

909 MORMON STREET

FOLSOM, CA 95630

OWNER/USER OPPORTUNITY
IN FOLSOM, CA

NEWMARK

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PROPERTY OVERVIEW



NEWMARK

ADDRESS	909 Mormon Street, Folsom, CA
SIZE	12,964 SF (11,952 SF Office) (1,012 SF Warehouse/Storage)
PROPERTYTYPE	Office
OWNER/USER OPPORTUNITY	Opportunity to occupy the full building or over 50% of the building with excess space to lease
YEAR BUILT	1915
AVAILABILITY	Can be delivered vacant upon close of escrow
SALE PRICE	Subject to offer

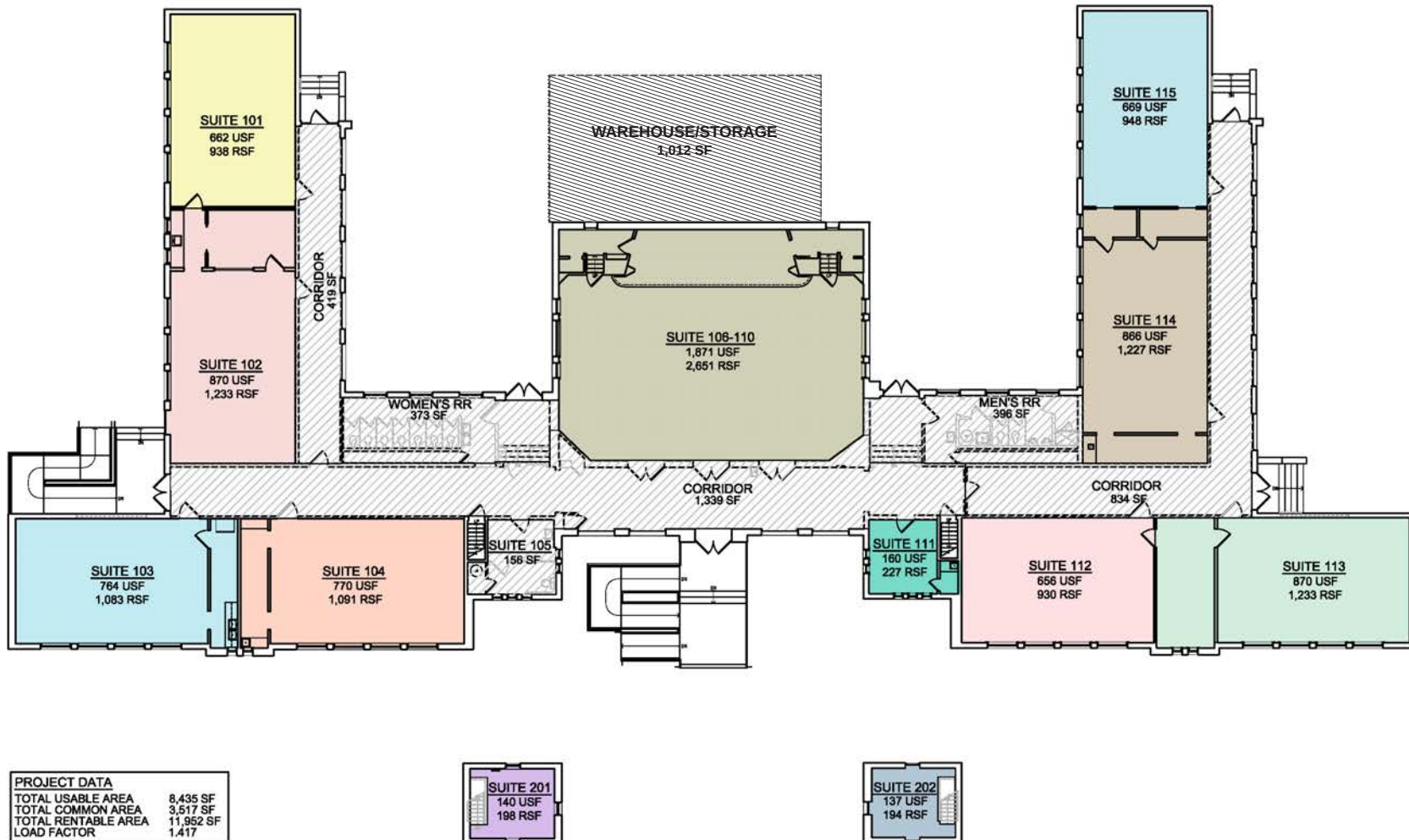
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PROPERTY HIGHLIGHTS

- ★ Adjacent to Historic Folsom's Sutter Street
- ★ Located within walking distance to retail, restaurants & lifestyle activities
- ★ Easy access to Highway 50 and lightrail
- ★ Two vacant lots on the West and East ends of the property for future development
- ★ Abundant on-site parking
- ★ Site has strong potential for educational use, charter school, daycare, dance academy, performing arts, or community center
- ★ Excellent location for a live, work, play lifestyle culture
- ★ Potential for two residential lots



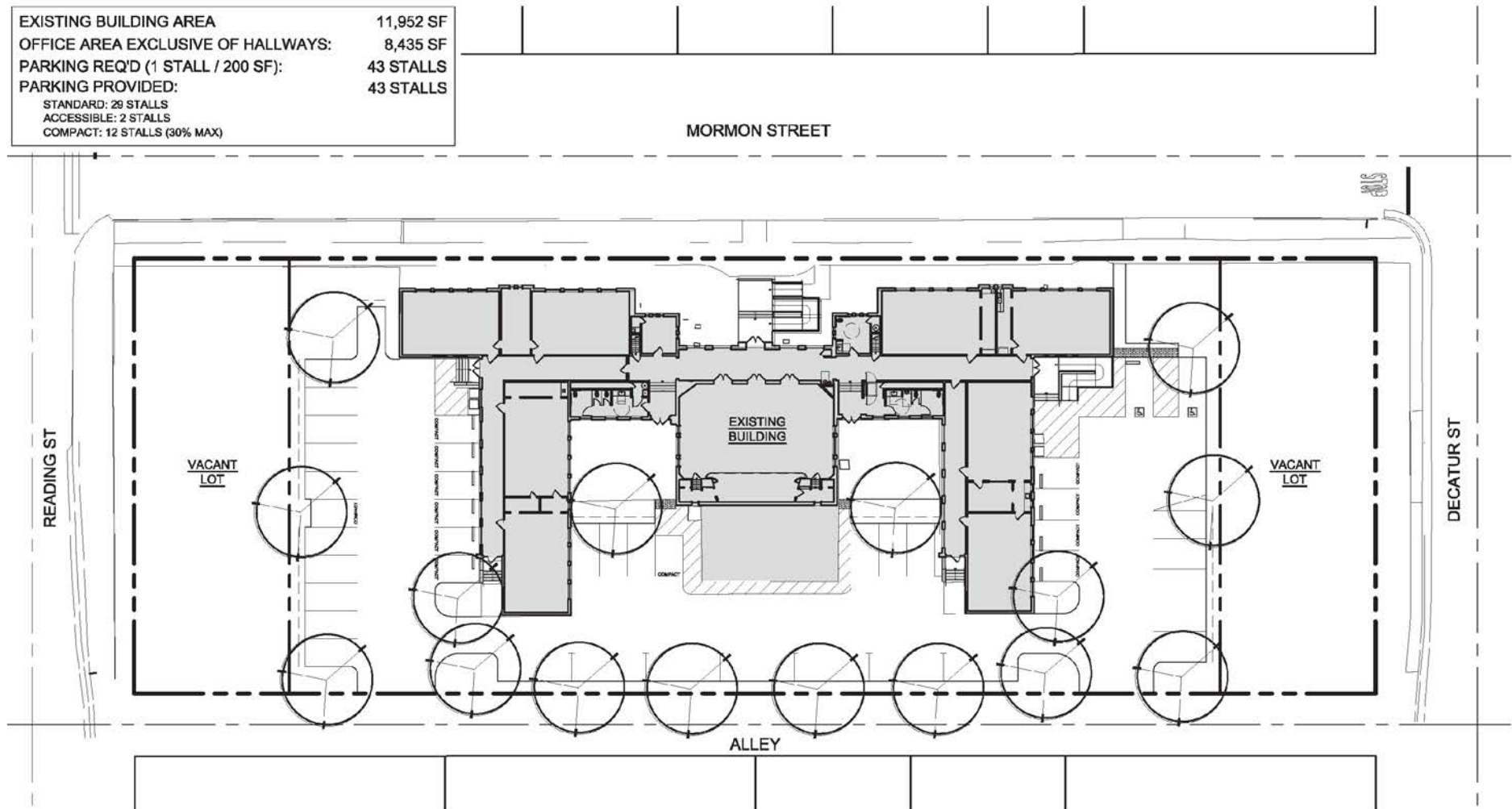
FLOOR PLAN



SITE PLAN

PROJECT DATA

EXISTING BUILDING AREA	11,952 SF
OFFICE AREA EXCLUSIVE OF HALLWAYS:	8,435 SF
PARKING REQ'D (1 STALL / 200 SF):	43 STALLS
PARKING PROVIDED:	43 STALLS
STANDARD: 28 STALLS	
ACCESSIBLE: 2 STALLS	
COMPACT: 12 STALLS (30% MAX)	



CONCEPTUAL SITE PLAN

909 MORMON ST
FOLSOM, CA

VITAE

MARKET OBSERVATIONS



Economy

Tech-Oriented: Folsom's economy is heavily influenced by the technology sector, with a presence of major companies like Intel.

Diversified Industries: While tech is prominent, the city also supports a wide range of industries, including healthcare, professional services, and manufacturing.

Strong Economic Development Efforts: The City of Folsom, in partnership with the Folsom Economic Development Corporation, actively supports business growth through various initiatives.

Fiscal Stability: The city's financial planning emphasizes careful management of expenditure growth to ensure long-term sustainability.

Economic Statistics: Unemployment Rate: As of late 2025, Folsom's unemployment rate was 3.9%, significantly lower than the state average.

Home Values: The average home value in Folsom is **\$745,846**, reflecting a 3.5% increase over the previous year.



REGIONAL OVERVIEW: FOLSOM



Median Household Income:
\$139,804



Homeownership: 70%



Education 54.9% Bachelor's
Degree or higher



Office vacancy rate: 20.14%



\$2.35 average office asking rent/SF

RANKED #1

CITY TO LIVE IN CALIFORNIA BY U.S.
NEWS & WORLD REPORT FOR 2026



POPULATION RADIUS

3 Miles	5 Miles	10 Miles
84,890	172,168	640,773

MAJOR EMPLOYERS & TOP WORKFORCE SEGMENTS



Agilent Technologies

kikkoman



Dignity Health.

KIOXIA



AGREEYA



PowerSchool

California ISO

TOSHIBA

retailpro

inductive
automation.



Sutter Health

Qualcomm

UC DAVIS
HEALTH



from the house of
GEKKEIKAN
the world's finest sake



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