FOR LEASE

10009-10017 FOLSOM BLVD, SACRAMENTO, CA

±800 - 36,266 SF OFFICE & RETAIL SPACE AVAILABLE



3D Tour
Click Here

CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

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
10013-Suite 300	±36,266	$1.03 PSF, MG	AVAILABLE FOR SUBLEASE - FORMER CHARTER SCHOOL. DIRECT LEASE AVAILABLE, AS WELL.

PROPERTY HIGHLIGHTS:

- **Prime Folsom Blvd Exposure:** High-visibility frontage along a major Rancho Cordova corridor.
- **Quick Highway 50 Connectivity:** Easy access to Sacramento, Folsom, and nearby employment hubs.
- **Flexible Suite Opportunities:** Spaces ranging from ±800 to ±36,266 SF for diverse business needs.
- **Existing School Buildout:** Layout lends itself well to church, school, or office use.
- **Building Signage Opportunities:** Prominent frontage supports business visibility and easy wayfinding.
- **Ample Parking & Easy Access:** Convenient onsite parking for customers, staff, and visitors.

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

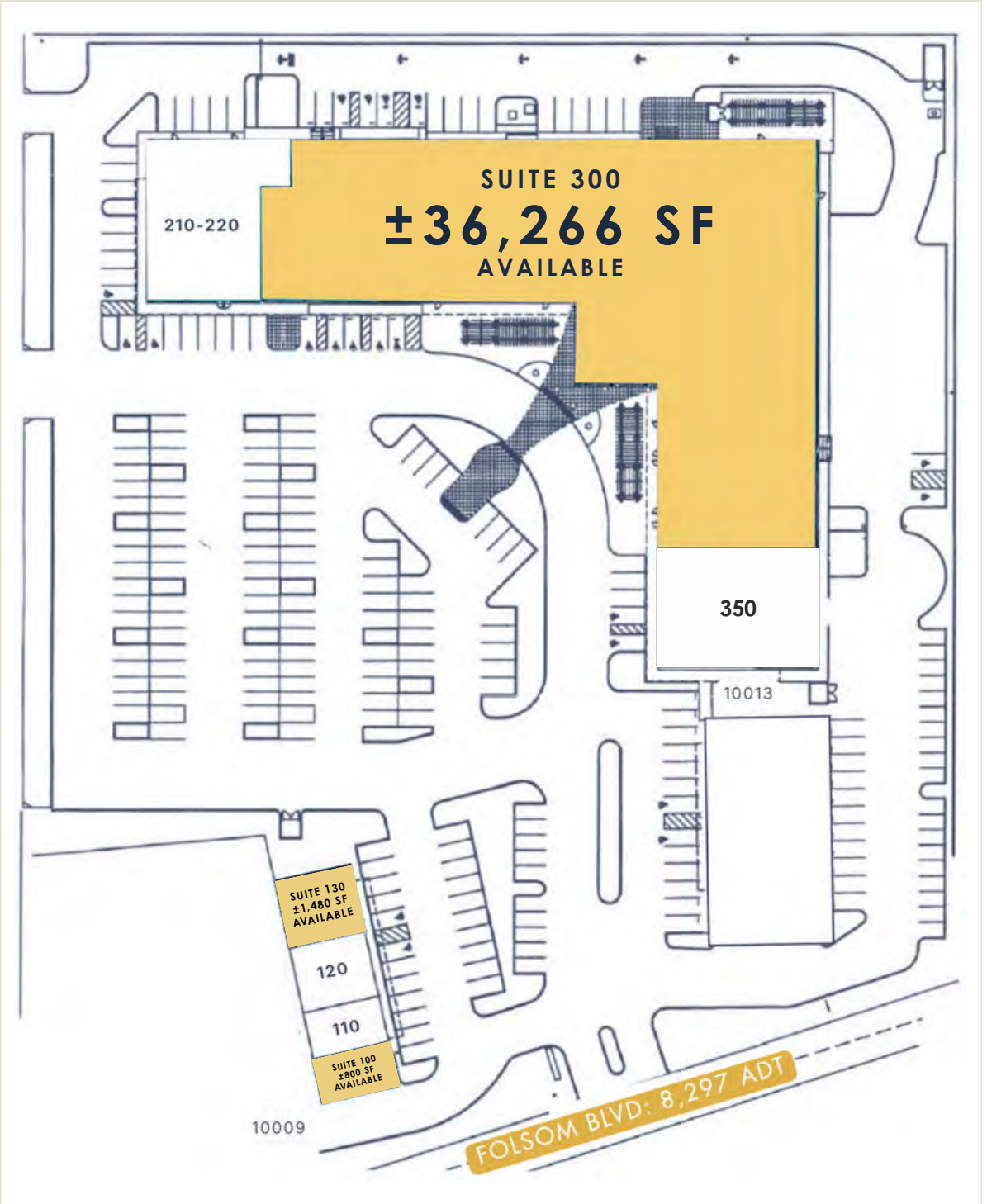
SITE PLAN

BUILDING 10009

SUITE 110 & 120	CONVENIENCE STORE
SUITE 100	**±800 SF AVAILABLE**
SUITE 130	**±1,480 SF AVAILABLE**

BUILDING 10013

SUITE 220	QUINCINERA BOUTIQUE
SUITE 300	**±36,266 SF AVAILABLE**
SUITE 350	THE SALVATION ARMY



FLOOR PLAN

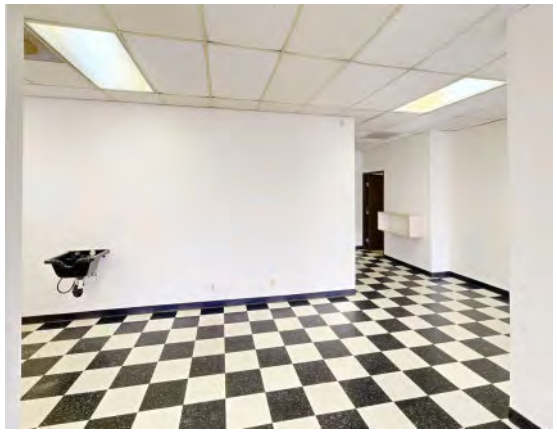
3D VIRTUAL TOUR →

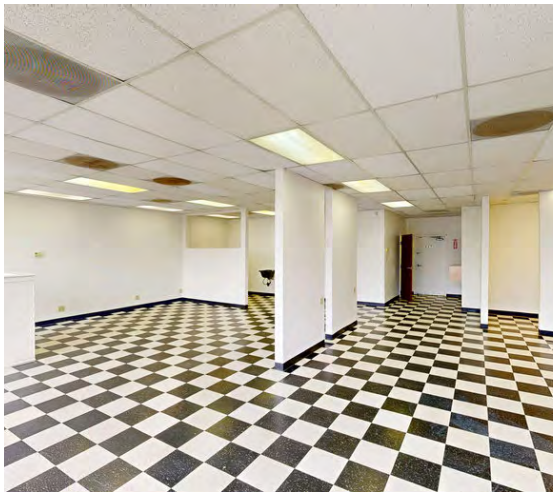
10009 – Suite 130

SUITE SIZE
±1,480 SF

BASE RENT
$1.19 PSF
NNN

INTERIOR PHOTOS




FLOOR PLAN



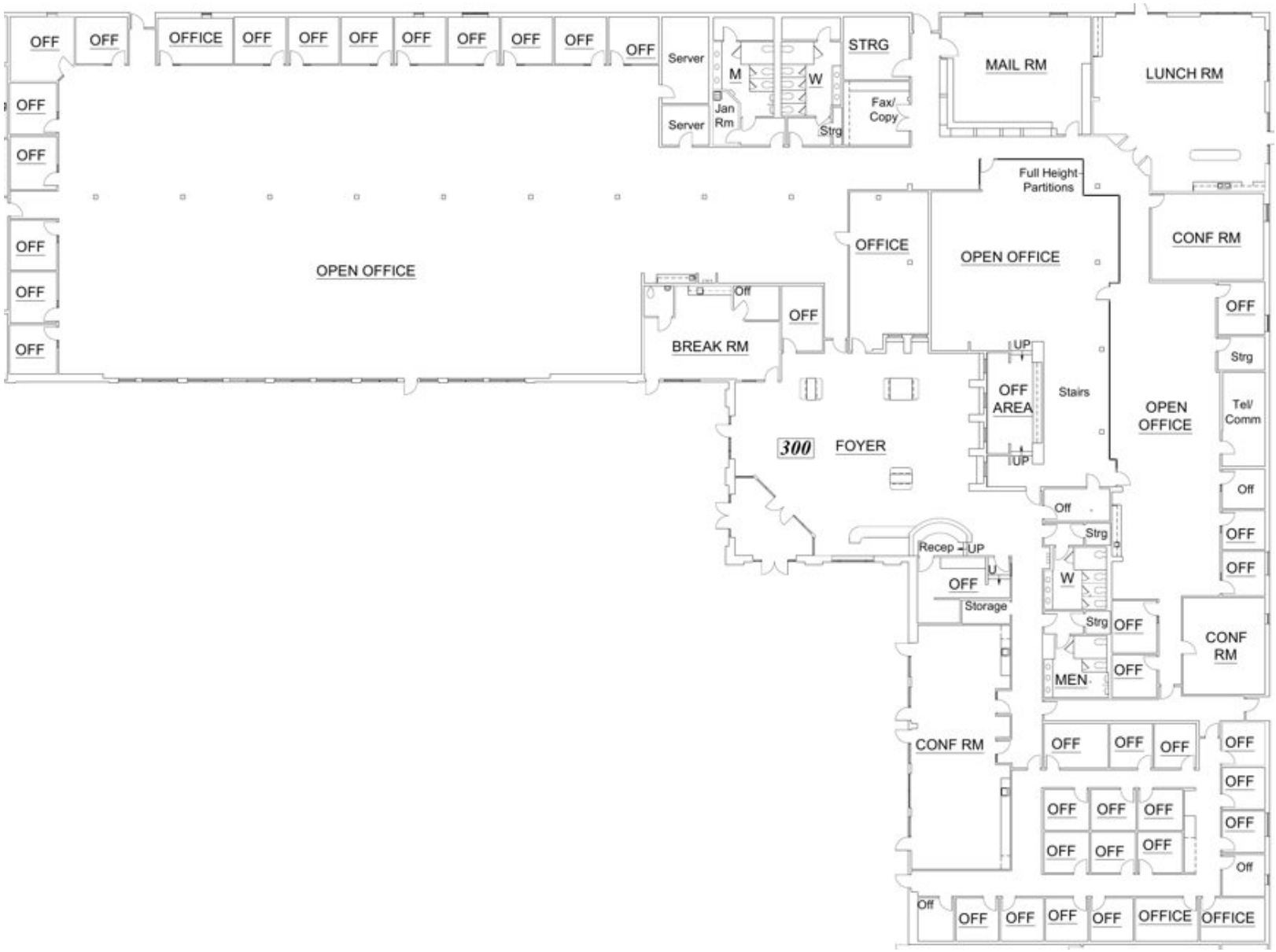
FLOOR PLAN

10013 FOLSOM BLVD– Suite 300

3D VIRTUAL TOUR →

SUITE SIZE
±36,266 SF

BASE RENT
$1.03 PSF, MG



INTERIOR PHOTOS

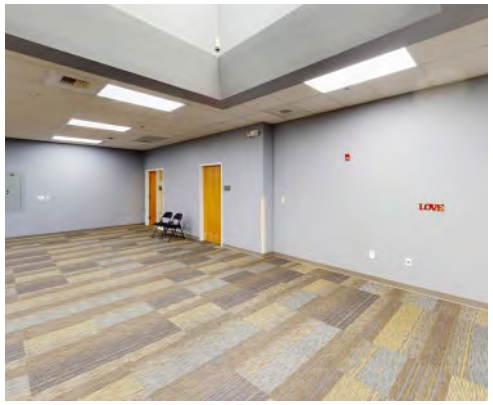
10013 – Suite 300

3D VIRTUAL TOUR →

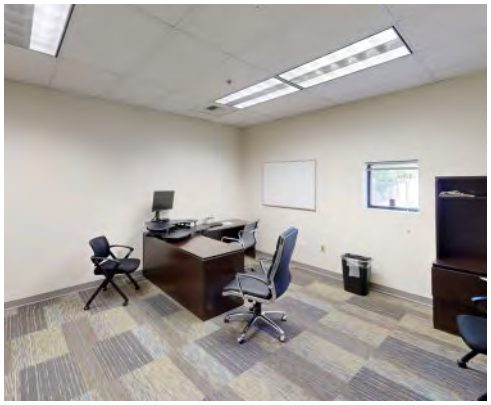


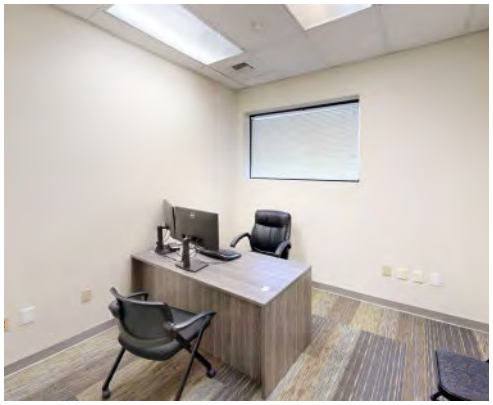
















EXTERIOR PHOTOS

CAMPBELL-THOMAS CENTER
10009-10017 FOLSOM BLVD









IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

10009-10017 FOLSOM BLVD, SACRAMENTO, CA 95827



POPULATION
2024 ESTIMATE

1 MILE	16,505
3 MILES	110,597
5 MILES	257,749

POPULATION
2029 PROJECTION

1 MILES	16,549
3 MILES	111,236
5 MILES	259,202

HOUSEHOLD INCOME
2024 AVERAGE

1 MILE	$82,382
3 MILES	$104,990
5 MILES	$103,030

HOUSEHOLD INCOME
2024 MEDIAN

1 MILE	$67,550
3 MILES	$82,244
5 MILES	$78,907

2024 POPULATION 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

FOR LEASE

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SACRAMENTO, CA 95827

CONTACT US

For more information about these office and retail space



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PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES

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ANDY JONSSON

PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES

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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CONTACT

(916) 932-2199

andy@romecre.com

chase@romecre.com

OFFICES

101 Parkshore Drive, Suite 100, Folsom, CA 95630

2901 K Street, Suite 306, Sacramento, CA 95816

FOLLOW

@romecregroup

romecre.com

ROME REAL ESTATE GROUP

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