

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:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Joey Chiurazzi

DRE: #02123466

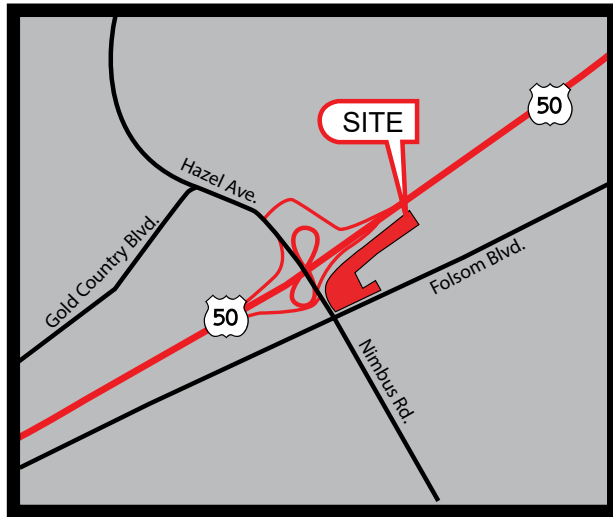
joey@ethanconradprop.com

916.779.1000

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

FEATURES:

- 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, 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:

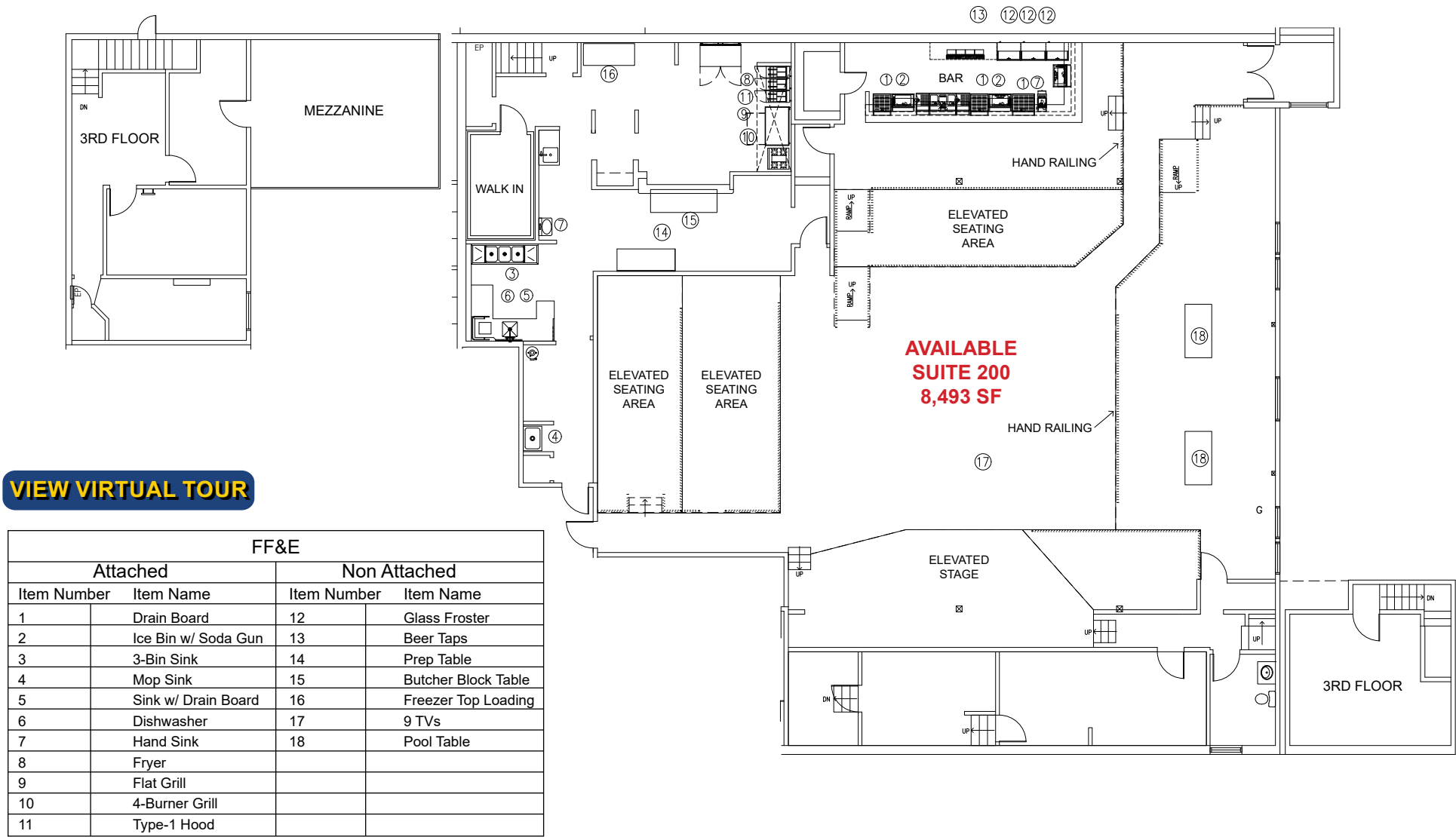
	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	2,738	40,619	167,230
2024 Average HH Income:	\$152,321	\$156,501	\$131,655
Traffic Counts:			
	Folsom Blvd: 40,895		
	Hazel Ave: 49,615		
	Hwy 50: 103,400		

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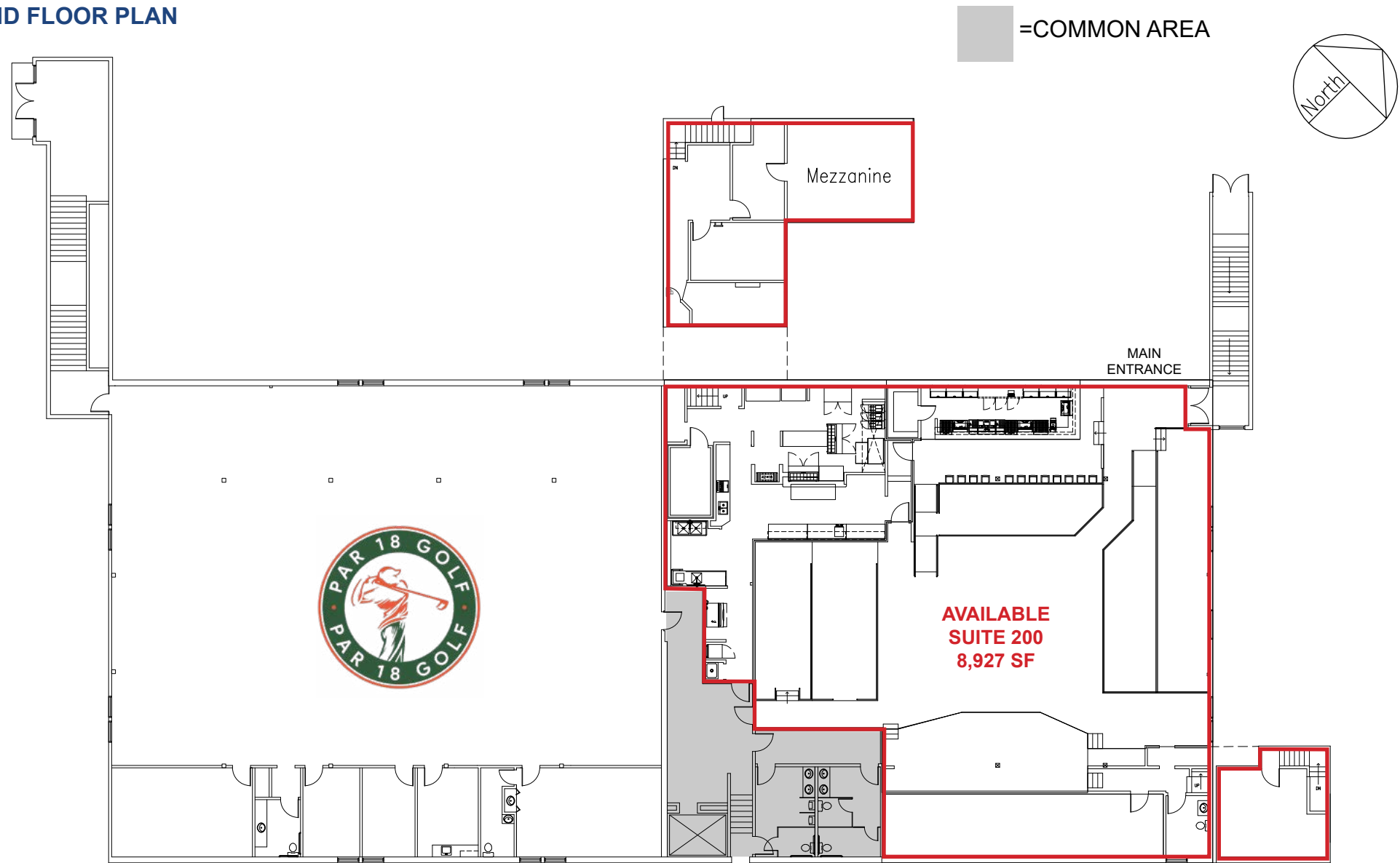
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2ND FLOOR PLAN



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.

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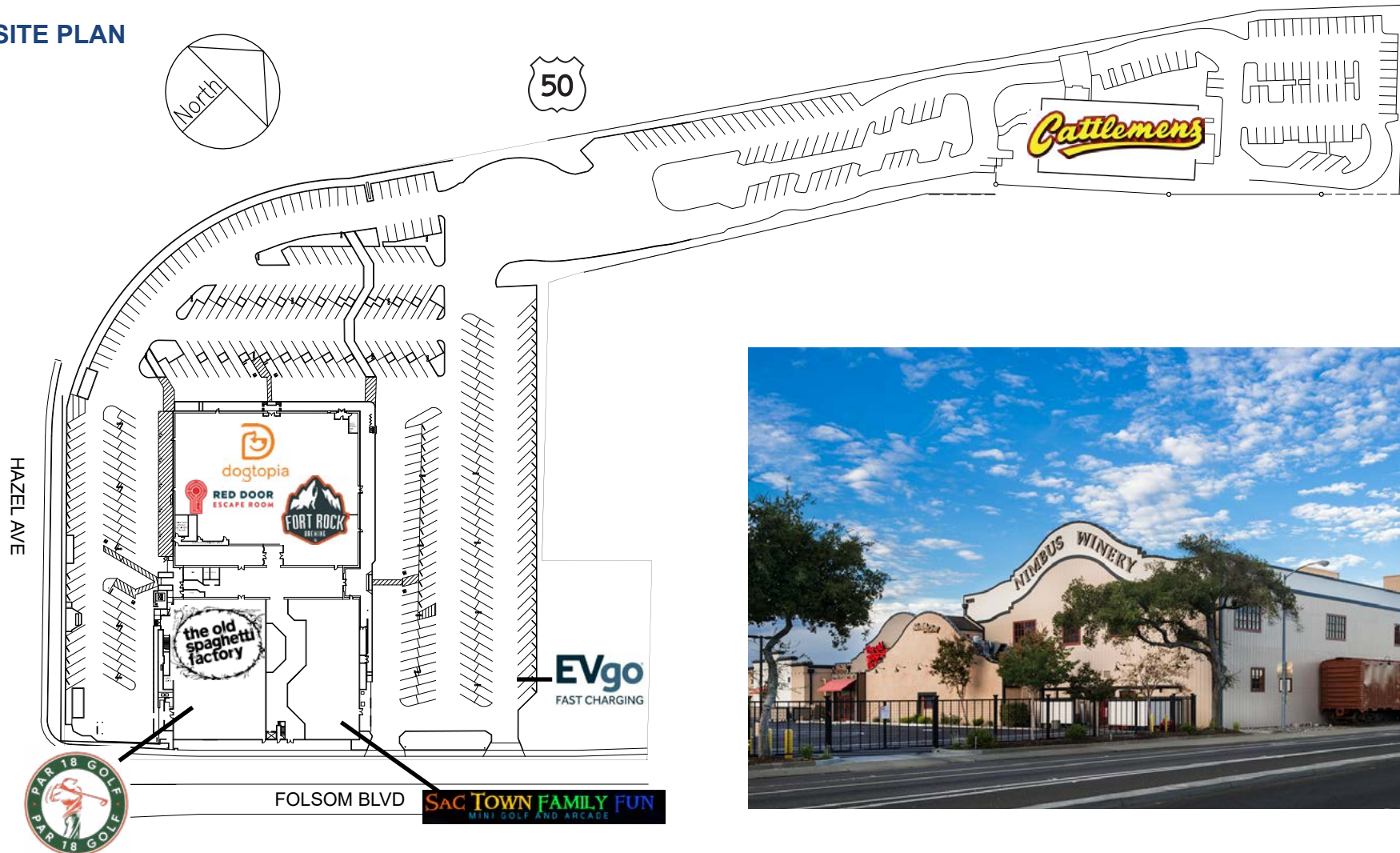
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SITE PLAN



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