



12190 Tributary Ln  
Rancho Cordova, CA 95670  
[www.cbre.com/sacramentodt](http://www.cbre.com/sacramentodt)

# Freeway Visible Space

Adjacent to La-Z-Boy Showroom with Highway 50 Signage  
(131,818 ADT)

Retail | For Sublease

**CBRE**

**Freeway Visible Space**

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# Property Highlights

## Highway 50 Visibility (131,818 ADT)

Just off Highway 50 via the Hazel Ave exit

Located just east of the affluent community of Gold River

Nearby traffic generators include Sacramento State University Aquatic Center, Nimbus Fish Hatchery, Nimbus Dam & State Recreation Area, and the Folsom Automall

Industrial and residential development (±5,400 housing units) planned for the area just south of Highway 50 formerly part of Aerojet

**±7,200 SF space available for sublease**




# Site Overview


Not to scale. All dimensions are approximate.



## 2023 Estimated Demographics\* - 3-Miles

 **42,423**  
Population

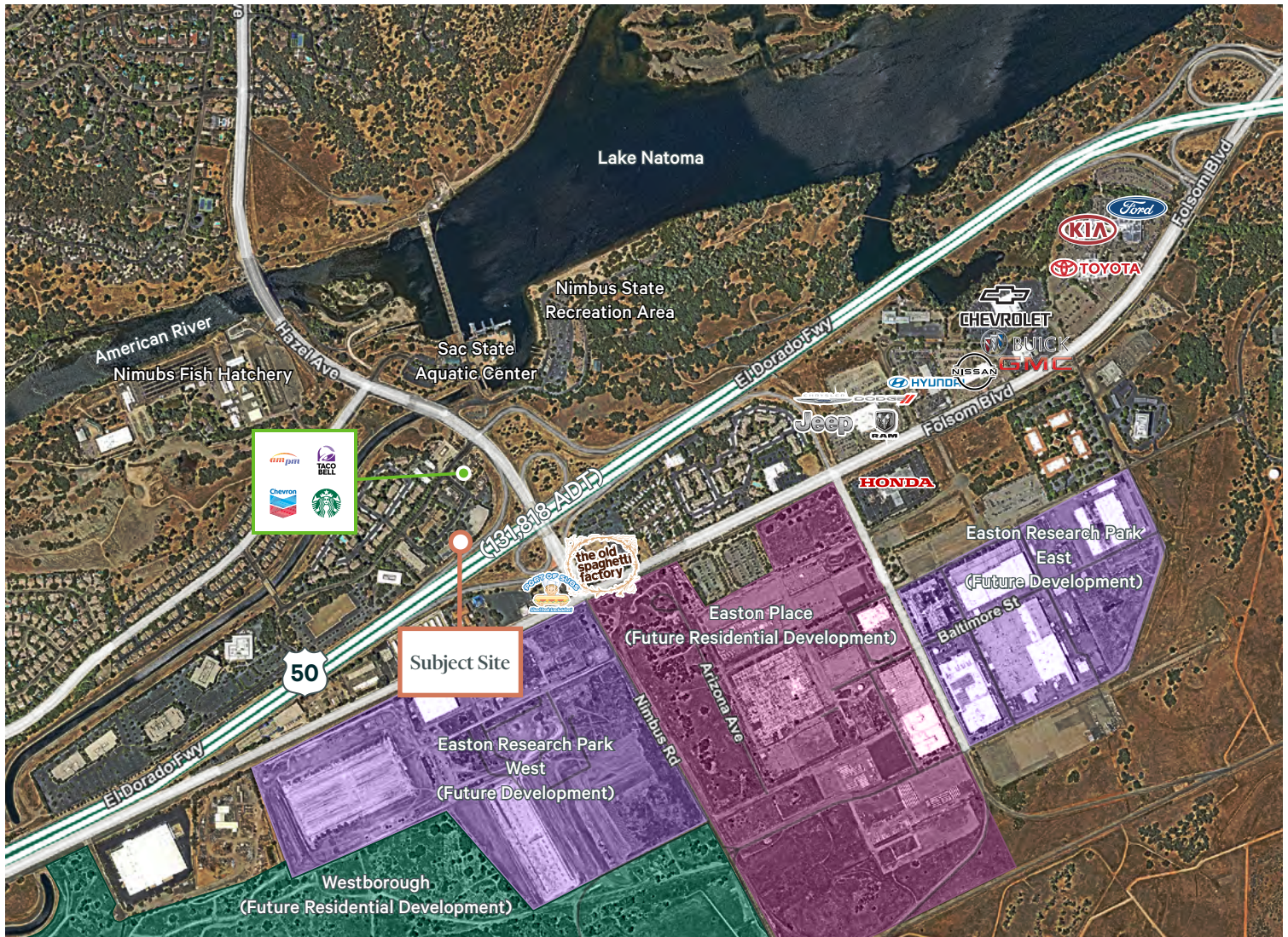
 **\$155,870**  
Avg. HH Income

 **17,319**  
Households

 **2,809**  
Businesses

 **60,728**  
Daytime Population

\*Source: FastReport



## Contact Us

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