

# F65

SWC Folsom Boulevard & 65th Street - Sacramento, CA

A PROUD MEMBER OF  
**CHAIN LINKS**  
RETAIL ADVISORS



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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

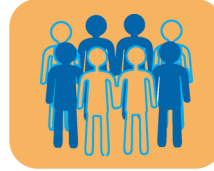
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**location:** SWC Folsom Boulevard and 65th Street  
Sacramento, CA

**anchor tenants:** Office Depot

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

**availability:** ±1,387 SF Retail Space  
±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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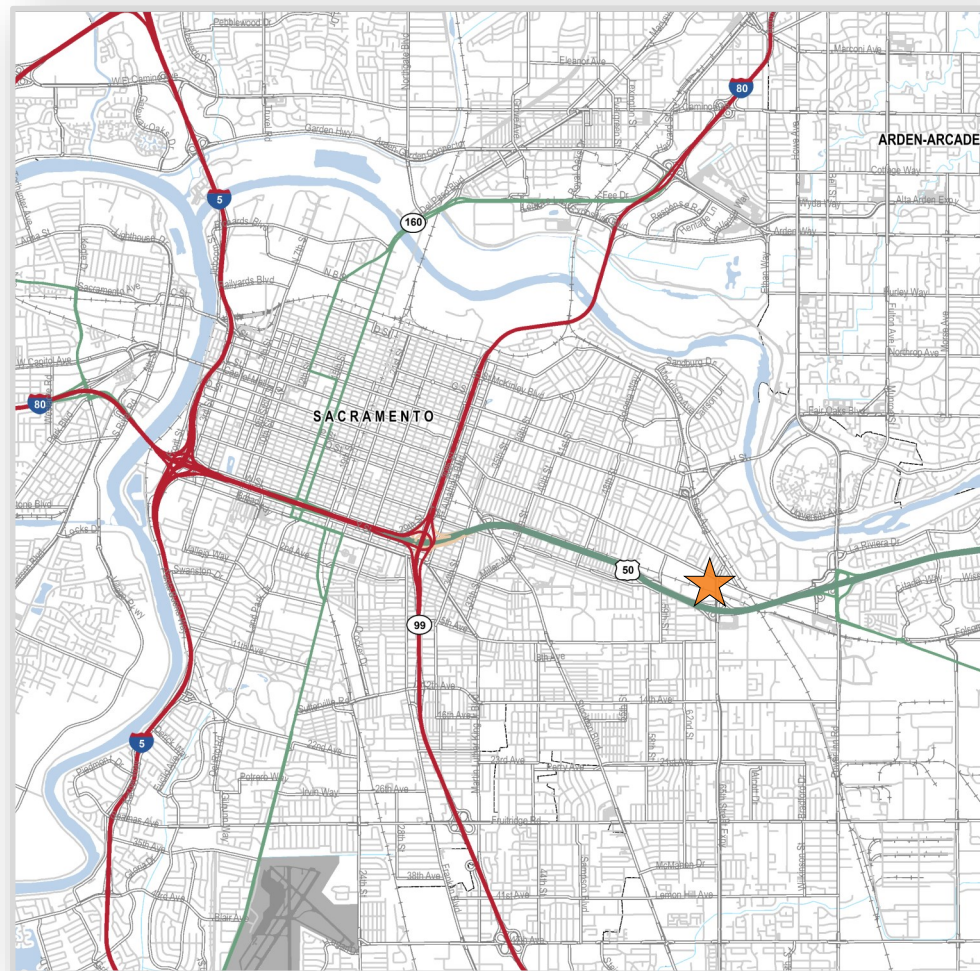
One of the most unique and contemporary mixed-use projects in the Sacramento region, **F65** is ideally situated in the heart of the East Sacramento trade area.

Situated at the southwest corner of Folsom Boulevard and 65th Street, just off of the Highway 50 interchange, **F65** boasts  $\pm 33,180$  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 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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## RETAIL TRADE AREA AERIAL

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