

**FOR SALE**  
**EAST SACRAMENTO RETAIL/OFFICE BUILDING**  
**PRICE: \$539,900**



Exclusively Listed by:

**Patrick Follett**

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**CORE**  
COMMERCIAL

2264 Fair Oaks Blvd, Suite 201 | Sacramento, CA 95825  
CA BRE #01904661

# 5921 Folsom Blvd

*A unique Retail/Office opportunity in the prime East Sacramento area*

## Offering Summary

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<b>Offering Price:</b>	\$539,900
<b>Building PSF:</b>	\$240 PSF
<b>Address:</b>	5921 Folsom Blvd, Sacramento, CA 95819
<b>Zoning:</b>	C-2 (General Commercial Zone)
<b>Total Building Size:</b>	2,247 SF (to be verified by buyer)
<b>Parcel Size:</b>	7,804 SF / 0.179 Acres (Per public records)
<b>APN:</b>	008-0363-017-0000 (Sacramento County)
<b>Year Built:</b>	1965 (per public records)
<b>Parking:</b>	7 Spaces
<b>Traffic Counts:</b>	32,000 VPD at Folsom Blvd & 59th St
<b>Nearest Freeway Access:</b>	1/4 Mile to Highway 50 (Westbound)

**CORE Commercial** is pleased to offer for sale this freestanding retail / office building located in the highly desirable East Sacramento trade area. The offering is comprised of 2,247 SF (to be verified by buyer) and is situated on a 0.179 acre lot (per public records). The building will be delivered vacant at close of escrow, and will be ideal for either an owner-user or investor. The property is located at the signalized intersection of Folsom Boulevard and 59th Street, just across from Corti Brothers and one property east of a brand new retail building with tenants including Panda Express, T-Mobile and Pizza Rev. The property benefits from average daily traffic counts of 32,000 vehicles per day and offers convenient access to and from HWY 50 via 59th and 65th Streets. Originally occupied by a credit union and now an architectural services firm, the property allows for a wide variety of uses due to the flexible commercial zoning in place. There are 7 on-site parking spaces on the parcel.

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### Area Information

The property is strategically positioned within close proximity to major employers such as CSUS, UC Davis Medical Center, Mercy General Hospital, Sutter Medical Center, Caltrans, SMUD and many others. The surrounding trade area is comprised of retail, office and well established residential neighborhoods dating back to the 1920's - 1940's. Retail properties in the area range from SaveMart, Rite Aid, Petco, Wells Fargo, El Dorado Savings, Chipotle, McDonalds, AutoZone and Taco Bell to local establishments such as Corti Brothers, Talini's Nursery and Espanol Italian Restaurant.



East Sacramento is an affluent, charming community that offers a “small town” feel while still positioned in very close proximity to the vibrant and booming midtown and downtown areas of Sacramento. The established area is characterized by streets shaded with generous canopies of sycamore and elm trees and is famously known for the “Fabulous Forties” neighborhood. East Sacramento has found a successful formula which connects the residents, businesses and historic neighborhood.

# SITE PHOTOS



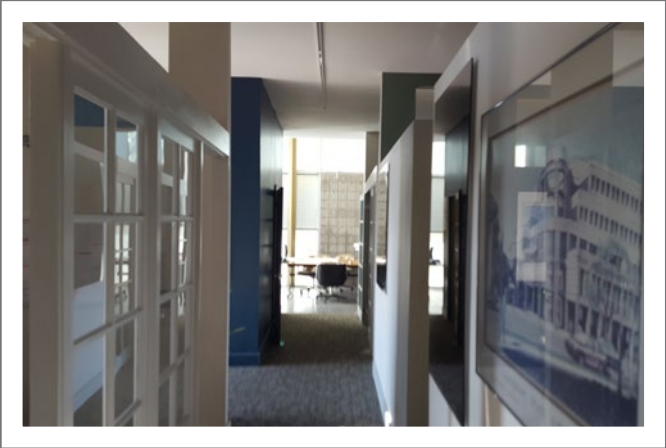
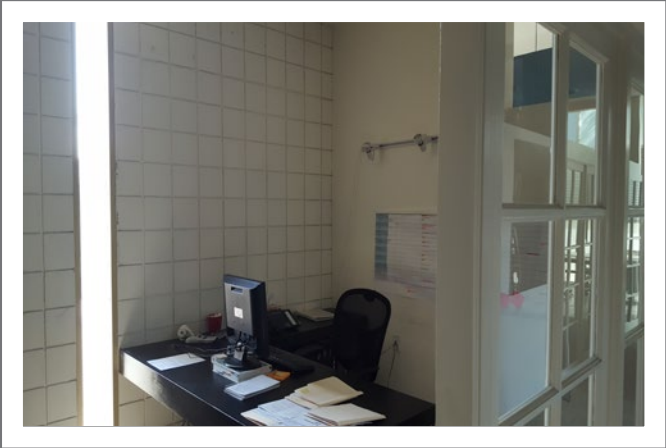
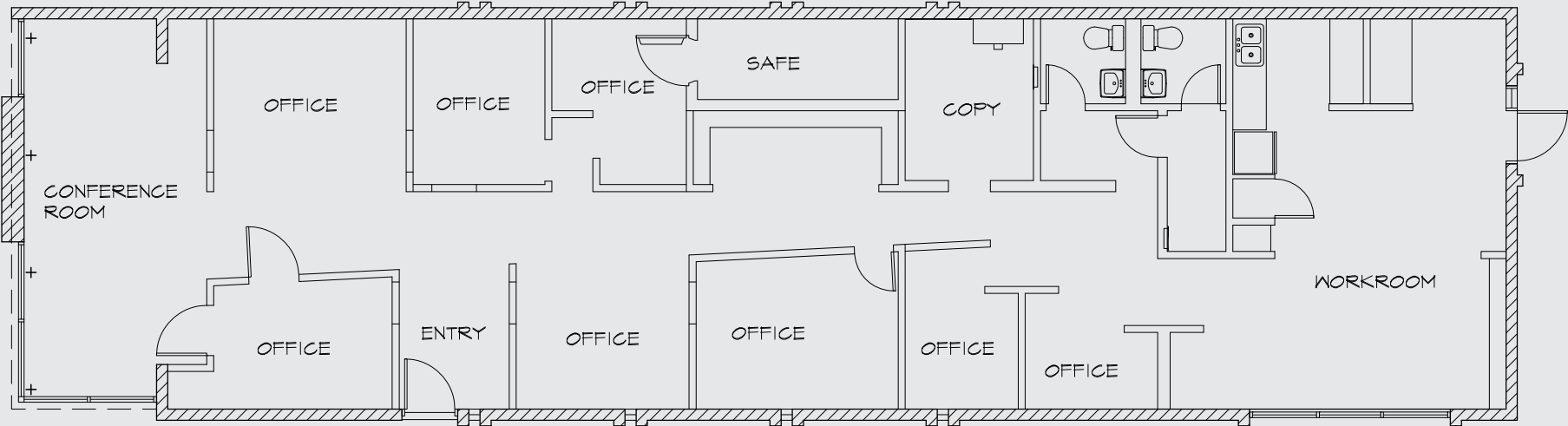
Subject Property



Nearby  
Properties



# FLOOR PLAN



# RETAIL AERIAL

## 5921 FOLSOM BLVD

CALIFORNIA STATE  
UNIVERSITY  
SACRAMENTO  
(30,284 Students)

KIT CARSON  
ELEMENTARY  
SCHOOL



ST. FRANCIS  
HIGH SCHOOL  
(1,112 Students)

ELVAS AVE



FOLSOM BLVD



PHOEBE HEARST  
ELEMENTARY  
SCHOOL

CORTI BROTHERS

59TH STREET CROSSING  
PROPOSED DEVELOPMENT

59TH ST



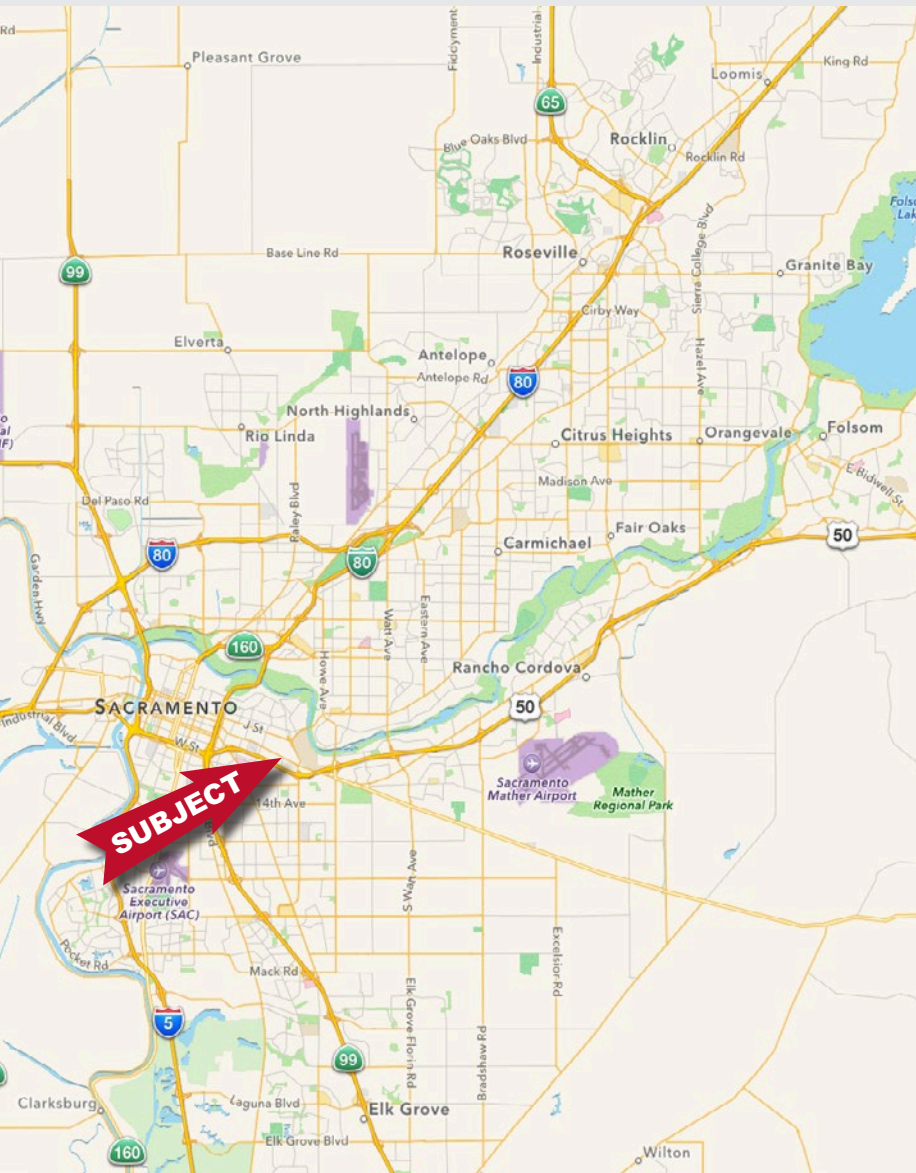
65TH ST

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# DEMOGRAPHICS



5291 Folsom Blvd

Sacramento, CA 95819

1 mi radius 2 mi radius

	1 mi radius	2 mi radius	
<b>POPULATION</b>	2016 Estimated Population	14,900	68,701
	2021 Projected Population	16,028	73,837
	2010 Census Population	14,587	64,413
	2000 Census Population	14,345	66,928
	Projected Annual Growth 2016 to 2021	1.5%	1.5%
	Historical Annual Growth 2000 to 2016	0.2%	0.2%
	2016 Median Age	39.8	37.4
<b>HOUSEHOLDS</b>	2016 Estimated Households	7,010	31,854
	2021 Projected Households	7,354	33,289
	2010 Census Households	6,840	29,682
	2000 Census Households	6,910	30,545
	Projected Annual Growth 2016 to 2021	1.0%	0.9%
	Historical Annual Growth 2000 to 2016	0.1%	0.3%
<b>RACE AND ETHNICITY</b>	2016 Estimated White	77.7%	64.1%
	2016 Estimated Black or African American	4.4%	9.9%
	2016 Estimated Asian or Pacific Islander	7.2%	9.0%
	2016 Estimated American Indian or Native Alaskan	0.7%	1.1%
	2016 Estimated Other Races	10.0%	15.9%
	2016 Estimated Hispanic	14.8%	21.7%
<b>INCOME</b>	2016 Estimated Average Household Income	\$104,465	\$79,628
	2016 Estimated Median Household Income	\$82,353	\$61,203
	2016 Estimated Per Capita Income	\$49,518	\$37,135
<b>EDUCATION (AGE 25+)</b>	2016 Estimated Elementary (Grade Level 0 to 8)	2.7%	5.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	2.7%	6.0%
	2016 Estimated High School Graduate	10.8%	15.8%
	2016 Estimated Some College	21.7%	22.0%
	2016 Estimated Associates Degree Only	7.0%	7.7%
	2016 Estimated Bachelors Degree Only	29.4%	24.0%
	2016 Estimated Graduate Degree	25.7%	19.2%
<b>BUSINESS</b>	2016 Estimated Total Businesses	1,943	5,827
	2016 Estimated Total Employees	34,185	72,174
	2016 Estimated Employee Population per Business	17.6	12.4
	2016 Estimated Residential Population per Business	7.7	11.8

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