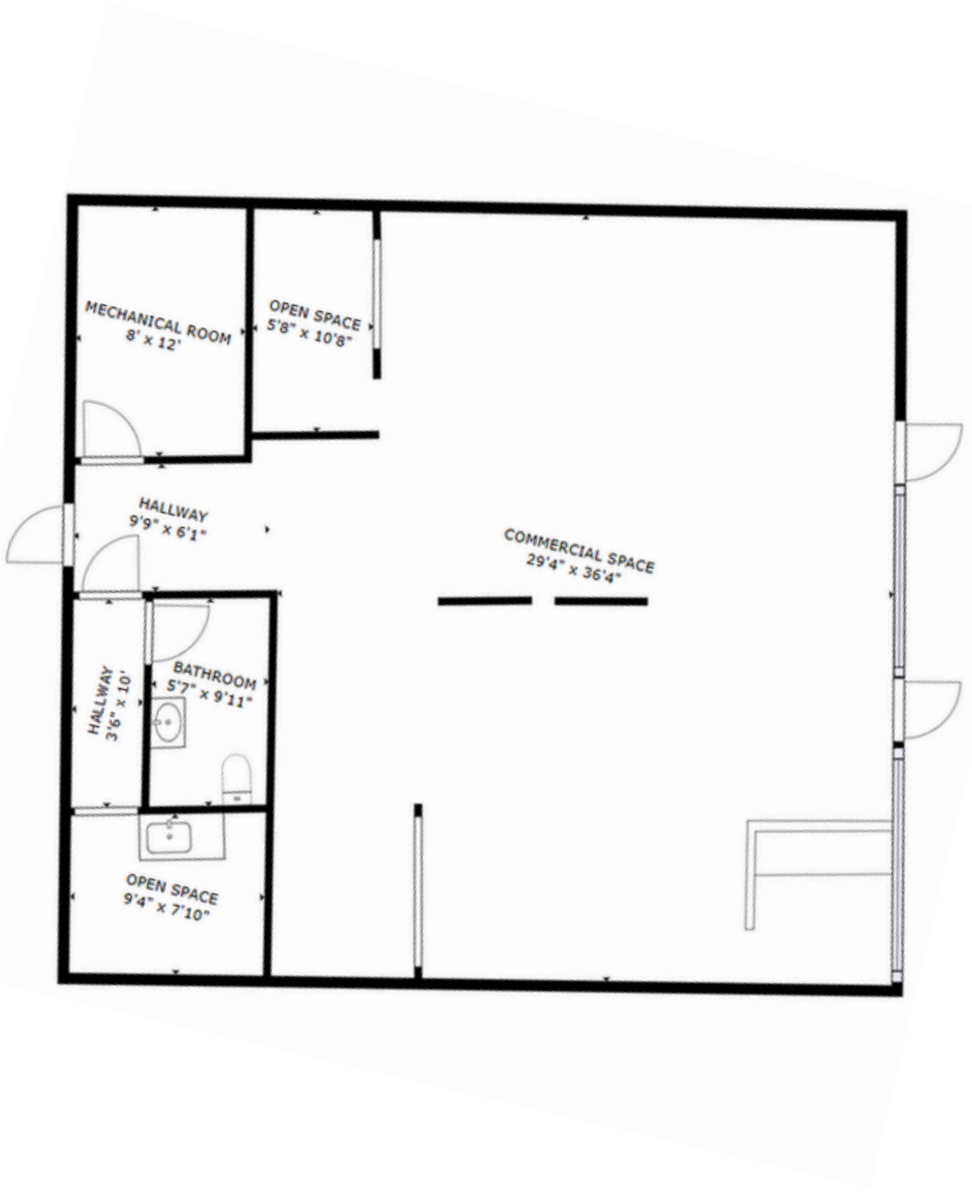
Size: ±1,480 SF

Base Rent: \$1.19 PSF, NNN

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INTERIOR PHOTOS

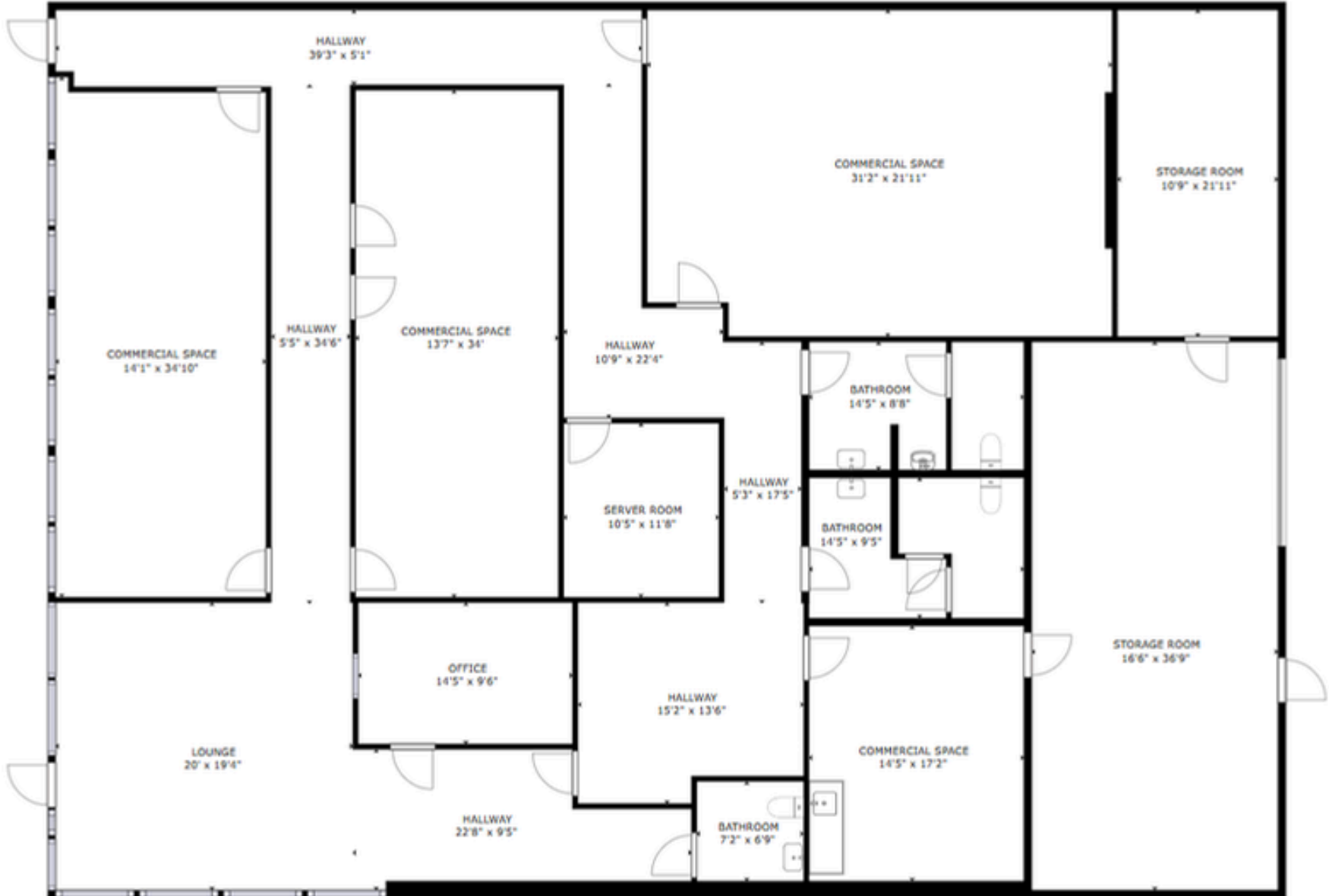


FLOOR PLAN - 10017 - SUITE 350

Size: ±4,887 SF

Base Rent: \$0.99 PSF, NNN

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INTERIOR PHOTOS





EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL



COSTCO
WHOLESALE
WinCo
FOODS

CAT EXTERIORS
THE HOME IMPROVEMENT EXPERTS

vca animal hospitals

HAWKEYE
ALUZI THE HOKY
HOME EXPERTS

Little Buddha
THAI BISTRO

ONE N ONE
FIREARMS

Sutter Health

Viva SUPERMARKET

target

ROSS DRESS FOR LESS

planet fitness

SAFeway

Walmart

KAISER PERMANENTE

24 HOUR FITNESS

K1 SPEED

BURGER KING

ADALBERTO'S
MEXICAN FOOD

OZ
KOREAN BBQ

McDonald's

GROCERY OUTLET
bargain market

Shell

Food4Less

PROPERTY LOCATION

Arden Fair Mall

SACRAMENTO STATE

American River

Mather Airport

Raley's

99c only STORES.

Starbucks

Jack in the box

Carl's Jr.



DEMOGRAPHIC SUMMARY REPORT

10009-10017 FOLSOM BLVD, SACRAMENTO, CA 95827



POPULATION

2024 ESTIMATE

1-MILE RADIUS	16,505
3-MILE RADIUS	110,597
5-MILE RADIUS	257,749

POPULATION

2029 PROJECTION

1-MILE RADIUS	16,549
3-MILE RADIUS	111,236
5-MILE RADIUS	259,202



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$82,382.00
3-MILE RADIUS	\$104,990.00
5-MILE RADIUS	\$103,030.00

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$67,550.00
3-MILE RADIUS	\$82,244.00
5-MILE RADIUS	\$78,907.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	7,395	60,305	144,159
BLACK	2,024	9,275	20,751
HISPANIC ORIGIN	4,322	23,211	50,999
AM.INDIAN & ALASKAN	203	1,182	2,663
ASIAN	1,795	12,048	27,854
HAWAIIAN & PACIFIC ISLAND	270	954	1,943
OTHER	4,818	26,833	60,378

CONTACT US!

FOR MORE INFORMATION ABOUT THESE
RETAIL/OFFICE SPACE



Chase Burke

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