

6531 FOLSOM BLVD

High Visibility Retail Location For Lease

Sacramento

CA



TURTON
COMMERCIAL REAL ESTATE



2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

MATT AXFORD
DIRECTOR - LIC. 02124801
916.573.3308
MATTAXFORD@TURTONCOM.COM

© 2024 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.



THE OPPORTUNITY

±4,960
SQUARE FEET

15,000
SF PARCEL

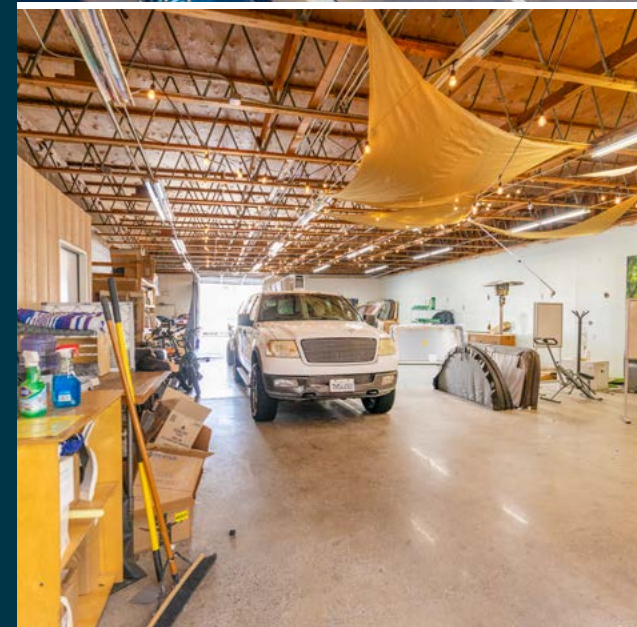
RMX
ZONING

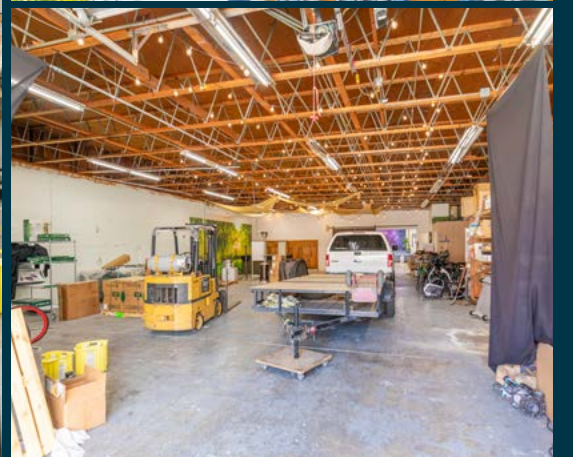
\$1.25
SF/MONTH NNN

Turton Commercial Real Estate is pleased to offer for lease 6531 Folsom Blvd. (the "Property"). This highly visible prominent retail location is situated along the hard corner on Folsom Blvd and 66th St., adjacent to the very popular Moonbelly Baker in the affluent neighborhood of East Sac. The 15,000 square foot parcel boasts 100 feet of street frontage along Folsom

Blvd., ample parking, and a 4,960 SF retail building consisting of an approximately 1,800 square foot showroom and 3,160 square foot dedicated warehouse space with a roll-up door to alleyway access. Built in 1966, the Property features a glass showroom window line, exposed trusses throughout the warehouse, and corner visibility with monument signage creating

the perfect opportunity for modern retail. At a submarket leading \$1.25 PSF, NNN and sitting less than 1,000 feet to Sac State along with the hundreds of new apartment units and nearby student housing, the property is poised to help any occupant to take advantage of the massive growth in one of Sacramento's leading submarkets.





PROPERTY DETAILS

Overview:

Address: 6531 Folsom Blvd., Sacramento, CA
 APN: 008-0383-025-0000
 Zoning: RMX - Residential Mixed-Use
 Leasing Rate: \$1.25 NNN
 Total Building SF: ± 4,960 SF
 Showroom: ± 1,800 SF
 Warehouse: ± 3,160 SF
 Site Size: ± 15,000 SF (0.34 acres)
 Parking: 14 stalls



LEASE COMPS

Average lease rate of comparable retail sites: **\$2.68 NNN**

6601 Folsom Blvd

Tenant: Beach Hut Deli
Suite Size: 1,500 SF
Lease Rate: \$3.25
Lease Term:
Months on market: 1 month



5357 H Street

Suite Size: 2,229 SF
Lease Rate: \$2.50 NNN
Lease Term: 5 years
Months on market: 4 months



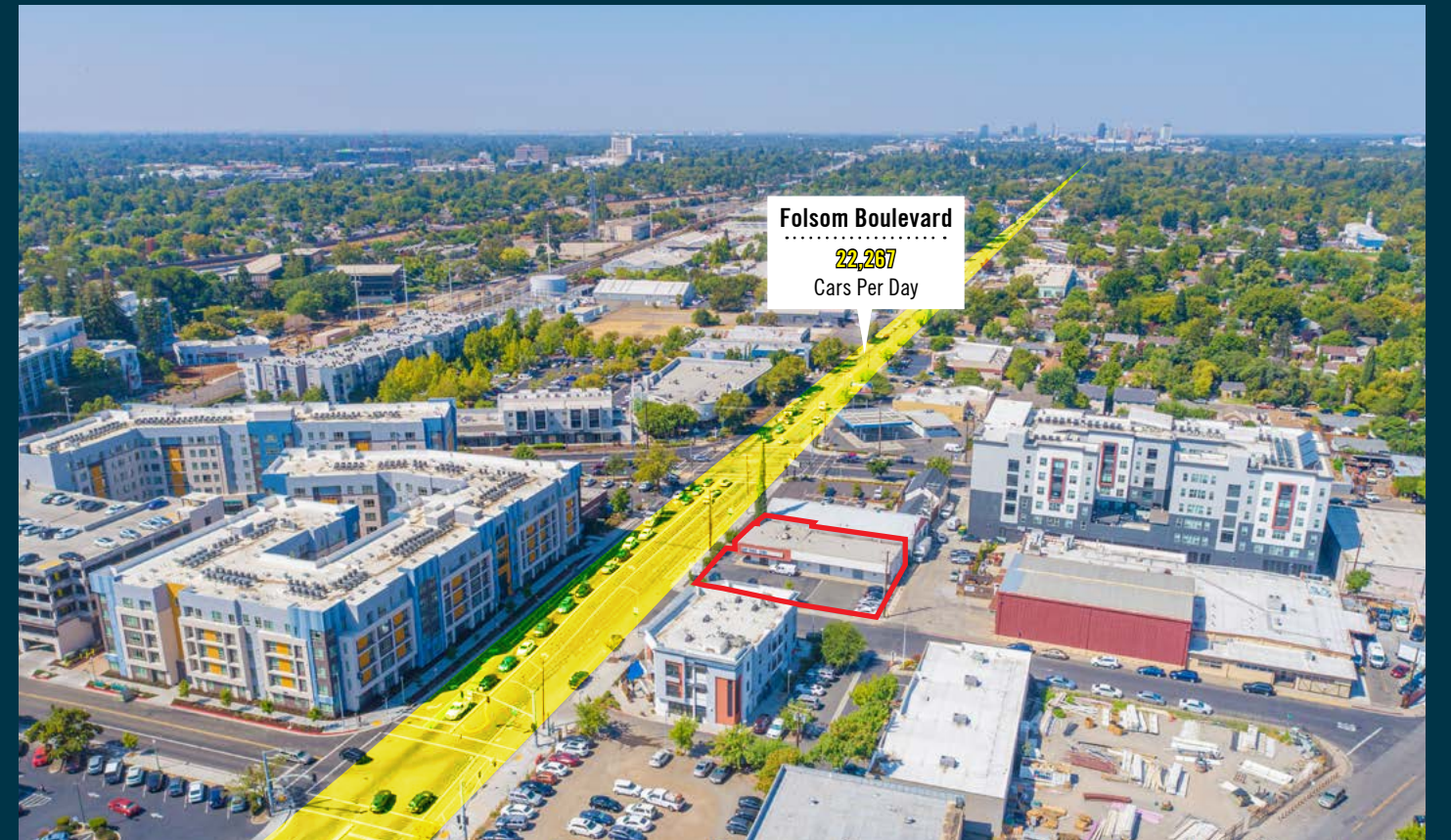
6505 Folsom Blvd

Tenant
Suite Size: 1,302 SF
Lease Rate: \$2.50 NNN
Lease Term: 3 years



2992 65th Street

Suite Size: 1,065 SF
Lease Rate: \$2.50 NNN
Months on market: 9 months





BUILDING LOCATION

IN THE MIDDLE OF A HIGHLY-DESIRABLE NEIGHBORHOOD

East Sacramento represents a premier neighborhood full of six figure household income and strong consumer spending numbers, fueled mostly by the retail corridor along Folsom Blvd. and H Street. Combine this stable retail base from the East Sacramento neighborhood with the 1,000 + new units of residential living developed around 6531 Folsom Blvd., mainly offered as student housing, and you find yourself in a retailers paradise.

Retail Demographics & Recent Lease Comparables within a 1 mile radius of the Property

- **61,500 Population** in 2 mile radius
- **\$105,011 Avg. Household Income** within 1 mile radius *Costar 2023 demographics
- **\$734,084 Avg. Home Value in East Sacramento** *Zillow
- **\$999,523,521 Total Consumer Spending** in 2 mile radius *Costar 2023 demographics

East Sacramento represents a premier neighborhood full of six figure household income and strong consumer spending numbers, fueled mostly by the retail corridor along Folsom Blvd. and H Street. Combine this stable retail base from the East Sacramento neighborhood with the 1,000 + new units of residential living developed around 6531 Folsom Blvd., mainly offered as student housing, and you find yourself in a retailers paradise.





SACRAMENTO

1,317,600
LABOR FORCE

91,637
TOTAL ESTABLISHMENTS

\$83,493
MEDIAN HOUSEHOLD EXPENDITURE

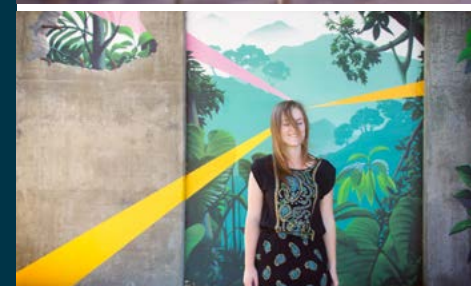
GSEC 2023
GIS Planning 2022

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

While the Golden 1 Center has expedited urban development, the renaissance of Sacramento's urban core has been underway for several years now. Residential migration to Sacramento has also been increasing with over 150,000 people relocating from the Bay Area or Silicon Valley between 2014 and 2018 according to census data, and upwards of 70,000 people migrating to Sacramento since 2019. Attracted by the affordability of real estate, lower cost of living, easy access to outdoors and great proximity

to destinations such as Lake Tahoe, Napa Valley, and the San Francisco Bay Area, many have found that Sacramento is an ideal location to live and improve their quality of life. Downtown and Midtown, the two submarkets that make up the Central Business District and urban grid, are the most desirable, amenity-rich locations for business in the Sacramento region, and, as such, boast the lowest vacancy rates. As of Q1 2022, the Downtown Sacramento office vacancy rate was 8.9%. This figure is impres-

sive when factoring in that many Class B buildings are included in these numbers but functionally obsolete. The urban core is the perfect fusion of multi-generational locally owned business, organic youth infused retail and services, carefully selected national and regional retailers, Michelin guide rated restaurants, an eclectic mix of high-end demographic occupations all embedded in a landscape known as the City of Trees and Farm-to-Fork capital of the world.





2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

MATT AXFORD
DIRECTOR - LIC. 02124801
916.573.3308
MATTAXFORD@TURTONCOM.COM

© 2024 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.

