

F65

SWC Folsom Boulevard & 65th Street - Sacramento, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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P 916 772 1700



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

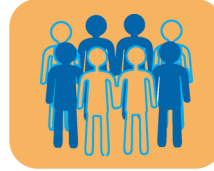
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location: SWC Folsom Boulevard and 65th Street
Sacramento, CA

anchor tenants: Office Depot

shopping center GLA: ±33,180 Square Feet (GLA)

availability: ±81 SF ATM Kiosk



2023 total population

1-mile	16,335
3-mile	155,347
5-mile	401,131



2023 daytime population

1-mile	24,382
3-mile	175,471
5-mile	483,310



2023 total employees

1-mile	12,584
3-mile	86,431
5-mile	251,437



2023 total households

1-mile	6,255
3-mile	65,323
5-mile	157,818



2023 average HH income

1-mile	\$92,974
3-mile	\$100,342
5-mile	\$95,606



traffic counts

Highway 50 (at 65th Street)	211,000
Folsom Blvd (at 62nd Street)	17,562

Office DEPOT



GameStop

jamba

The Pita Pit



SUPERCUTS



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PROPERTY OVERVIEW

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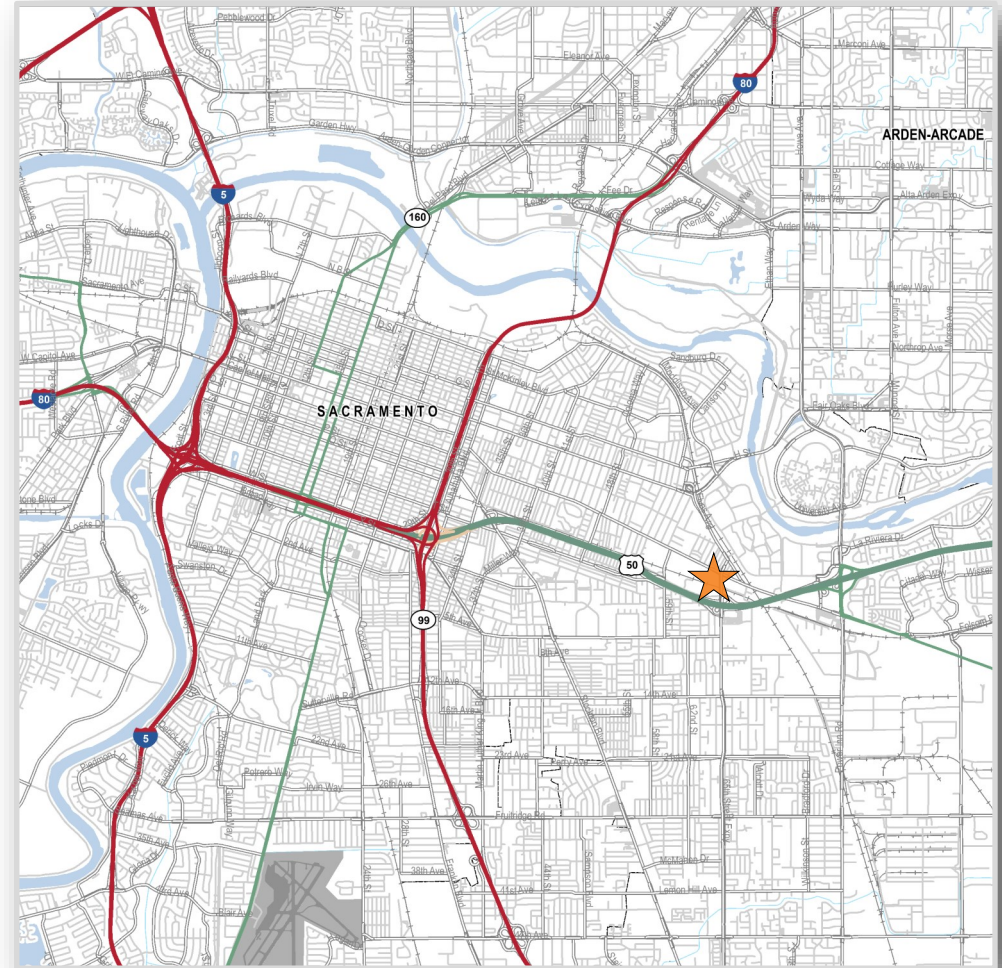
One of the most unique and contemporary mixed-use projects in the Sacramento region, **F65** is ideally situated in the heart of the East Sacramento trade area.

Situated at the southwest corner of Folsom Boulevard and 65th Street, just off of the Highway 50 interchange, **F65** boasts ±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 30,000 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 its more than 27,000 students.

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



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INTERSECTION AERIAL

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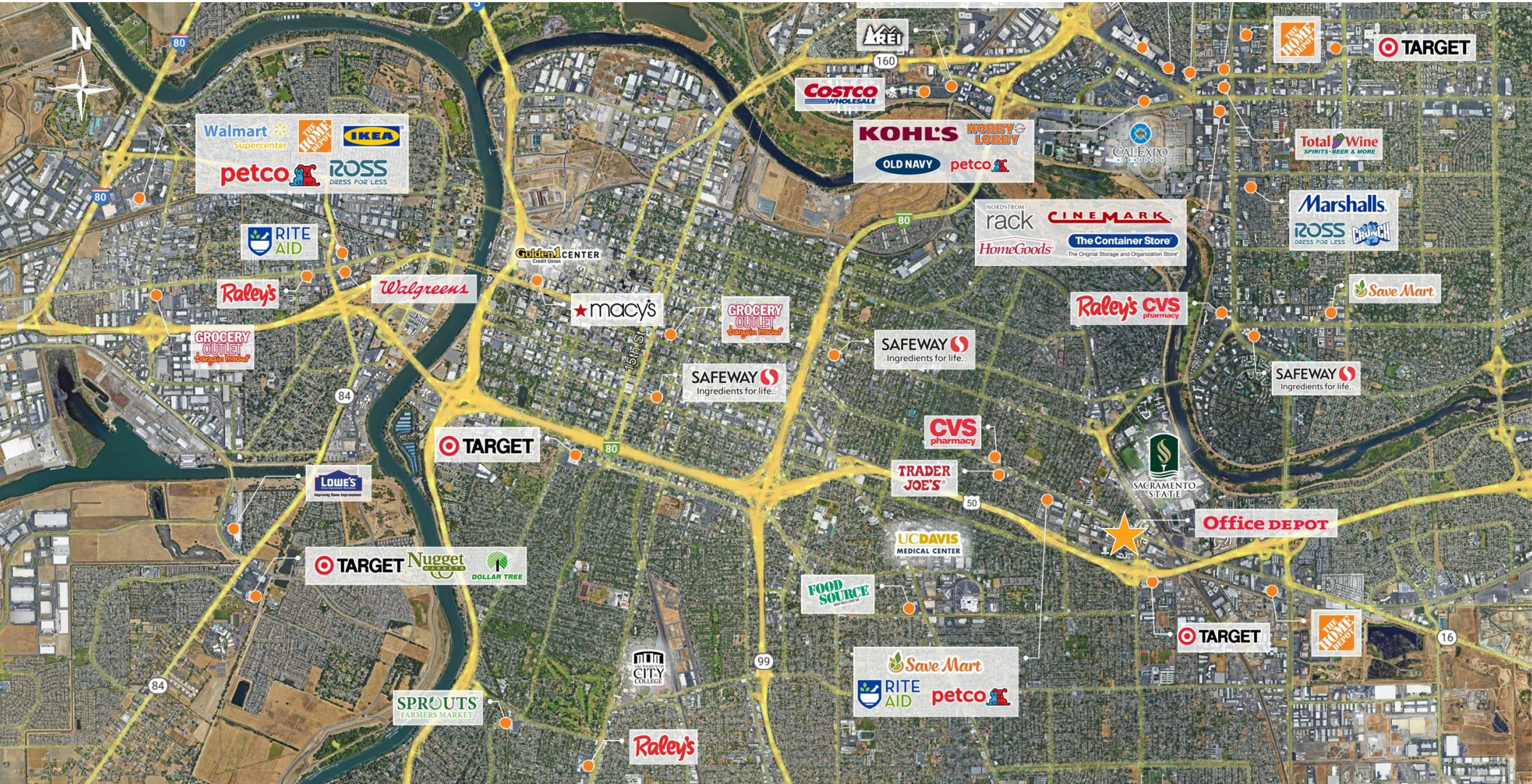
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RETAIL TRADE AREA AERIAL

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FULCRUM

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