

# F65

SWC Folsom Boulevard & 65th Street - Sacramento, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



FULCRUM

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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



### 2022 total population

1-mile	15,428
3-mile	156,084
5-mile	400,681



### 2022 daytime population

1-mile	24,668
3-mile	204,022
5-mile	548,773



### 2022 total employees

1-mile	16,626
3-mile	118,197
5-mile	316,714



### 2022 total households

1-mile	6,128
3-mile	64,151
5-mile	154,912



### 2022 average HH income

1-mile	\$91,944
3-mile	\$95,224
5-mile	\$90,034



### traffic counts

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

**Office DEPOT.**



**GameStop**



**SUPERCUTS**



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## PROPERTY OVERVIEW

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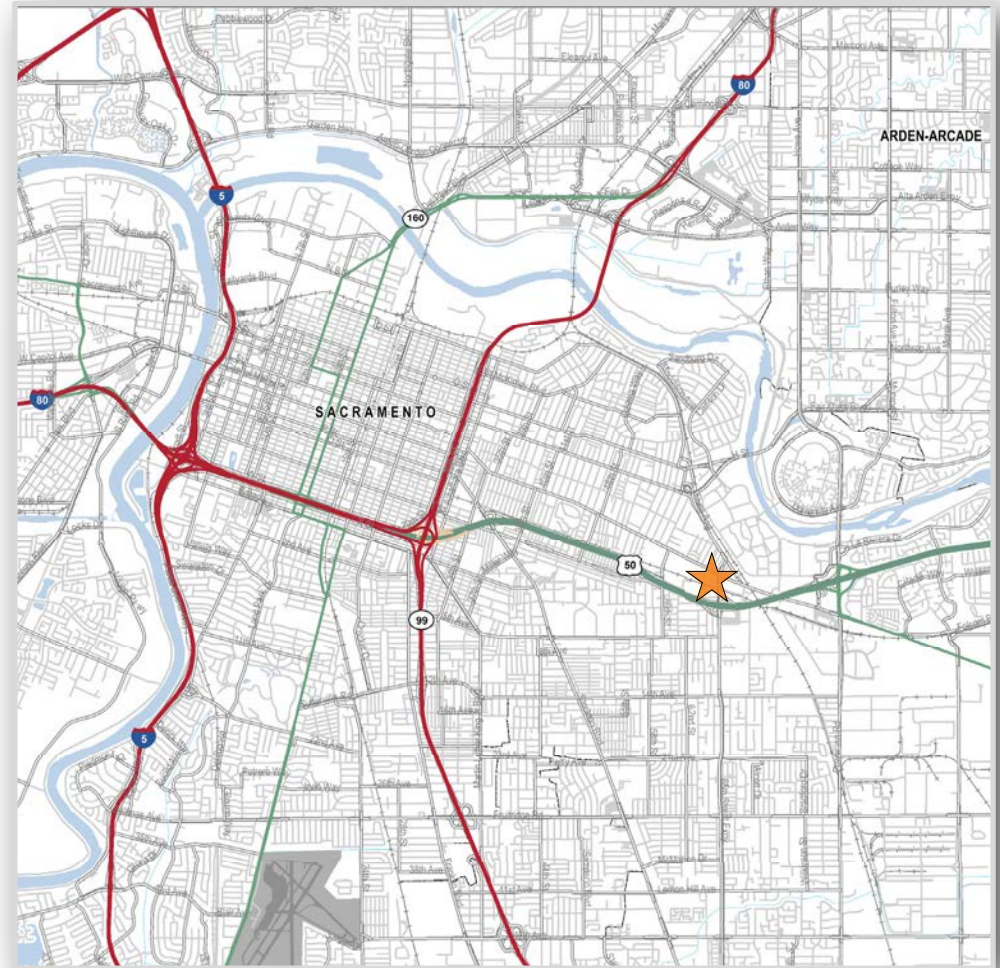
One of the most unique and contemporary mixed-use projects in the Sacramento region, **F65** is ideally situated in the heart of the East Sacramento trade area.

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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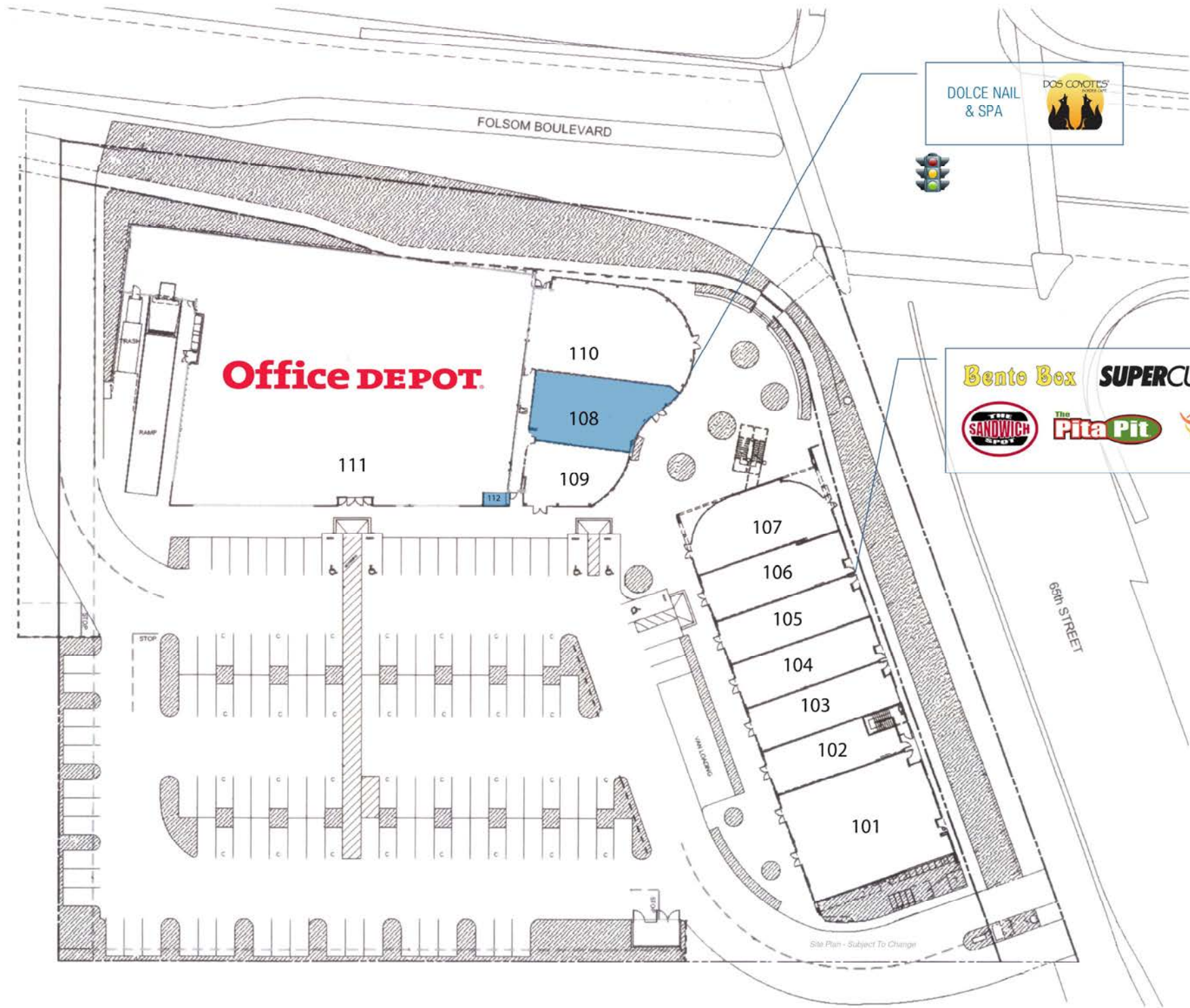
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SITE PLAN



SUITE	TENANT	SQ. FT.
101	Bento Box	3,171
102	Supercuts	1,068
103	Game Stop	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	AVAILABLE	1,387
109	Dolce Nail & Spa	1,066
110	Dos Coyotes	2,800
111	Office Depot	16,841
112	AVAILABLE (ATM)	81

For leasing information,  
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## INTERSECTION AERIAL

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## RETAIL TRADE AREA AERIAL

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