

FOR SALE > 100% LEASED | ±1,709 SF RETAIL STORE

3241-3245
FOLSOM BLVD

SACRAMENTO, CA



DAVID HERRERA

Senior Vice President

+1 916 563 3032

david.herrera@colliers.com

License #01484908



PROPERTY SUMMARY

FOR SALE >> 3241-3245 FOLSOM BLVD >> SACRAMENTO, CA

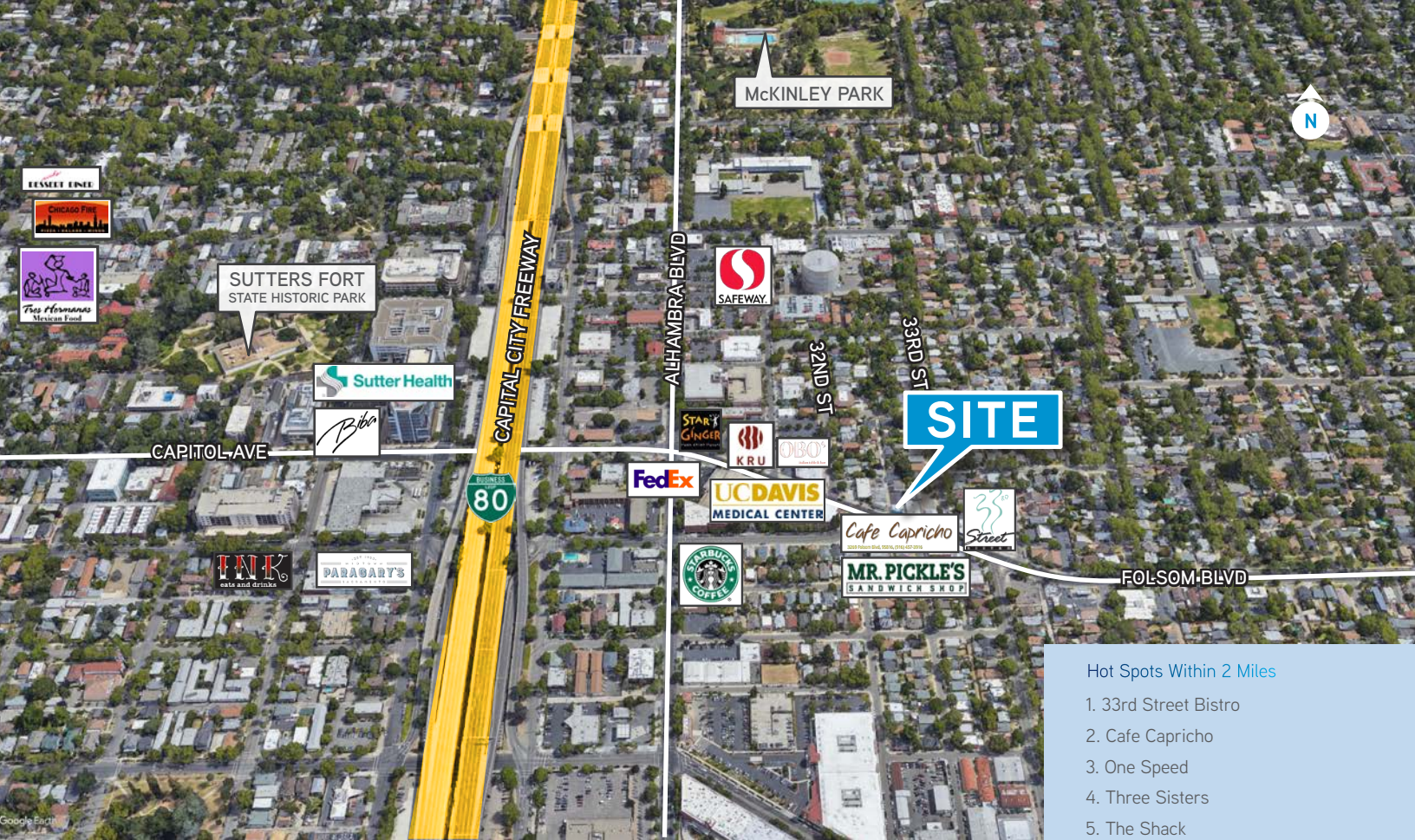
HIGHLIGHTS

- » 100% Leased, two retail tenants
- » Centrally located in East Sacramento
- » Billboard income
- » On-site parking lot
- » Surrounded by retail & residential developments
- » Safeway shopping center within close proximity
- » National and local retails within 2-3 blocks
- » California state capitol within close proximity

SALE PRICE » **\$895,000**

CAP RATE » **6.67%**





Hot Spots Within 2 Miles

1. 33rd Street Bistro
2. Cafe Capricho
3. One Speed
4. Three Sisters
5. The Shack
6. Hilltop Tavern Bar
7. Chocolate Fish Coffee Roasters
8. Social's Tavern
9. Cheater Sports Bar
10. Coffee Works
11. KRU
12. Starbucks
13. Sushi Cafe
14. Cafe Morocco
15. Star Ginger
16. KFC
17. IHOP

2018 Demographics	1 mile	3 miles	5 miles
Population	22,925	137,679	403,211
Ave. HH Income	\$86,629	\$77,560	\$71,260
White Collar Employees	76.9%	71.8%	62.1%
Blue Collar Employees	7.7%	10.6%	16.2%
Services Employees	15.5%	17.6%	21.7%



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DAVID HERRERA
 Senior Vice President
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