

FOR LEASE

±1,690 - ±2,050 SF
2nd Gen Medical/Dental Suite

6409 Folsom Boulevard, Sacramento, CA



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6409

Folsom Boulevard

Property Highlights

- » 2nd Gen Medical/Dental suite in East Sac/College Greens
- » Great Monument signage available on Folsom Blvd
- » Separate Entrance with private parking lot
- » Two in-suite Restrooms
- » Property in close proximity to Business and Entertainment amenities with great food options
- » Within close proximity to within close proximity to California State University of Sacramento, UC Davis Medical Center, Sutter Medical Center and Mercy General
- » Public transportation within a four block radius including light rail and bus transit

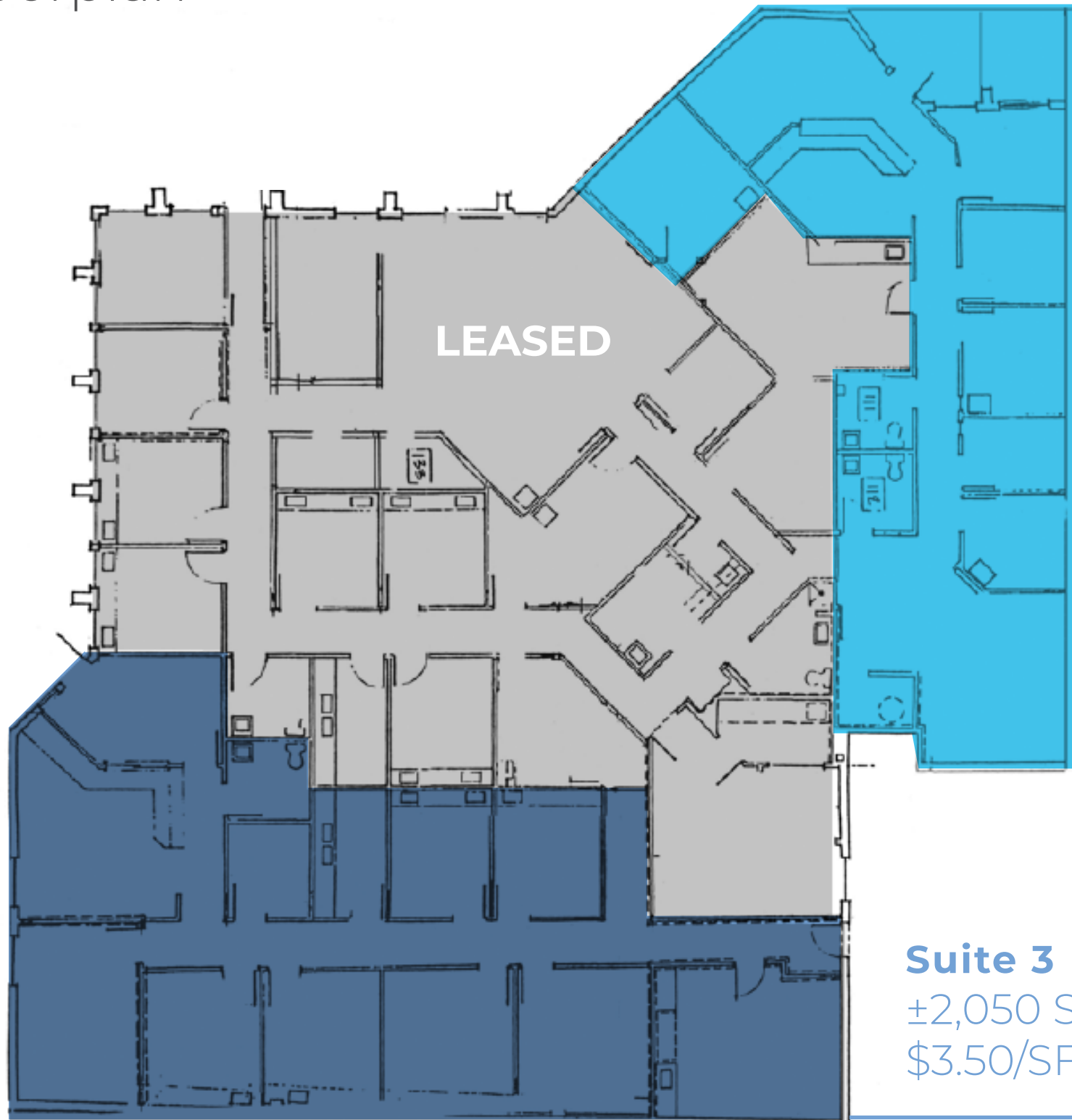
Available

- **Suite 1:** ±1,690 SF | \$2.40 / SF MG
- **Suite 3:** ±2,050 SF | \$3.50 / SF MG



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Floorplan



Suite 1

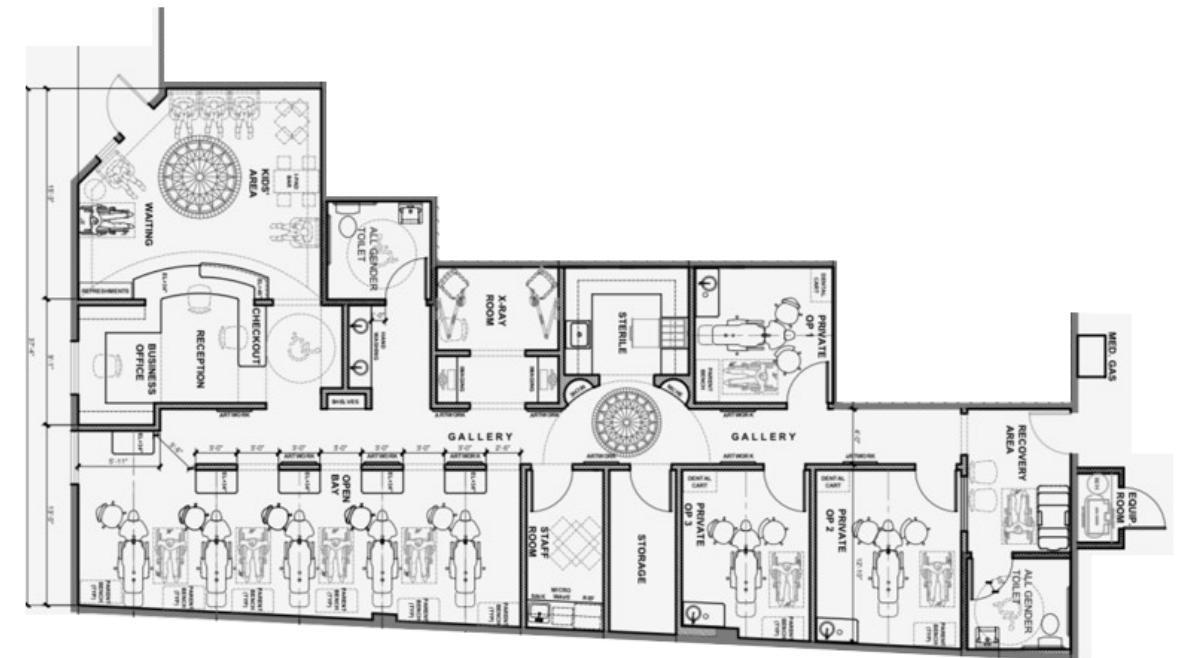
±1,690 SF

\$2.40/SF MG

Suite 3

±2,050 SF

\$3.50/SF MG





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Nearby Amenities

6409 Folsom Boulevard in Sacramento, CA, is situated in the heart of the bustling East Sacramento neighborhood. Surrounded by a mix of residential areas, businesses, and recreational spots, this location offers a vibrant urban atmosphere. Nearby, you'll find charming cafes, trendy boutiques, and convenient amenities, making it an ideal spot for locals and visitors alike to explore and enjoy the diverse offerings of Sacramento.



Demographics (2023)

	1 MILE	3 MILES	5 MILES
Total Population	16,601	155,116	403,257
2023-2028 Annual Rate	-0.05%	0.07%	0.47%
Households	6,255	64,588	156,837
Median Household Income	\$77,128	\$71,402	\$67,797
Median Home Value	\$601,244	\$555,307	\$495,203
Median Age	27.5	36.1	36.4

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