

RETAIL FOR SALE

13409 FOLSOM BLVD

Folsom, CA 95630



PROPERTY DESCRIPTION

Rare prime investment opportunity with this exceptional property in Folsom, CA. Zoned C-3 and strategically positioned at the lighted intersection of Folsom Blvd. and Parkshore Dr. This is the last parcel on Folsom Blvd. In The City of Folsom available. Boasting a highly coveted location, it offers unparalleled visibility, High Traffic Counts, and accessibility, making it a standout choice for businesses seeking to capture the attention of a diverse consumer base. With its strategic zoning and proximity to key amenities, this property is poised to become a cornerstone in the thriving commercial landscape of Folsom. Embrace the potential of this dynamic property and establish a successful retail presence in this burgeoning market. The wide range depends entirely on parcel-specific factors such as site configuration, easement restrictions, utility readiness, and direct curb-cut access to Folsom Boulevard. The intersection of Folsom Blvd and Parkshore Drive sits within a premium, high-traffic employment and mixed use corridor. Folsom's C-3 (General Commercial) classification is highly flexible. It permits regional retail, medical/professional offices, personal services, and automotive-oriented businesses.

OFFERING SUMMARY

Sale Price:	\$1,732,000
Lot Size:	49,463 SF
Building Size:	0 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	81	345	2,887
Total Population	198	851	7,367
Average HH Income	\$166,451	\$164,945	\$153,595

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DOUG SCALZI

President
O: 916.220.6200
doug@sacprop.com
CA #01237807

**SACRAMENTO COMMERCIAL
PROPERTIES, INC.**
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302 Leidesdorff Street
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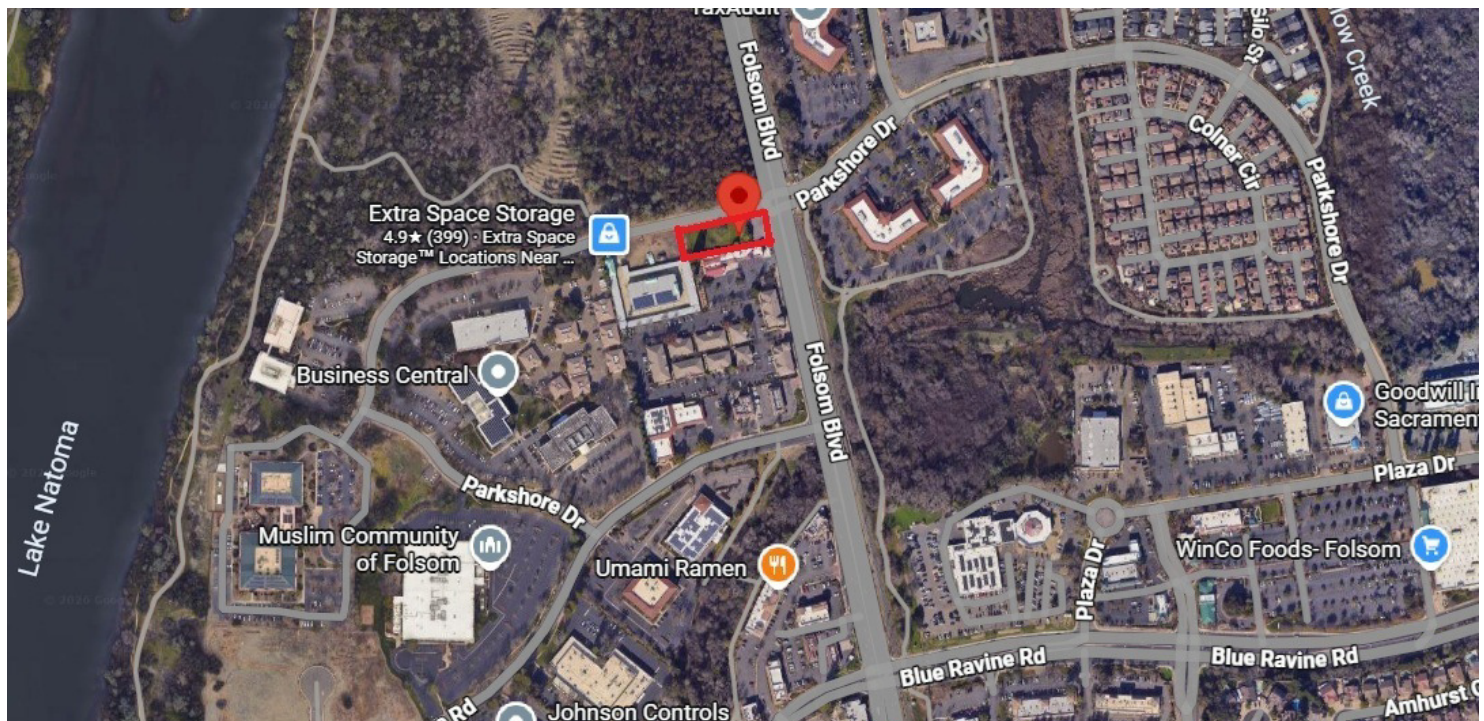
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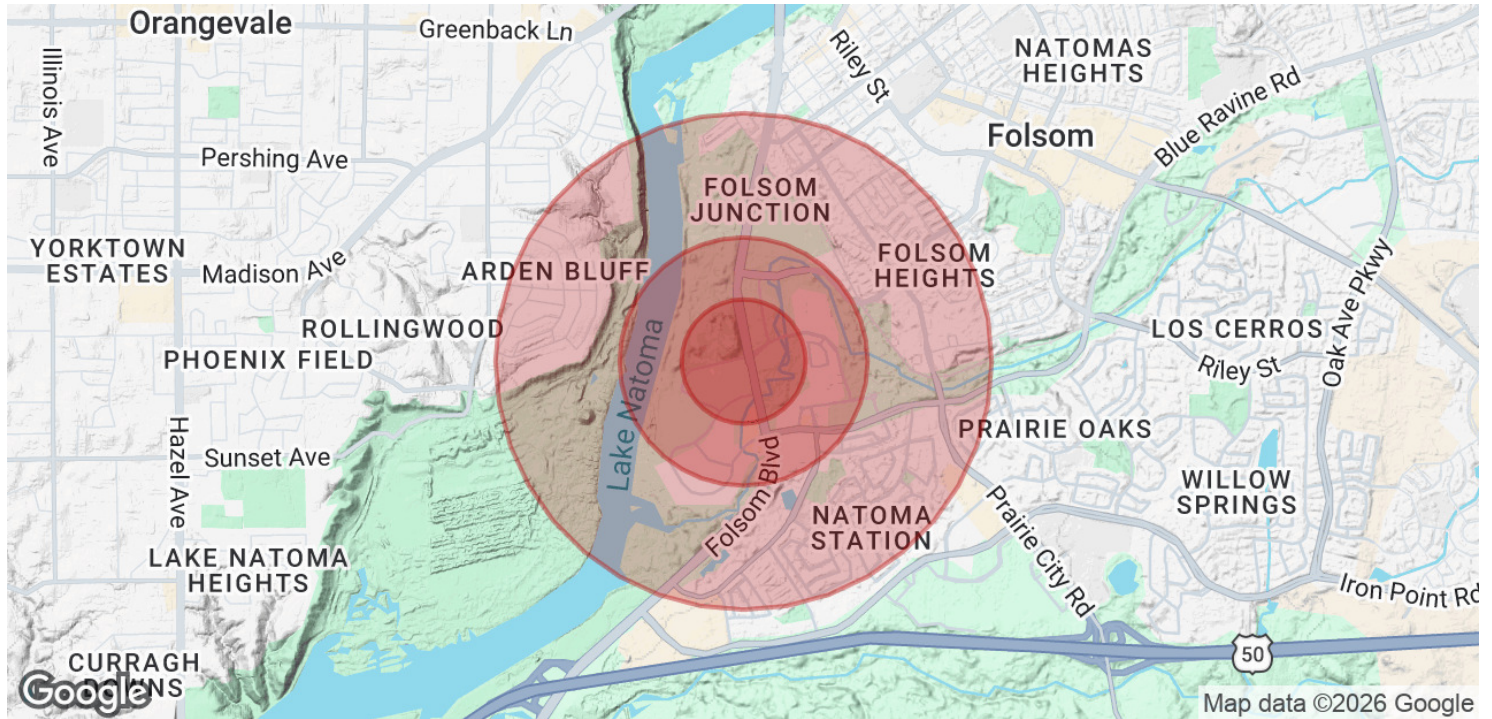
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	198	851	7,367
Average Age	34.2	35.9	40.5
Average Age (Male)	35.8	36.6	39.3
Average Age (Female)	31.6	33.9	41.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	81	345	2,887
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$166,451	\$164,945	\$153,595
Average House Value	\$633,118	\$638,947	\$644,717

2023 American Community Survey (ACS)

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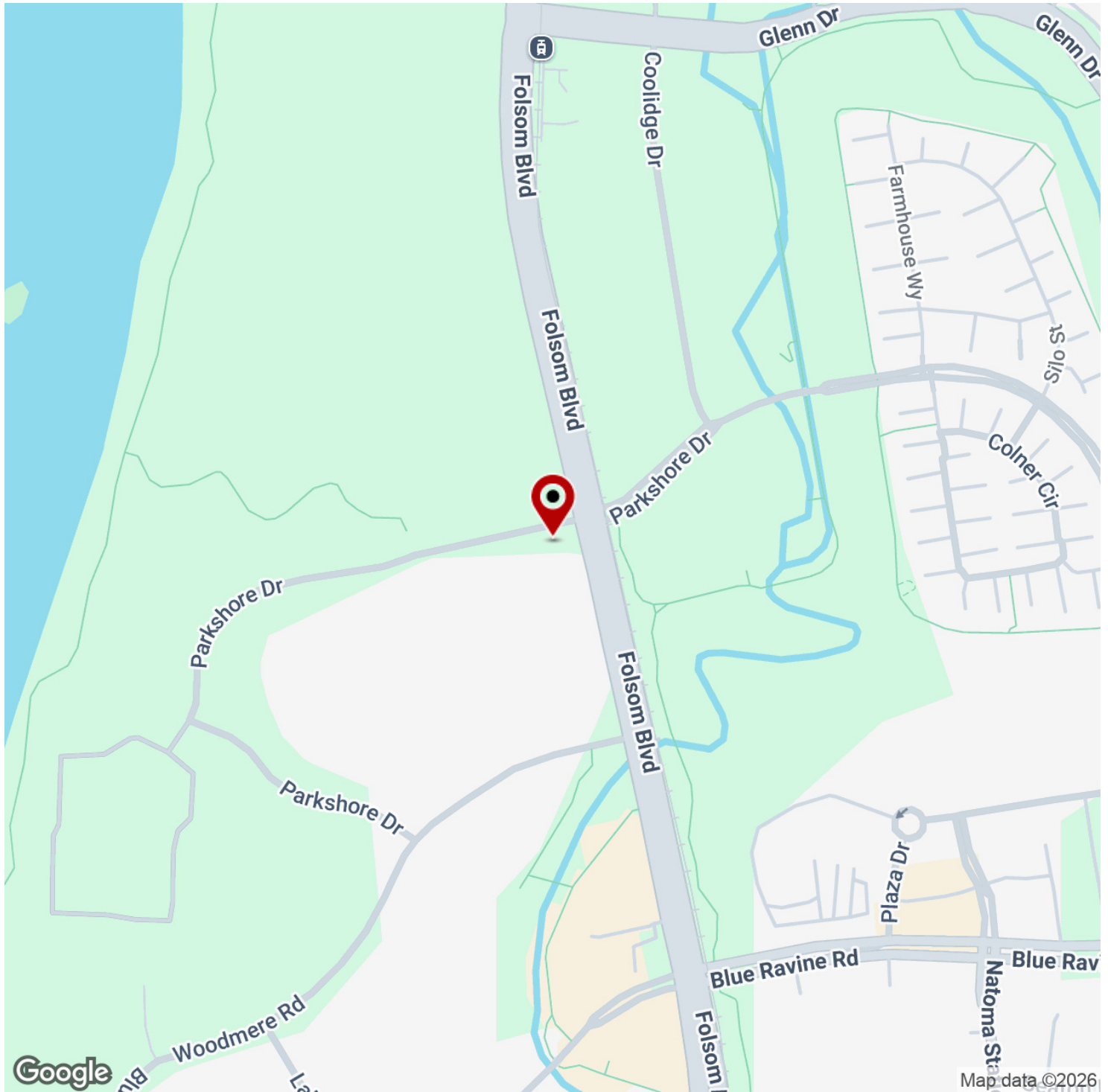
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