

NIMBUS WINERY VILLAGE

12401 FOLSOM BLVD

RANCHO CORDOVA, CA

FOR LEASE

2,456 SF RETAIL SUITE

563 SF RETAIL STORAGE SPACE

ETHAN CONRAD

PROPERTIES INC.

**INDOOR GOLF FACILITY
NOW OPEN!**



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Joey Chiurazzi

DRE: #02123466

joey@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FEATURES:

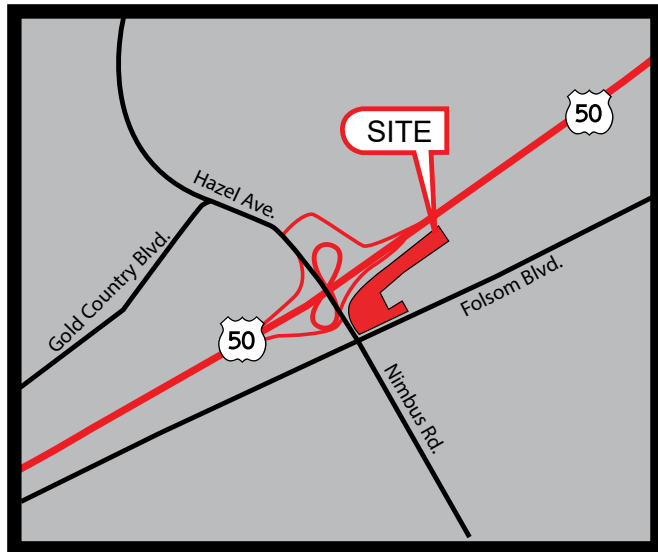
- Entertainment/Retail space available
- Excellent access and visibility from Hwy 50
- Building and monument signage available facing main thoroughfare
- Dynamic mix of tenants
- EVgo fast charging stations on-site

PROPERTY DETAILS:

Nimbus Winery Village is an established destination entertainment shopping center with excellent access and visibility from Hwy 50.

Major Tenants: Cattlemen’s Steakhouse, Old Spaghetti Factory, Mr. Tequila Sports Bar & Grill, Red Door Escape Room, and Fort Rock Brewing.

Par 18 Golf, indoor golf facility now open on the 2nd floor!



LEASE RATES:

Storage Space

Suite 107:	563 SF	\$ 557.00 (\$0.99 PSF, NNN)
Suite 125:	2,456 SF	\$4,642.00 (\$1.89 PSF, NNN)

NNN costs are approximately \$0.41 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	3,112	40,697	172,031
2025 Average HH Income:	\$169,963	\$168,409	\$145,864
Traffic Counts:			
	Folsom Blvd: 40,895		
	Hazel Ave: 49,615		
	Hwy 50: 103,400		

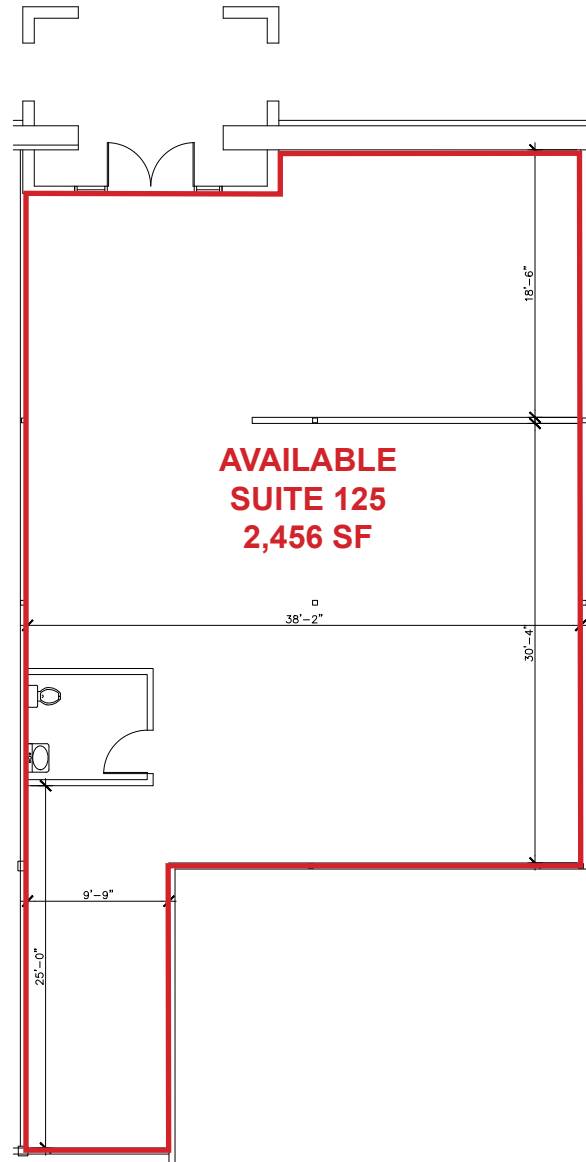
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

1ST FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
125	2,456	\$1.89 PSF, NNN	\$4,642.00
NNN costs are approximately \$0.41 PSF.			

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

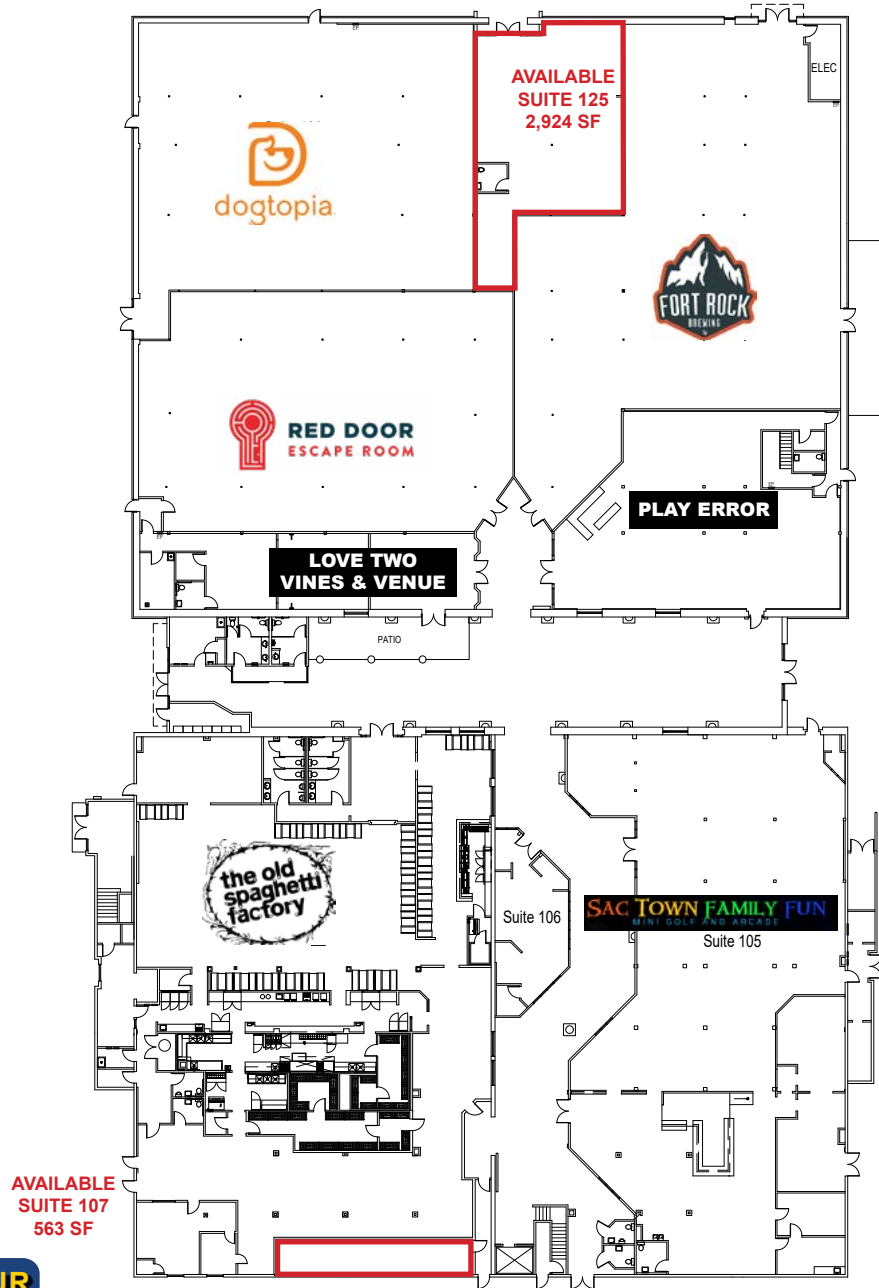
FOR LEASE

NIMBUS WINERY VILLAGE | RETAIL

12401 FOLSOM BLVD

RANCHO CORDOVA, CA

1ST FLOOR PLAN



[VIEW VIRTUAL TOUR](#)

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

NIMBUS WINERY VILLAGE | RETAIL

12401 FOLSOM BLVD
RANCHO CORDOVA, CA

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.