



±7,457 SF Residential Mixed Use Plus Two Apartments

FOR SALE | 3257 FOLSOM BLVD. | SACRAMENTO, CA

\$1,930,000
Sale Price

DAVID HERRERA
Senior Vice President
+1 916 563 3032
david.herrera@colliers.com
License #01484908



One Building - Three Tenants

Including a Parking Lot



PROPERTY DETAILS

Address	3257 Folsom Blvd. Sacramento, CA
Total Building Area	±7,457 SF
Parking Ratio	2.50/1,000 SF
Land Area	±0.15 Acres
APN	007-0221-015
Intersection	Folsom Blvd. between 32nd and 33rd Street

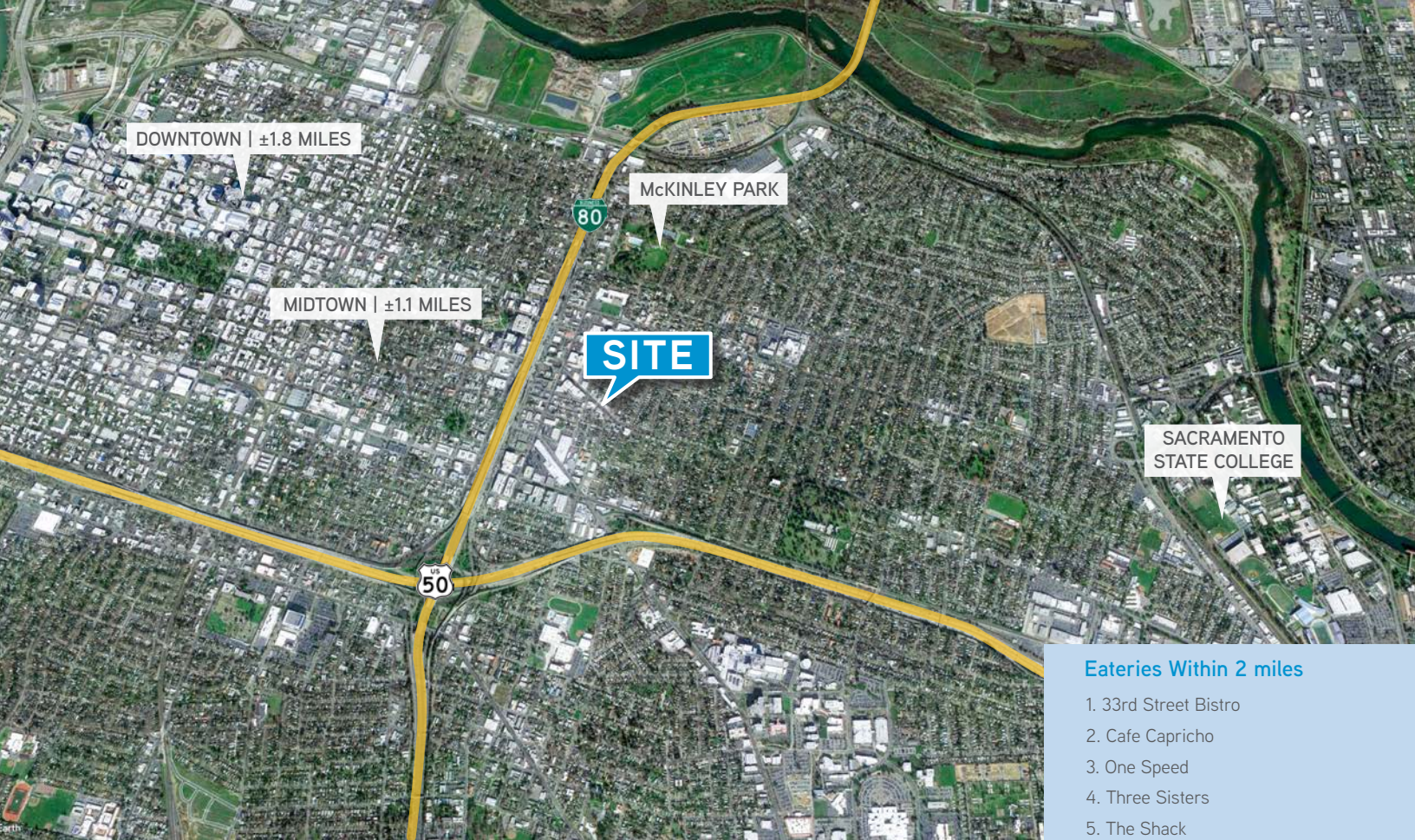


HIGHLIGHTS

- > 6.75% Cap rate
- > Multi-tenant
- > Retail & residential
- > Recent upgrades (3257 Folsom Blvd.)
- > Folsom Blvd. frontage
- > 2nd floor (2) residential apartments
- > Potential development on parking lot
- > Close proximity to Interstate 80 and Highway 50

RENT ROLL

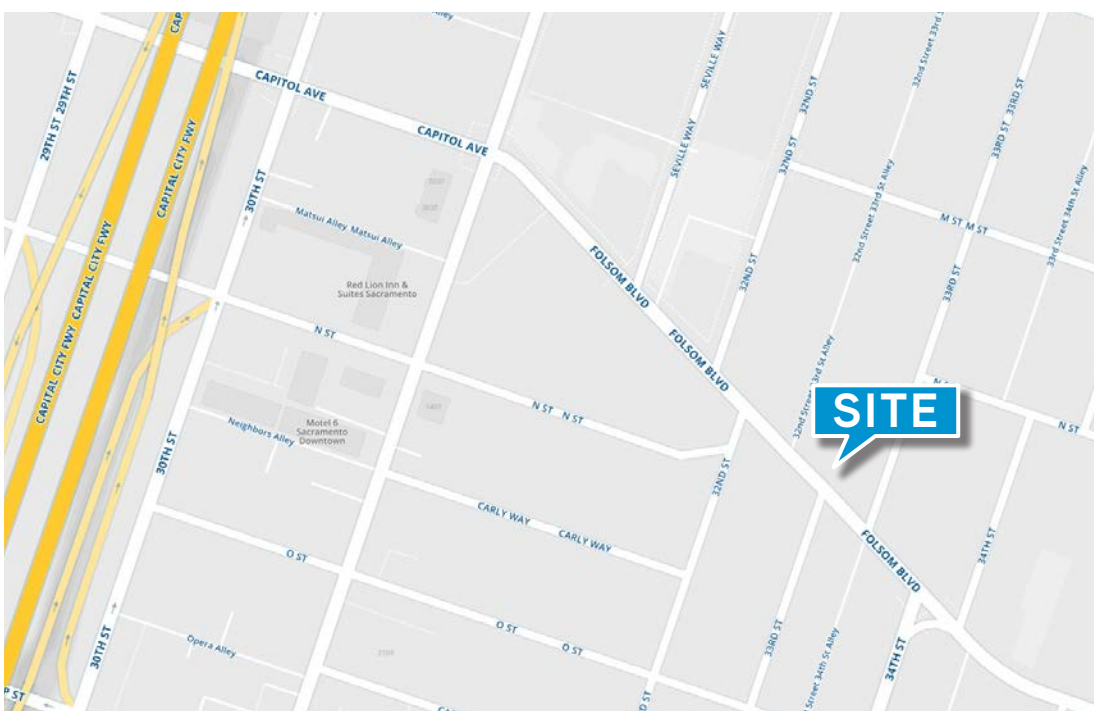
TENANT	Tenant	RSF	Monthly Base	NNN Reimb	NNN	Rent & NNN	Rent Commence	Lease End	Security Deposit
3257 Folsom Blvd.	ARE Group	±5,000	\$7,500	\$0.40	\$2,000	\$9,500	1/1/2018	3/30/2023	\$7,500
3254 1/2 Folsom Blvd. Unit A	Vujadin Jovic	±625	\$1,250	\$0.05	\$31.25	\$1,281.25	11/1/2018	10/31/2021	
3254 1/2 Folsom Blvd. Unit B	Vujadin Jovic	±575	\$1,250	\$0.05	\$28.75	\$1,278.75	11/1/2018	10/31/2021	
TOTAL		6,200	\$10,000	\$0.50	\$2,060	\$12,060			\$7,500



Eateries 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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