

Pad For Sale | BTS

Pad for Sale or Build-To-Suit Folsom Boulevard, Sacramento, CA



Sale Price: \$ 599,000

Property Highlights:

- Located within the College Greens West Shopping Center
- 0.57 acre pad for sale or build-to-suit
- Shadow anchored by Raley's, 99 Cents Only
- Jack in the Box, Carl's Jr and Starbucks in the pads (NAP)
- Across from the College Greens Lightrail Station
- Vicinity of Cristo Rey High School & Carol Miller Justice Center
- 1.50 miles from California State University (CSUS)
- Easy access from Highway 50
- High traffic arterial road (ADT 27,886 Folsom Blvd at Notre Dame Dr.)

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The information contained herein has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



The Offering

Folsom Boulevard, Sacramento, CA 95826

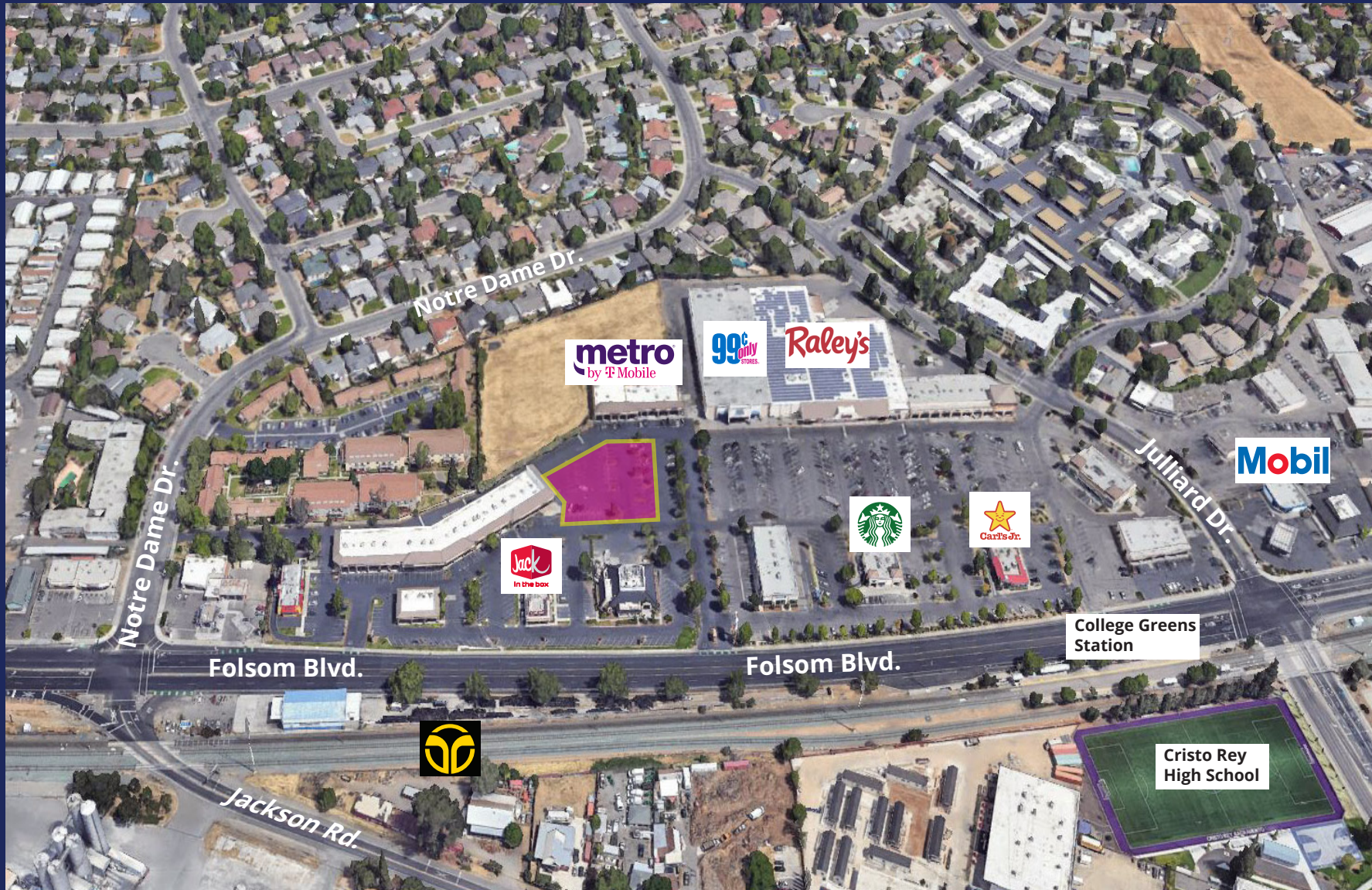


The offering is a fee simple interest in a 0.57 acre parcel of land within the College Greens West Shopping Center or a Build-to-suit on the parcel. College Greens West is located on well traveled Folsom Boulevard between Juliard and Notre Dame Drives and across the street from the College Greens Light Rail Station. The center is shadow anchored by Raley's, 99 Cents Only, Starbucks, Carl's Jr., Jack -in-the-box and more. California State University (CSUS), a major traffic generator is only 1.50 miles from the subject property and the Carol Miller Justice center and the Cristo Rey High School are in the immediate vicinity.

The property is zoned C-2 allowing for a variety of uses such as Restaurant, Office, Retail, School, Veterinary Clinic, School, Tobacco Retail, Cannabis Manufacturing and Testing (subject to restrictions), Laundromat, Assembly uses, Mortuary, etc. Conditional Uses include Restaurant with drive-through, Auto sales/storage/rental/repair, Cannabis dispensary, Bar, Nightclub, Card room, Check Cashing, Outdoor market, etc. Located within the jurisdiction of the City of Sacramento, the property is located on a high traffic retail corridor and within easy access from and to highway 50. This is a rare, small offering for an owner-user to locate their business by purchasing or BTS or an investor to buy and build for a tenant in the future.

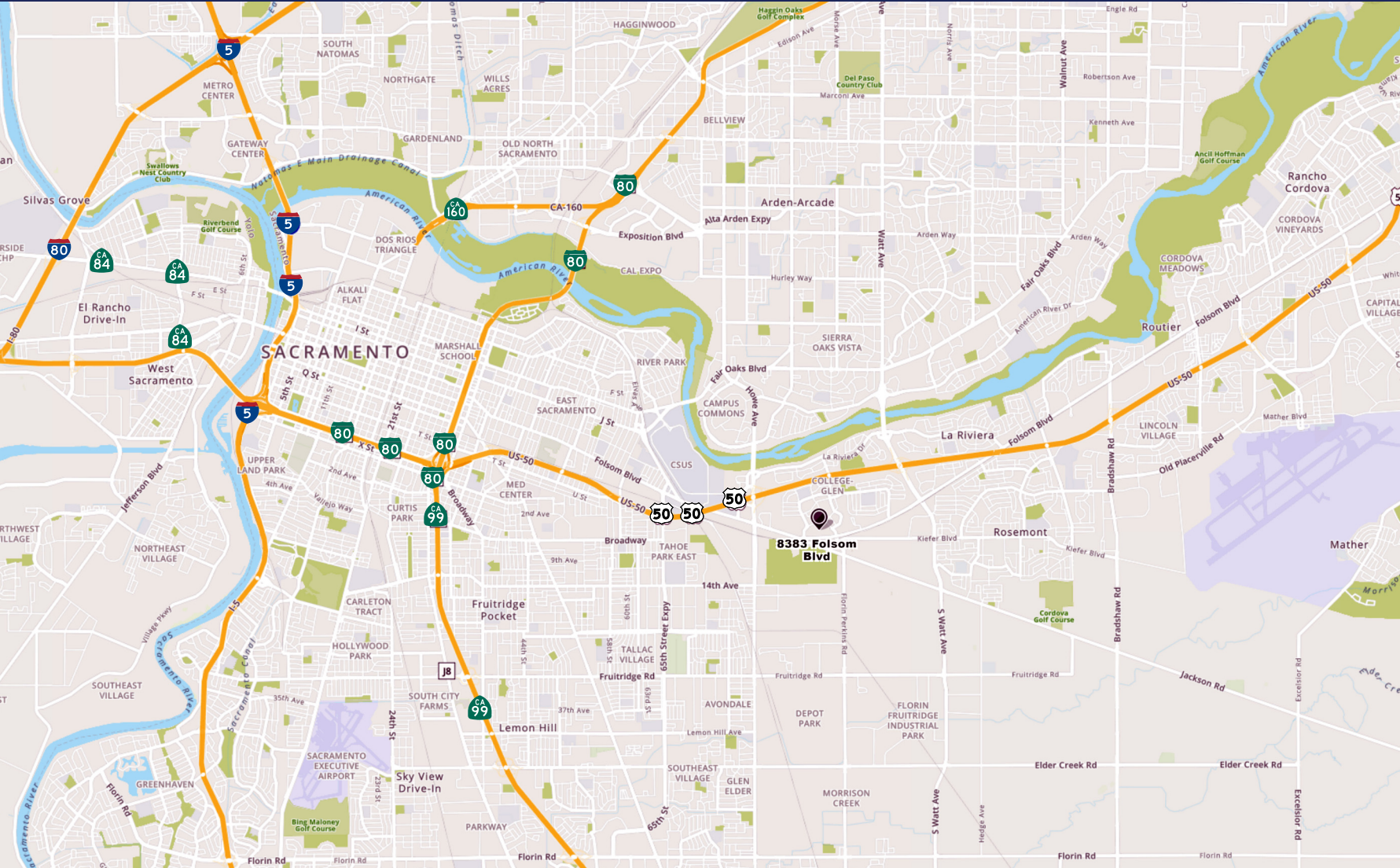
Aerial View Of Property

Folsom Boulevard, Sacramento, CA 95826



Location Map

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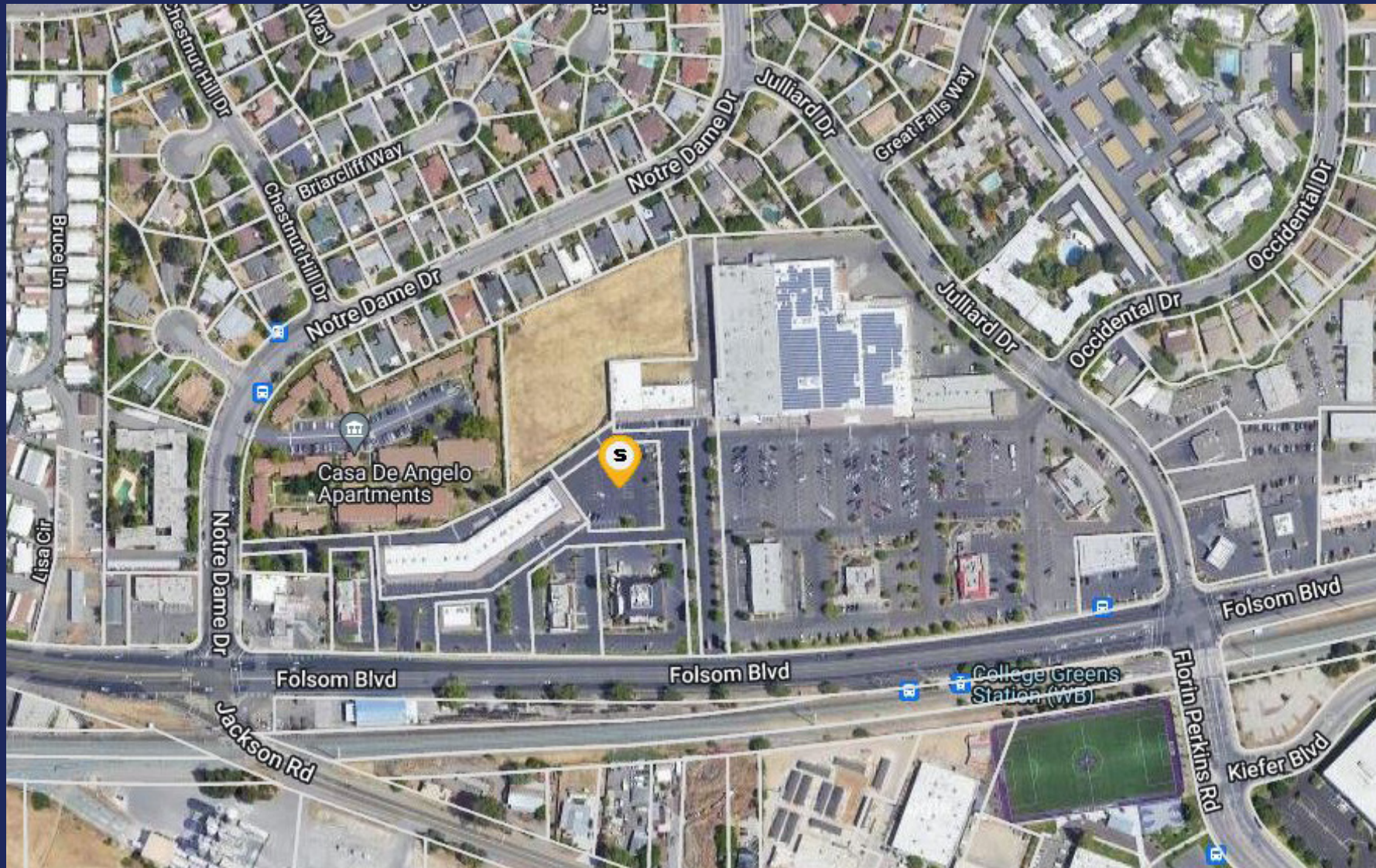
Vicinity Map

Folsom Boulevard, Sacramento, CA 95826



Site Map

Folsom Boulevard, Sacramento, CA 95826



Demographics

Folsom Boulevard, Sacramento, CA 95826

Population	2021	2026 (Proj)
2-mile	46,590	48,272
5-mile	341,284	352,996
10-mile	1,136,217	1,176,633

Daytime Employees		
2-mile		36,685
5-mile		194,631
10-mile		514,157

Average Household Income		
2-mile		\$93,476
5-mile		\$84,875
10-mile		\$88,937

Traffic Counts	
Folsom Blvd at Notre Dame Dr.	27,886

Key Facts 5-mile Radius



341,284
Total Population



21,925
Businesses



194,631
Daytime Employees



\$84,875
Average Household Income



65,333
Owner Occupied Households



\$366,484
Median Home value

Data obtained from CoStar