

# NIMBUS WINERY VILLAGE

12401 FOLSOM BLVD

RANCHO CORDOVA, CA

FOR LEASE

8,493 SF TURN-KEY RESTAURANT SUITE  
WITH LIQUOR LICENSE

# ETHAN CONRAD

PROPERTIES INC.

INDOOR  
GOLF  
FACILITY  
NOW OPEN!



**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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**Joey Chiurazzi**

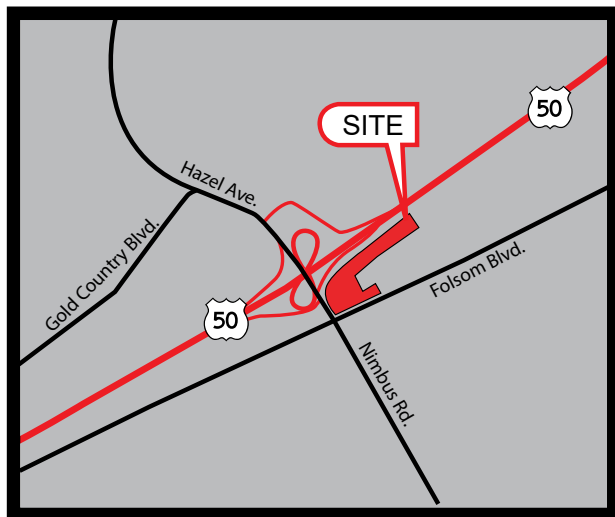
DRE: #02123466

joey@ethanconradprop.com

**916.779.1000**

**FEATURES:**

- Turn-key restaurant with full FF&E
- Premises includes: Type 47 Liquor, Type 58 Caterers, and Type 77 Event Permit
- Good mix of tenants including two restaurants, brewery and more
- Excellent access and visibility from Hwy 50 at Hazel Ave
- Building and monument signage available facing main thoroughfare
- Adjacent to the Folsom Automall and surrounded by a good mix of retail and dense residential population
- 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.

Featuring unique rustic design and charm, Nimbus Winery Village is a landmark retail and entertainment with great mix tenants.

Tenants include: Cattlemen’s Steakhouse, Old Spaghetti Factory, Sac Town Family Fun, Red Door Escape Room, Dogtopia, Zion VR and Fort Rock Brewing.

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

**LEASE RATES:**

Suite 200: 8,493 SF \$15,202.00 (\$1.79 PSF, NNN)

NNN costs are approximately \$0.41 PSF.

**DEMOGRAPHICS:**

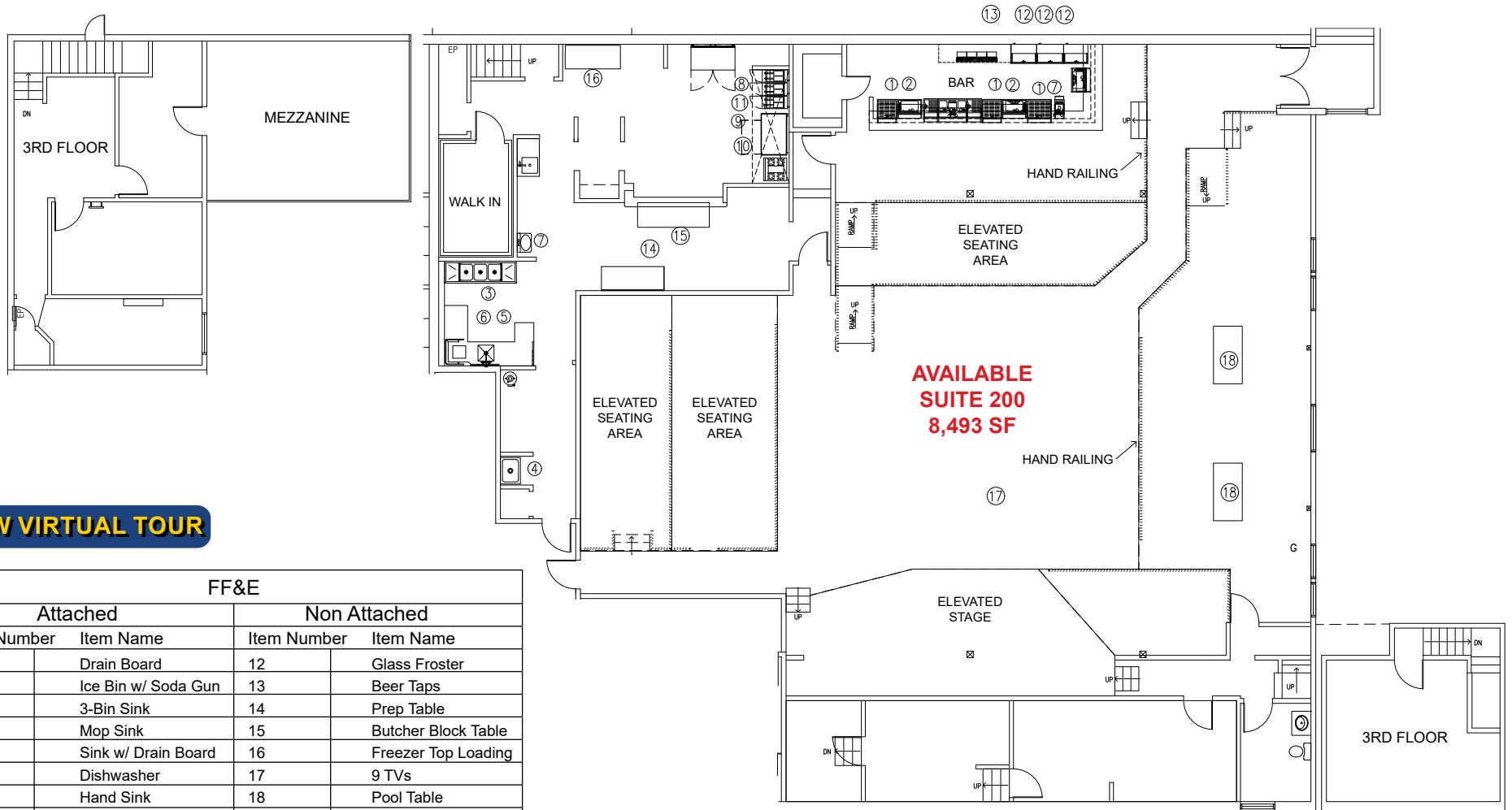
	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	2,738	40,619	167,230
2024 Average HH Income:	\$152,321	\$156,501	\$131,655
Traffic Counts:			
	Folsom Blvd: 40,895		
	Hazel Ave: 49,615		
	Hwy 50: 103,400		

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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.

2ND FLOOR PLAN



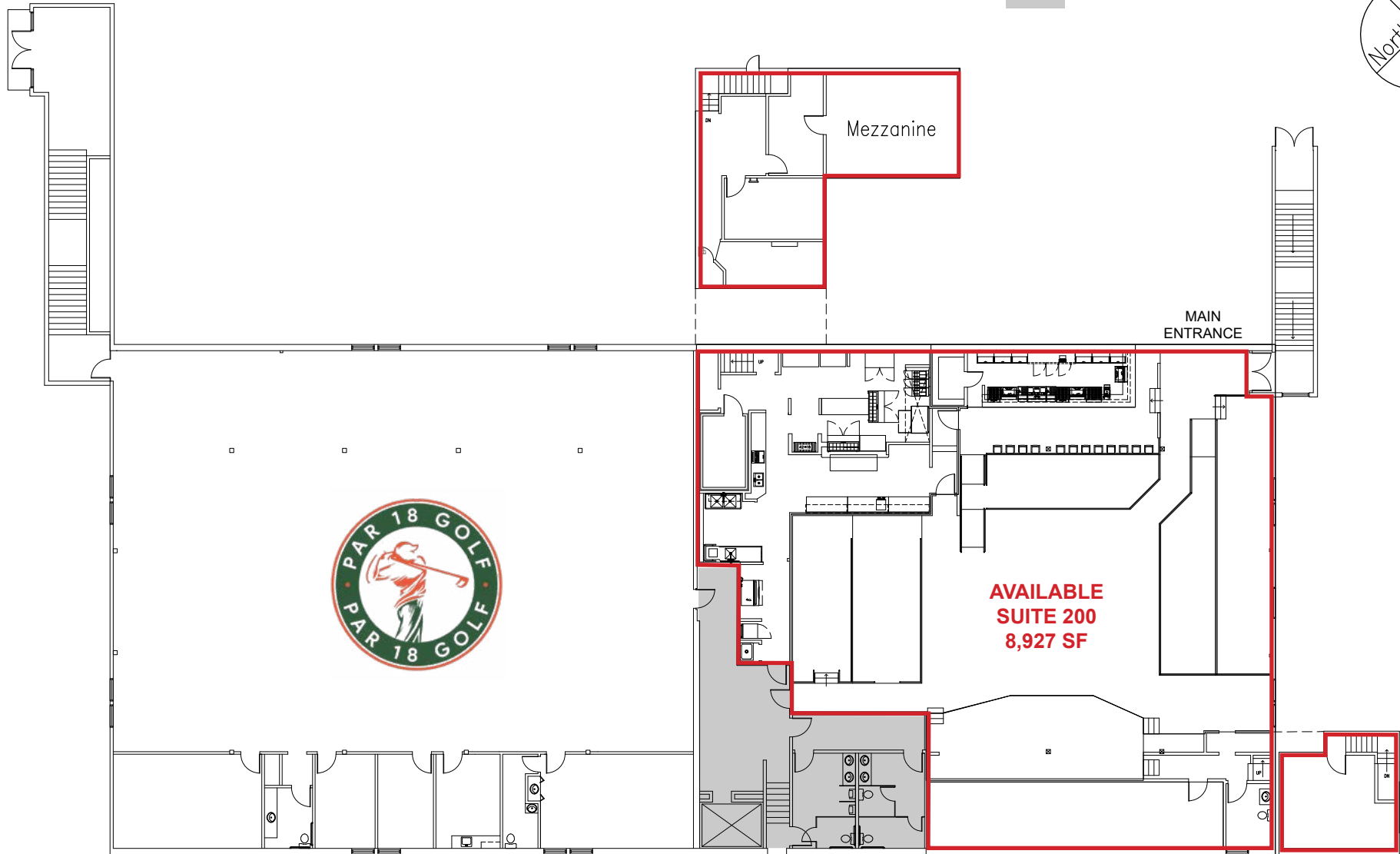
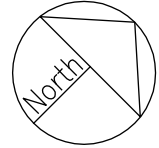
[VIEW VIRTUAL TOUR](#)

FF&E			
Attached		Non Attached	
Item Number	Item Name	Item Number	Item Name
1	Drain Board	12	Glass Froster
2	Ice Bin w/ Soda Gun	13	Beer Taps
3	3-Bin Sink	14	Prep Table
4	Mop Sink	15	Butcher Block Table
5	Sink w/ Drain Board	16	Freezer Top Loading
6	Dishwasher	17	9 TVs
7	Hand Sink	18	Pool Table
8	Fryer		
9	Flat Grill		
10	4-Burner Grill		
11	Type-1 Hood		

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 =COMMON AREA



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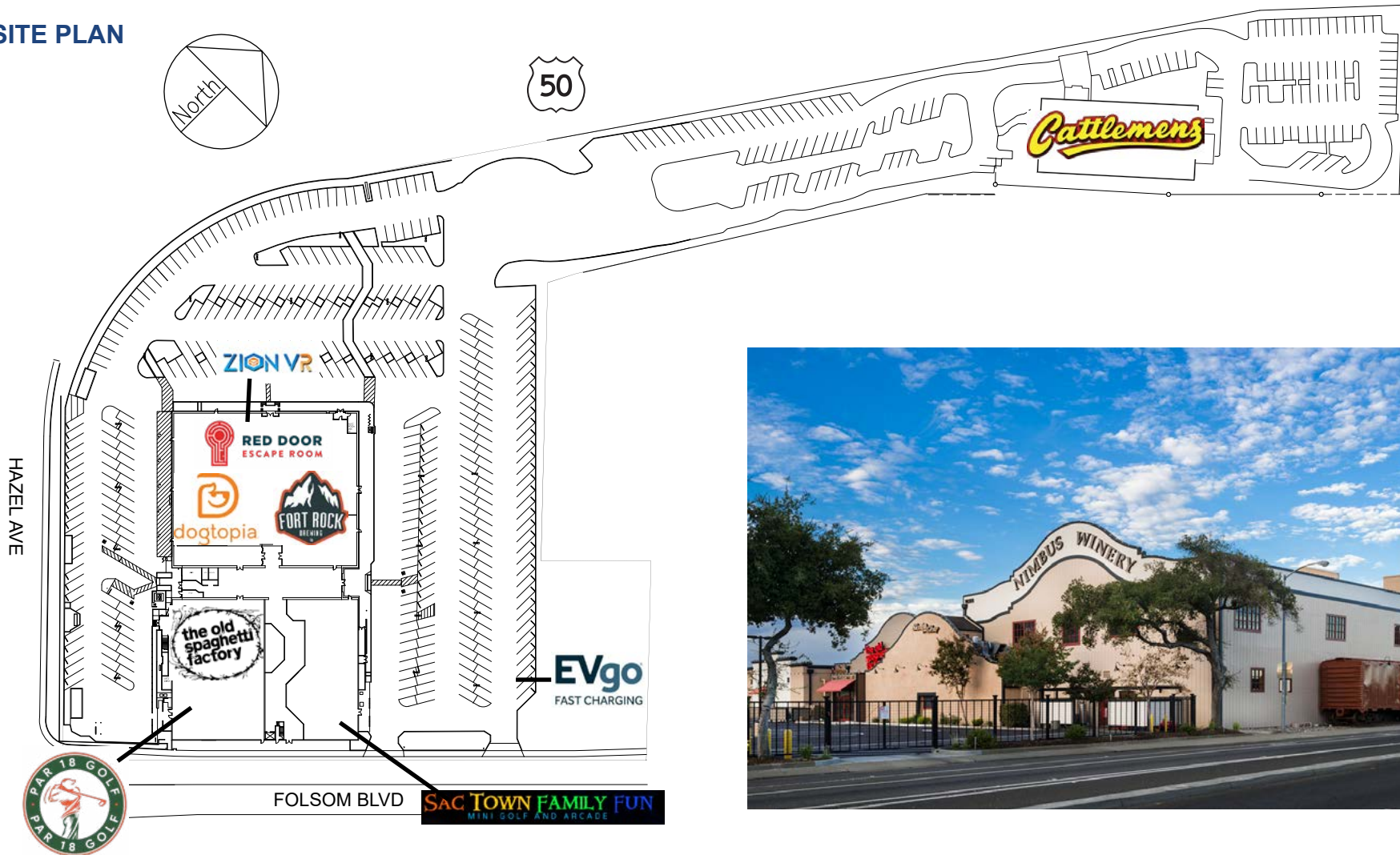
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## SITE PLAN



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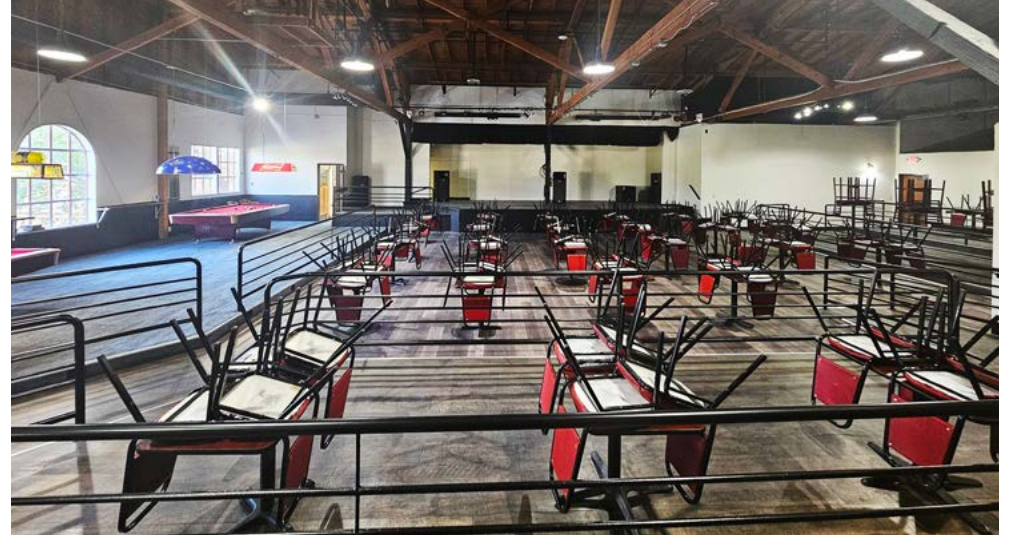
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