

F65

SWC FOLSOM BLVD & 65TH ST SACRAMENTO, CA



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

LOCATION OVERVIEW

SWC Folsom Boulevard and 65th Street
Sacramento, CA

NOTABLE TENANTS IN CLOSE PROXIMITY:

Target, Grocery Outlet, Dollar Tree, Ross, Petco,
SaveMart, Trader Joe's & CVS

SHOPPING CENTER GLA:

±33,180 Square Feet (GLA)

AVAILABILITY:

±1,273 SF Retail Space • ±81 SF ATM Kiosk

TRAFFIC COUNTS

	Highway 50 (at 65th Street)	Folsom Blvd (at 62nd Street)	65th Street (at Folsom Blvd)
	±103,647	±19,072	±24,875

	1-MILE	3-MILE	5-MILE
 2025 TOTAL POPULATION	16,746	159,007	412,247
 2025 DAYTIME POPULATION	22,928	166,848	467,725
 2025 TOTAL EMPLOYEES	10,522	70,108	219,842
 2025 TOTAL HOUSEHOLDS	6,374	66,685	162,200
 2025 AVERAGE HOUSEHOLD INCOME	\$108,287	\$120,376	\$113,885

ANCHOR TENANT

Office DEPOT.

CO TENANTS



SUPERCUTS

PROPERTY OVERVIEW

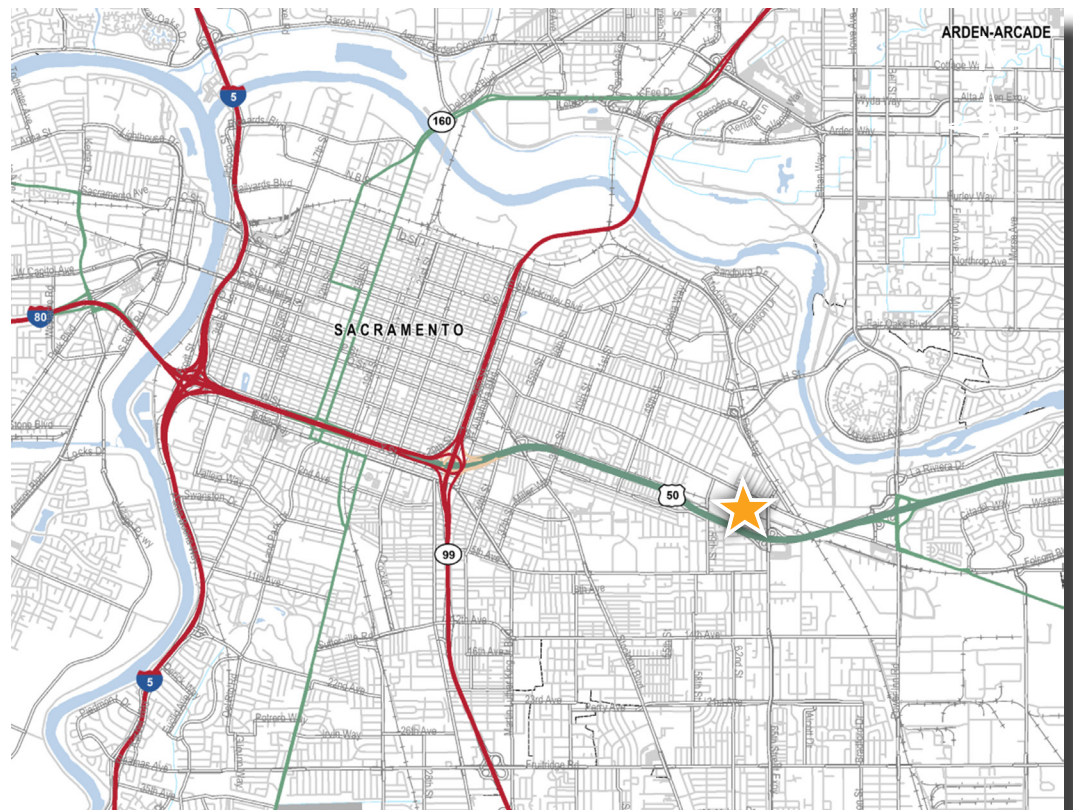
One of the most unique and contemporary mixed-use projects in the Sacramento region, F65 is ideally located in the heart of the East Sacramento trade area.

Situated at the southwest corner of Folsom Boulevard and 65th Street, just off of the Highway 50 interchange, F65 boasts $\pm 33,180$ square feet of high visibility retail space and eight second-story loft residences.

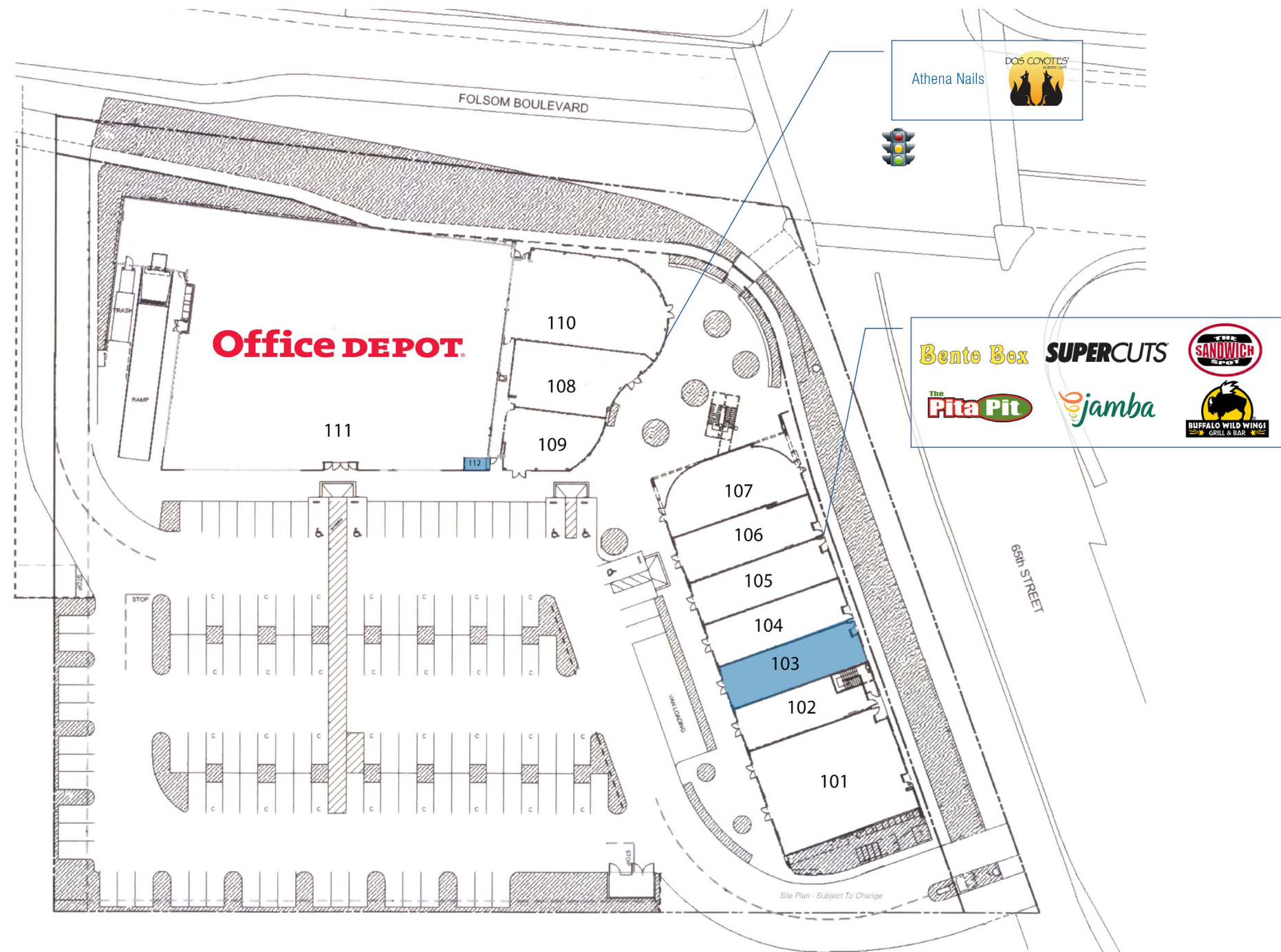
Folsom Boulevard is a primary traffic artery that connects Downtown Sacramento and East Sacramento and provides direct access to Highway 50. More than 40,000 cars travel the intersection daily.

F65 attracts “urban pioneers” with on-the-go lifestyles and is within walking distance of Sacramento State University’s 300-acre campus and approximately 31,000 students.

Other significant traffic generators include the SMUD Headquarters building, which employs more than 2,000 people, and the 65th Street Light Rail Station.



SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
101	Bento Box	3,171
102	Supercuts	1,068
103	AVAILABLE	1,273
104	The Sandwich Spot	1,273
105	Pita Pit	1,269
106	Jamba Juice	1,351
107	Buffalo Wild Wings	1,600
108 & 109	Athena Nails	2,453
110	Dos Coyotes	2,800
111	Office Depot	16,841
112	AVAILABLE (ATM)	81



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REAL ESTATE

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GALLELLI RETAIL TEAM

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PROPERTY AERIAL



WEST SACRAMENTO RETAIL TRADE AERIAL



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