

FOR SALE OR LEASE

6531 FOLSOM BLVD, SACRAMENTO, CA



CORNER | **PRIME** | **\$1,375,000** | **\$1.50**
WITH HIGH VISIBILITY | RETAIL CORRIDOR | SALE PRICE | PER SF NNN

Corner site ideally suited for an owner-user retailer or a developer seeking a 15,000 SF parcel with favorable residential mixed use zoning.

Property Overview

- 4,960 SF retail building with exposed trusses.
- Divisible to 4 retail suites.
- Ample parking - 2.82/1,000 SF.
- Development potential for multifamily + ground floor retail.

Property Location

- Prestigious East Sacramento submarket with ~\$130,000 med household income.
- High retail demand with low supply due to limited commercial buildings.
- Surrounded by new multifamily and student living developments.
- 30,000+ college students at neighboring Sac State University.
- \$172 billion in consumer spending in 1-mile radius.
- ~16,000 vehicles per day.

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

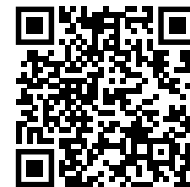
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