

**NIMBUS WINERY VILLAGE**  
**12401 FOLSOM BLVD**  
**RANCHO CORDOVA, CA**  
**FOR LEASE**  
**563 SF RETAIL STORAGE SPACE**

**ETHAN CONRAD**  
PROPERTIES INC.

**INDOOR GOLF FACILITY  
NOW OPEN!**



**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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**FEATURES:**

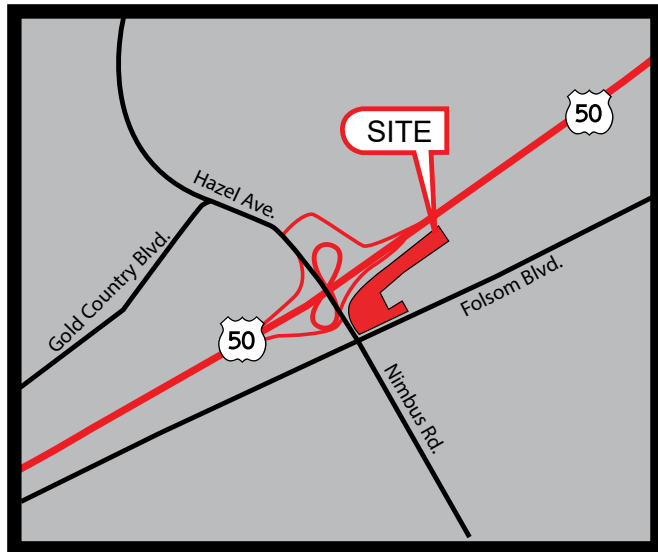
- Excellent access and visibility from Hwy 50
- Building and monument signage available facing main thoroughfare
- EVgo fast charging stations on-site

**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 across the 2nd floor hallway now open!



**LEASE RATE:**

Storage Space  
 Suite 107: 563 SF \$ 557.00 (\$0.99 PSF, NNN)

NNN costs are approximately \$0.41 PSF.

**DEMOGRAPHICS:**

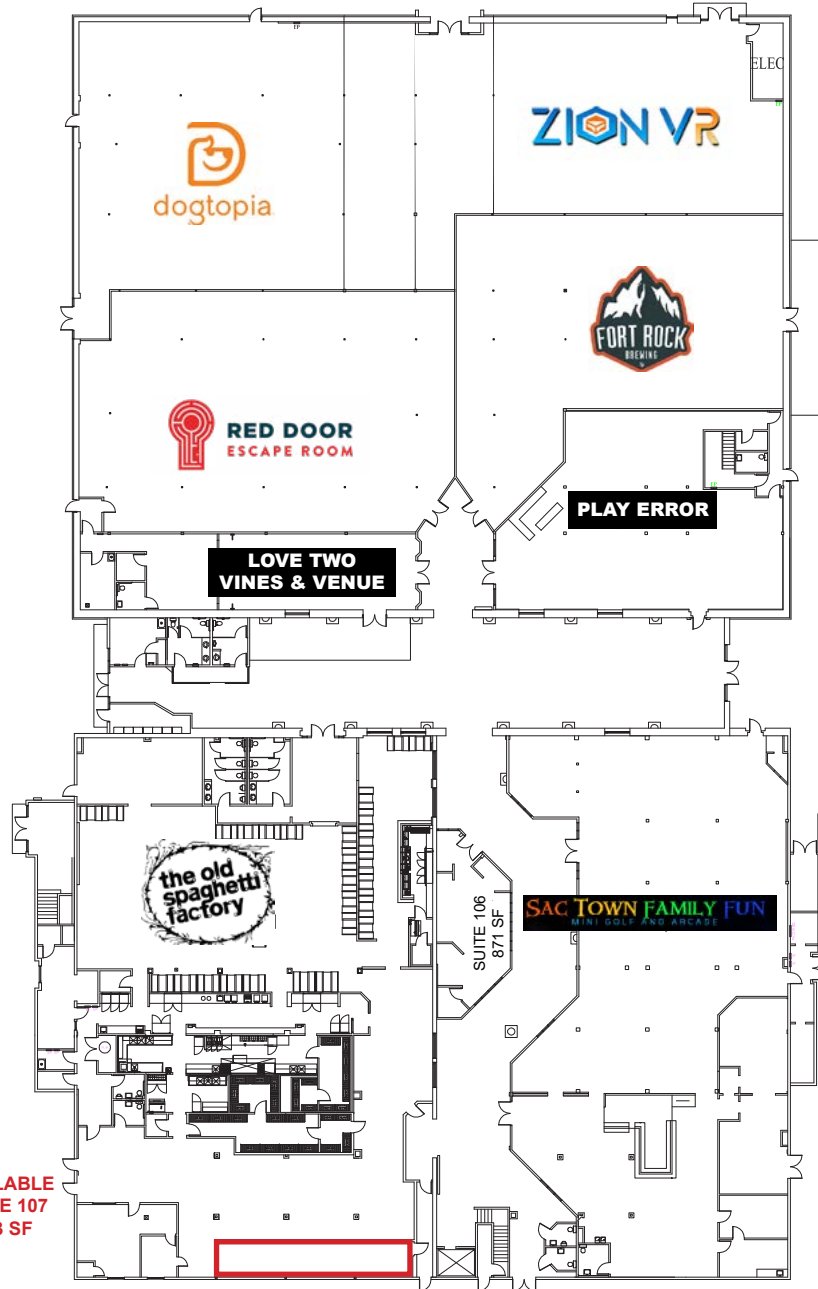
	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	2,738	40,619	167,230
2024 Average HH Income:	\$152,321	\$156,501	\$131,655
Traffic Counts:			
	Folsom Blvd: 40,895	Hazel Ave: 49,615	Hwy 50: 103,400

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

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1ST FLOOR PLAN



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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

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## SITE PLAN



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