

**11111 OLSON DRIVE
RANCHO CORDOVA, CA**

FOR LEASE

3,172 SF PAD BUILDING/0.82 ACRE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #0170065

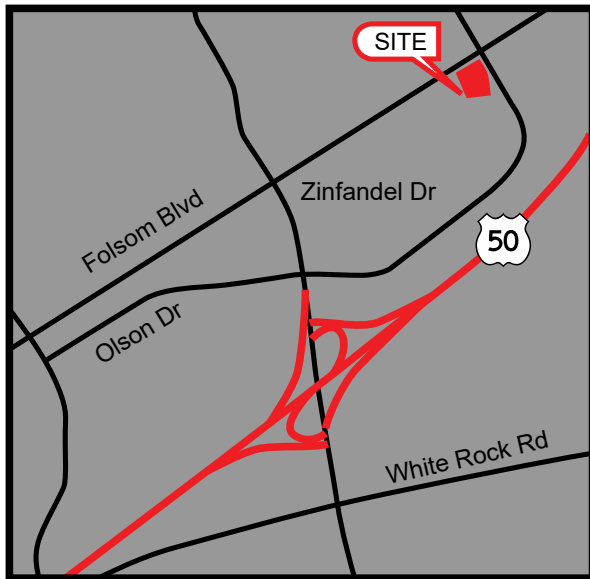
race@ethanconradprop.com

916.779.1000

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Former bank branch with drive-thru
- Excellent visibility from Folsom Blvd and Olson Dr
- Abundant parking
- Excellent demographics and traffic counts
- Adjacent to Cordova Town light-rail station
- Neighboring tenants: KP International Market, Floor + Decor, Golden 1 Credit Union, Target, Michaels, Ulta, and Five Below

**PROPERTY DETAILS:**

Size: 0.82 Acre
Building: 3,172 SF
APN: 072-0280-026
Zoning: Commercial

LEASE RATE:

\$2.75 PSF, NNN

NNN Costs are approximately \$0.52 PSF.

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
2025 Population:	12,930	79,339	224,237
2025 Household Income:	\$106,912	\$122,782	\$137,501

DAILY TRAFFIC COUNTS:

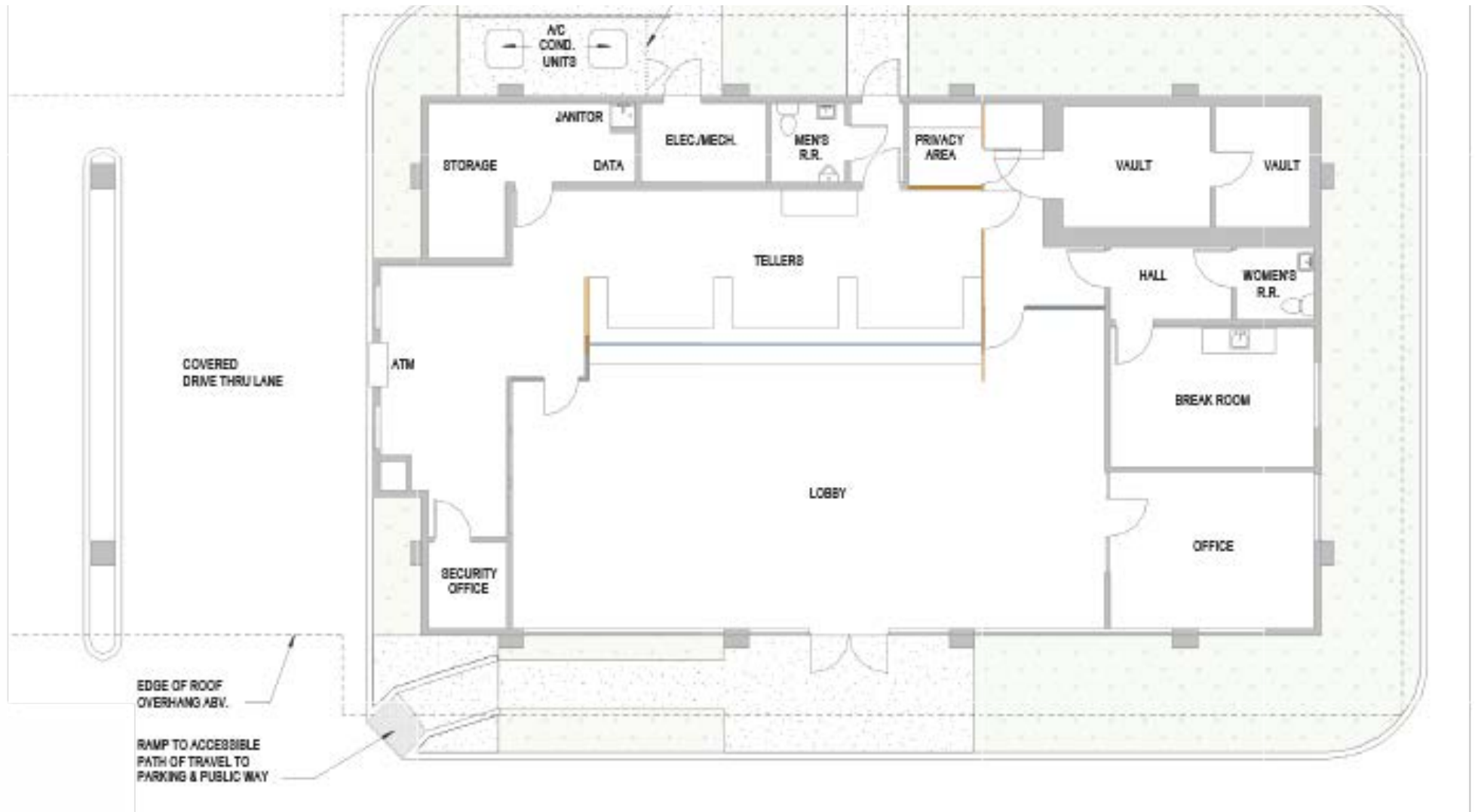
Olson Drive: 10,704
Folsom Blvd: 14,436

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