

6700 Folsom Blvd Sacramento, California

Retail Space

Available
7,200sf +/-

6700 Folsom Blvd
Sacramento, CA 95819

High exposure pylon
And building signage

Excellent highway
visibility

Ample parking

Neighborhood and
power centers nearby

Roll up door access

Clean and ready for
new tenant

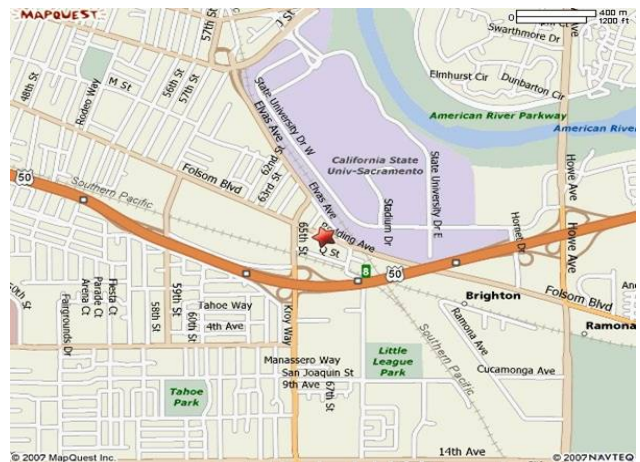
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- **Shopping Center Tenants** include Dollar Tree, Appliance Solutions, Kelly-Moore Paints, Dunn Edwards Paint, Renegade Classics, Premium Appliance Outlet, Carpet One and A & A Lighting

- **In the Neighborhood**

Located near 65th Street and Cal State University, the regional Light Rail at the 65th street station which borders the property has an average trip count of 36,000 passengers per weekday. The property is near CSU Sacramento, SMUD and UC Davis medical center is 2 miles away.



Demographics 2009

Hwy 50 and Folsom Blvd	1 Mile	3 Mile	5 Mile
Population	10,717	112,127	278,542
Households (2000)	5,659	64,445	155,714
Median Household Income	\$42,188	\$45,035	\$42,109

The information contained herein is intended to form the basis for the evaluation of the Subject Property. The information has been compiled from a variety of sources, which are considered reliable. While we believe it to be correct as of July 2011, it is not guaranteed as to completeness or accuracy.