

## RETAIL FOR LEASE

# HISTORIC DISTRICT OFFICE OPPORTUNITY

604 Sutter Street, Suite 280 , Folsom, CA 95630



### PROPERTY FEATURES

- Second Floor Office Suite with Patio
- Built in 2010- Designed with Historic 1900's themes yet modern finishes
- Anchored by the highly acclaimed Sutter Street Steakhouse
- Two levels of underground parking with elevator access.
- Conveniently located with quick access to HWY 50 & light rail.
- Miles of walking, hiking or biking trails around Lake Natoma within a few feet!
- Unique synergy between local artisan shops, craft & fine dining eateries and beauty & professional services.



**KW COMMERCIAL**  
2295 Iron Point Road,  
Suite 160  
Folsom, CA 95630

**DOUG SCALZI**  
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**OFFICE FOR LEASE**

# SUITE 280 INTERIOR PHOTOS

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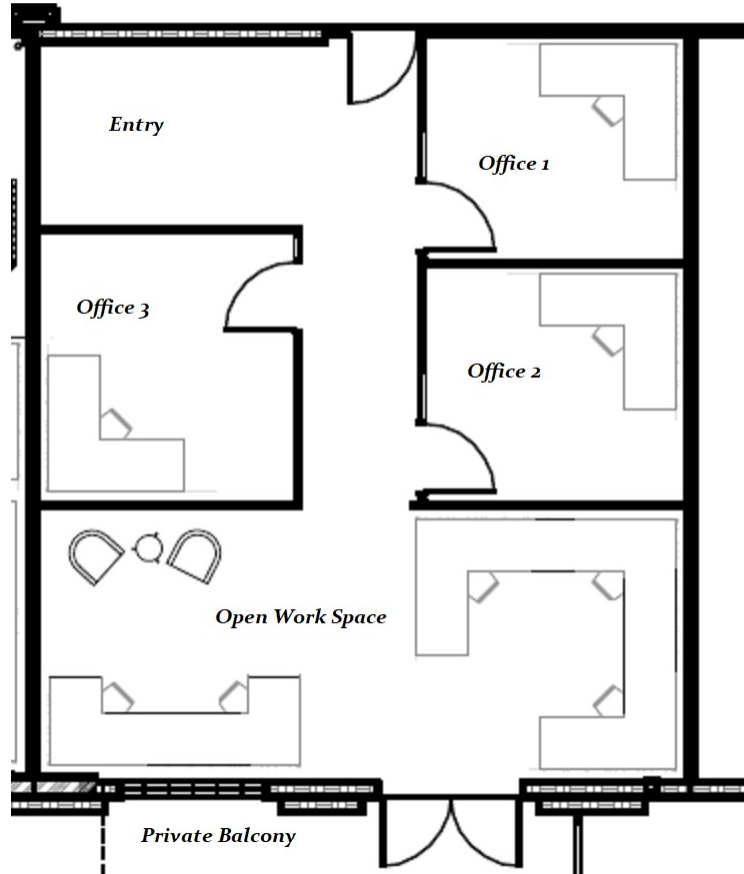
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# OFFICE FOR LEASE

## FLOOR PLAN

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
suite 190	Office	\$2.60 SF/MONTH	Modified Gross	1,108 SF	NOW

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# FOLSOM- A LEADER IN EXCELLENCE

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**POPULATION**  
**72,246**



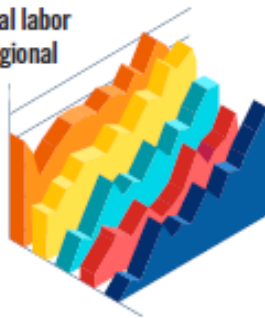
**MEDIAN AGE**  
**37.6**

**#1 BEST PLACE  
IN CALIFORNIA  
to Raise a Family**

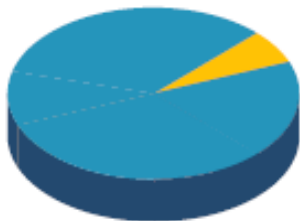
Wired2Go.com, September 2016  
America's Coolest Suburbs - Thrillist.com, 2016

Sacramento Region is home to a regional labor pool of more than 1.0 million - larger regional labor force than San Francisco region

**#1** in Capital Region for professional/technical employment per capita



California accounted for 42% of all reported job gains in US last year



**LOWEST UNEMPLOYMENT  
RATE IN SACRAMENTO  
REGION AT 3.8%  
EIGHTH LOWEST IN CA**

Access to world class sports, recreation, and cultural venues – and less than one hour drive to Tahoe and wine country

Boasts 52+ miles of paved hiking/biking trails and 46 parks totaling 261 acres



Two lakes and a river- Folsom Lake, Lake Natoma, American River – make Folsom a mecca for water sports and recreation

**Highest median household  
income in Sacramento  
Region at \$100,348  
13th highest in state**



**46%** of residents over 25 have  
Higher Education Degree

Ten minutes from Mather Jet Center, offering 20 minute flights to San Francisco Bay Area, thirty minutes from Sacramento International Airport

Less than 10 miles from the intersection of main north-south, east-west highway systems in western US

Light rail connects Folsom to Downtown Sacramento, with 3 stops in Folsom



Among the **lowest utility costs in California**

**FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT**  
Highest performing district in the Sacramento region based on test scores and graduation rates

**FOLSOM LAKE COLLEGE** Offering 82 Degrees and Certifications



**SACRAMENTO INTERNATIONAL AIRPORT**  
Over 10 million passengers served in the last year. Ranked among the best in the nation for ease of use and on-site amenities for passengers

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# LOCATION MAPS

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# RETAIL MAP

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# FOLSOM ELECTRIC POWER AND LIGHTING BUILDING

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	1 MILE	3 MILES	5 MILES
Total households	3,674	25,158	53,008
Total persons per hh	2.5	3.0	2.9
Average hh income	\$84,460	\$95,614	\$108,453
Average house value	\$407,462	\$446,442	\$513,570

	1 MILE	3 MILES	5 MILES
Total population	9,177	75,568	152,186
Median age	40.0	38.0	39.4
Median age (male)	38.7	37.1	38.5
Median age (female)	42.4	39.7	40.6

*\* Demographic data derived from 2010 US Census*

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