

RETAIL FOR SALE

FREE-STANDING HISTORIC FOLSOM RESTAURANT

300 Reading Street, Folsom, CA 95630



SALE PRICE:	\$495,000
LOT SIZE:	0.13 Acres
BUILDING SIZE:	800 SF
YEAR BUILT:	1960
RENOVATED:	2016
ZONING:	C-2 Central Business
MARKET:	Folsom
SUB MARKET:	Historic District

PROPERTY OVERVIEW

One-of-a-kind Historic District opportunity! Now For Sale OR Lease Formerly Sutter Station Cafe/Deli, this unit features a full hood system, grease trap, floor drains, refrigeration unit and three compartment sink. The gated patio area is perfect for gatherings and networking functions. Exterior gas lines make it easy to expand the kitchen or create an open air cooking space. Nestled at the intersection guiding traffic from Folsom Blvd onto Sutter Street makes this location easy to access and simple to locate. For busier events, the three-story parking garage is a few steps away. New developments are underway on this end of Sutter- adding value & exposure to this property.

PROPERTY FEATURES

- Free-standing, Improved Restaurant in Historic Folsom
- Gated Patio and Private Parking
- C2 Zoning Allows For A Variety of Uses Including Brewing
- Reduced Sales Price

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

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INTERIOR PHOTOS

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PATIO & PARKING

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HISTORIC DISTRICT OVERVIEW

300 Reading Street, Folsom, CA 95630



WELCOME TO THE HISTORIC DISTRICT FAMILY:

A One-of-a-kind LIVE, WORK, PLAY Experience

LOCATION OVERVIEW

On the corner of Sutter and Reading Streets, in the heart of the newly slated development region of Folsom's Historic District, lays the iconic 300 Reading building. 300 Reading is directly across from much anticipated Roundhouse Building featuring the 8500 Sf new Scotts Seafood Restaurant as well as additional live, work, play mixed-use developments due to break ground in 2018/2019. This property is walking distance to many other great dining and entertainment options that are sure to please any appetite or budget such as Sutter Street Steakhouse, Mystique Dining, Sutter Street Taqueria, Samuel Hornes Tavern, Sutter Street Theater, Karen's Bakery, Pure Life Juice Company, Snook's Candies, Fat Rabbit Public House and Chicago Fire.



Strong day and evening traffic provide a constant thriving energy from which all businesses can benefit. Continued development and enhancement of the Historic District will continue to add to the desirability of this building and surrounding community overall. Landlords, tenants & patrons enjoy easy access to HWY 50 & Light Rail with miles of one-of-a-kind walking & biking trails just a stones throw from your door step.

SUTTER STREET REVITALIZATION

- Completed Nov. 15 2010
- 1900's building façade remodel
- Outdoor dining areas
- Extensive landscape upgrades
- New open air plaza including 650 seat amphitheater
- On street parking
- Yearly events to include: weekly farmers markets, summer night concerts, Ice Skating Rink, Folsom LIVE, AMGEN, craft fairs, Christmas Tree Lighting and much much more!
- Live, Work and Play Environment



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Choose Folsom



Less than two hours from San Francisco or the ski slopes of Lake Tahoe, Folsom is ideally located for any company, family or individual. The heart of Folsom is based in its community. Residents here have the best of both worlds- they enjoy the small town feel, seeing folks you know in the grocery aisle all while taking advantage of upscale restaurants, art & culture the bigger



Top companies including Intel, Micron & Toshiba offer high-paying job opportunities. Leading medical & energy power houses like Mercy, Kaiser & California ISO also call Folsom home & rank high as top employers.

Folsom features a \$50 million performing arts center, The Harris Center, proudly showcasing Broadway plays, touring concerts & a spotlight for local & regional artist alike.



The educational system is unparalleled. The Folsom Cordova Unified School District is the highest performing district in Sacramento based on test scores & graduation rates. Both Folsom High School & Vista Del Lago campuses excel in academics, music, arts & athletics.



Vista del Lago
Named 2016-17
Gold Ribbon School

Newest Businesses Who Choose Folsom:

- Nordstrom Rack- Palladio
- Toshiba- Iron Point Circle
- Out of Bounds Brewery- Folsom Blvd
- Sprouts- E. Bidwell



FOLSOM- A LEADER IN EXCELLENCE

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POPULATION
72,246



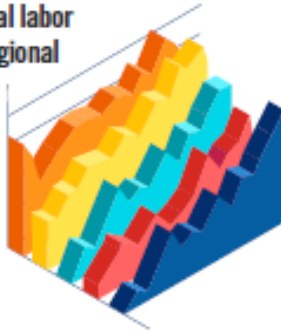
MEDIAN AGE
37.6



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

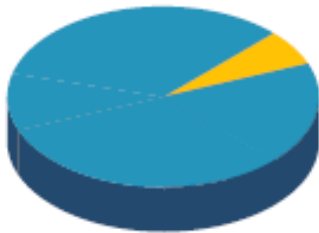
Worth.com, September 2015
America's Coolest Suburbs - Thrillist.com, 2016

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

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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

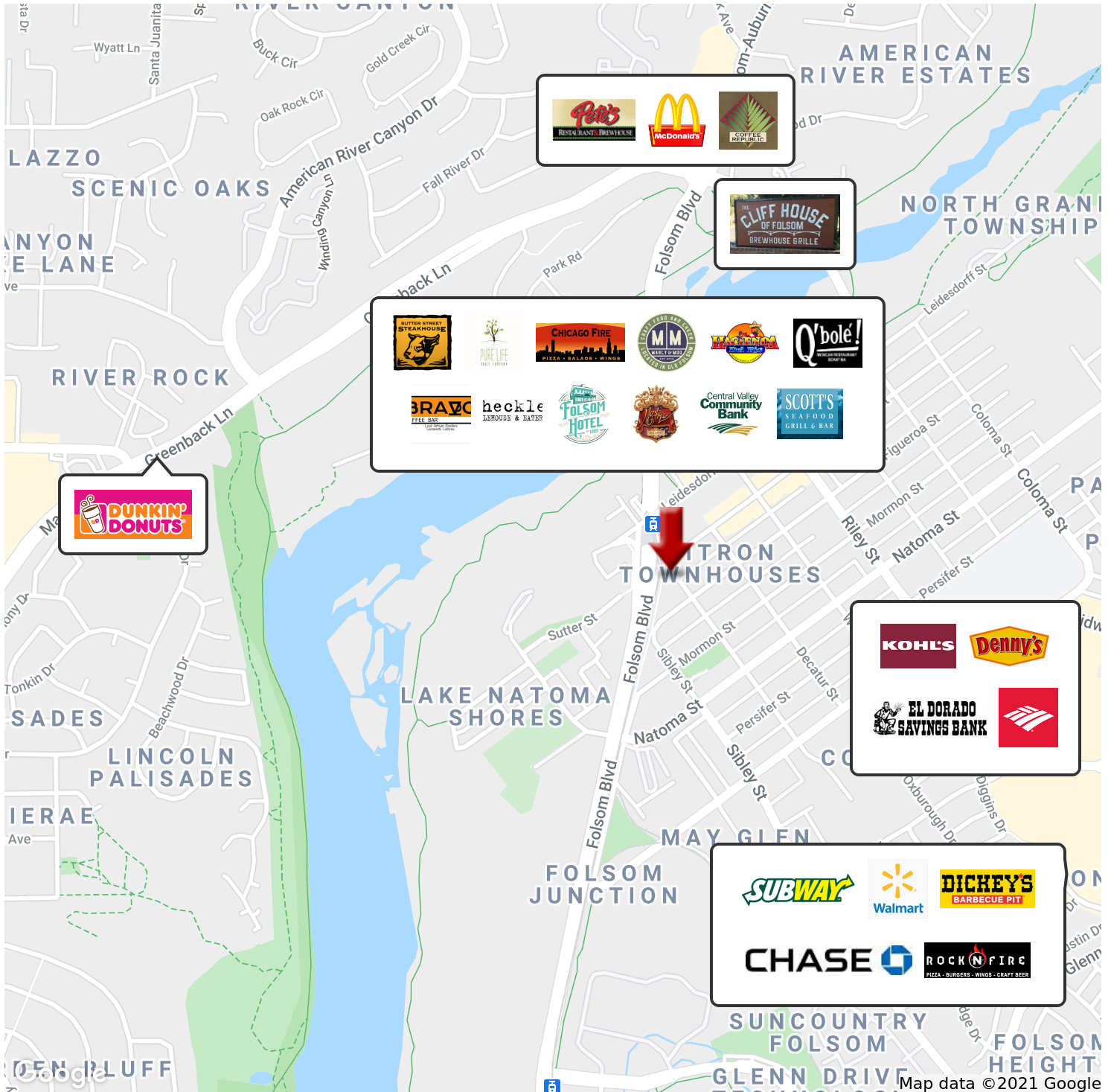
FOLSOM LAKE Offering 82 Degrees **COLLEGE** and Certifications



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

RETAILER MAP

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LOCATION MAPS

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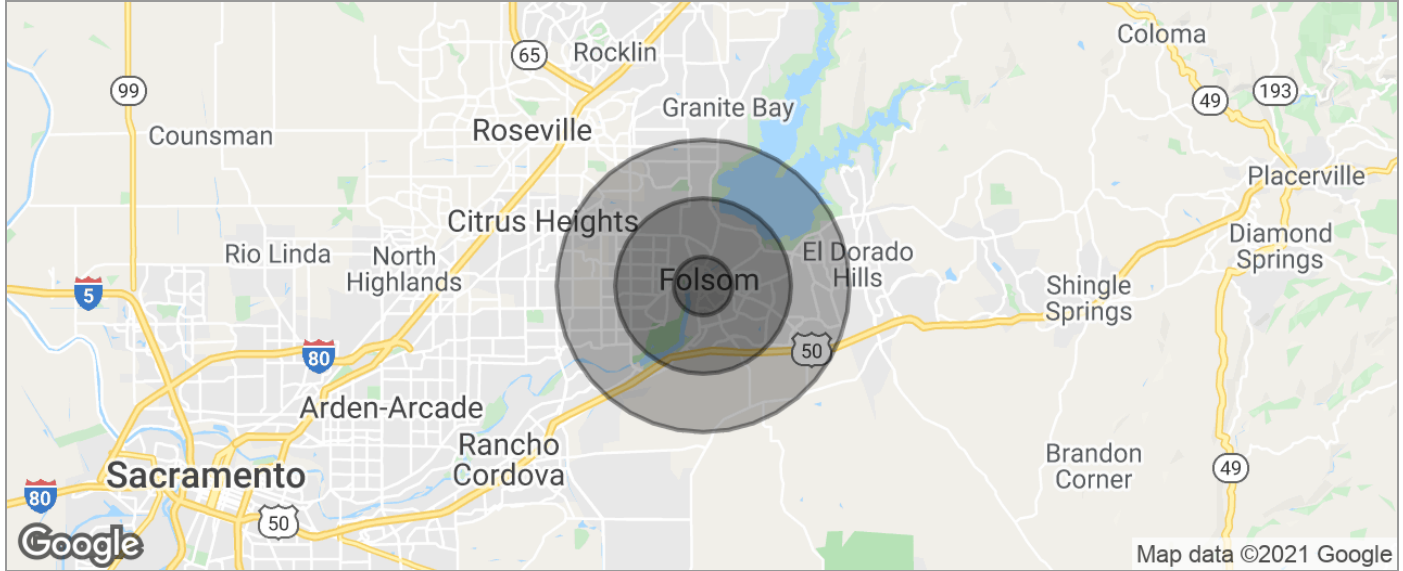
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DEMOGRAPHICS

300 Reading Street, Folsom, CA 95630



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,734	76,496	157,775
MEDIAN AGE	39.7	38.0	39.6
MEDIAN AGE (MALE)	38.4	37.1	38.8
MEDIAN AGE (FEMALE)	41.6	39.8	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,661	25,451	55,350
# OF PERSONS PER HH	2.4	3.0	2.9
AVERAGE HH INCOME	\$85,281	\$94,051	\$106,287
AVERAGE HOUSE VALUE	\$401,382	\$432,574	\$501,751

RACE	1 MILE	3 MILES	5 MILES
% WHITE	86.1%	75.7%	78.5%
% BLACK	2.3%	8.3%	5.2%
% ASIAN	7.0%	7.2%	8.5%
% HAWAIIAN	0.1%	0.2%	0.3%
% INDIAN	0.7%	0.6%	0.6%
% OTHER	1.9%	5.5%	3.8%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.1%	11.6%	10.2%

* Demographic data derived from 2010 US Census

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