

**FOR  
LEASE**

**6693 FOLSOM-AUBURN RD,  
FOLSOM, CA**

**+/- 985 - 1,214 SF RETAIL/OFFICE SUITES**

**Folsom-Auburn Rd  
28,807 ADT**

**3D Tour  
Click Here**



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**ROME**  
REAL ESTATE GROUP

# HILLSWOOD PLAZA

SUITES	SIZE	LEASE RATE	SPACE NOTES
F	+/- 1,214 SF	\$1.65 PSF + NNN (\$0.40 PSF NNN)	2ND GENERATION OFFICE SPACE
H	+/- 985 SF	\$1.65 PSF + NNN (\$0.40 PSF NNN)	2ND GENERATION OFFICE SPACE

## PROPERTY HIGHLIGHTS:

- Join the Executive Center with these tenants: Folsom Pizza and Kabob, Early Toast Cafe, Cat Clinic of Folsom, A Perfect Groom, Poshe' Nails & Hair, Skin Aesthetics by Erika, Ohr HaMachiach Synagogue, and others.
- The center is adjacent to the signalized intersection of Folsom Auburn Road and Greenback Lane.
- The tenant mix is excellent and includes professional offices, salons, medical spas, non-profits, and other local businesses.
- Monument signage is available.



### PROPERTY ZONING

C-1 (PD)

SACRAMENTO COUNTY



90 SPACES



MEDIAN  
\$100,109.00

WITHIN 3 MILES  
HOUSEHOLD INCOME

### STRONG TRAFFIC COUNTS



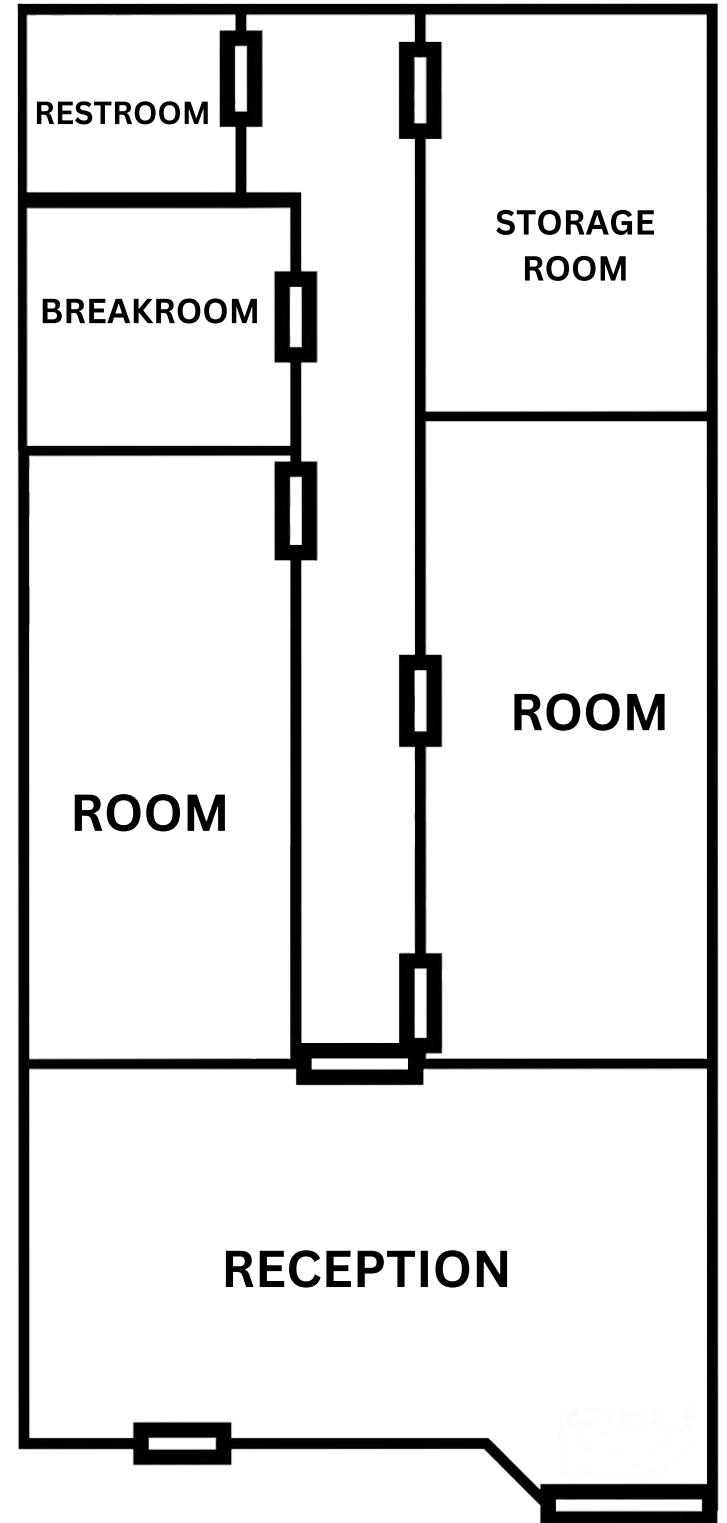
FOLSOM-AUBURN RD: 28,318 ADT  
GREENBACK LN: 27,989 ADT  
FOLSOM BLVD: 24,432 ADT

# FLOOR PLAN - SUITE F

3D Tour  
Click Here



INTERIOR  
PICTURES



# FLOOR PLAN - SUITE H



**3D Tour**  
**Click Here**

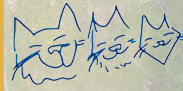


**INTERIOR  
PICTURES**



# SITE PLAN

POSHE' NAILS & HAIR



CAT CLINIC of Folsom  
"We'll keep you purring!"

LUCKY MASSAGE

NEXUS



JIU JITSU

A PERFECT GROOM

HELLO PRETTY EYES

MARIO'S  
EARLY TOAST  
Mimosa House & Eatery  
THE ORIGINAL



Folsom Pizza & Kabob



Ohr HaMashiach

AVAILABLE SUITE

SIZE

SUITE F

+/- 1,214 SF

SUITE H

+/- 985 SF

# IMMEDIATE VICINITY AERIAL



FOLSOM PREMIUM OUTLETS

PROPERTY LOCATION

**Chevron**  
**SpeedDee**  
OIL CHANGE & AUTO SERVICE®

**Shell**  
**Pete's**  
RESTAURANT BREWHOUSE  
**FOLSOM**

**McDonald's**

Folsom-Auburn Rd

Folsom Blvd



US 50

**SAFeway**  
**intel**

**Chevron**  
**Starbucks**

**Panda Express**  
**CHINESE KITCHEN**

**Walmart**

**24 HOUR FITNESS**

**Raley's**

**DICK'S**

**target**

FOLSOM LAKE

**PALLADIO**  
AT BROADSTONE

**FOLSOM LAKE COLLEGE**

**Raley's 99¢ only STORES**

**SUBWAY**

**THE MIMOSA HOUSE**

**ups**

**Starbucks**

US 50

**IN-N-OUT BURGER**

**sam's club**

**BED BATH & BEYOND**  
Beyond any store of its kind.

**COSTCO WHOLESALE**

**BEST BUY**

**Olive Garden**  
ITALIAN KITCHEN

**EMPIRE RANCH**  
Golf Club

# DEMOGRAPHIC SUMMARY REPORT

6693 FOLSOM-AUBURN RD, FOLSOM, CA 95630



## POPULATION 2024 ESTIMATE

1-MILE RADIUS	7,415
3-MILE RADIUS	80,225
5-MILE RADIUS	182,556

## POPULATION 2029 PROJECTION

1-MILE RADIUS	7,468
3-MILE RADIUS	80,920
5-MILE RADIUS	185,803



## HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$121,461.00
3-MILE RADIUS	\$134,761.00
5-MILE RADIUS	\$141,235.00

## HOUSEHOLD INCOME 2029 MEDIAN

1-MILE RADIUS	\$88,864.00
3-MILE RADIUS	\$108,685.00
5-MILE RADIUS	\$114,592.00



## POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	5,390	52,142	122,000
BLACK	166	3,296	5,188
HISPANIC ORIGIN	1,021	11,567	24,832
AM.INDIAN & ALASKAN	48	463	1,067
ASIAN	449	9,214	21,639
HAWAIIAN/PACIFIC ISLAND	31	237	509
OTHER	1,331	14,872	32,153

# CONTACT US!

## TO LEARN MORE ABOUT THESE RETAIL/OFFICE SUITES



*Chase Burke*

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