FOR LEASE

118 WOODMERE RD, FOLSOM, CA

±3,460 SF RETAIL SPACE AVAILABLE



3D Tour
Click Here

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ROME
REAL ESTATE GROUP

118 WOODMERE RD

FOLSOM, CA 95630

FOR LEASE

MULTI-TENANT RETAIL CENTER

SUITE	SIZE	LEASE RATE	SPACE NOTES
SUITE 110	**±3,460 SF**	**$2.25 PSF, NNN** **NNN Costs: $0.56 PSF**	**Vanilla shell with open layout; two restrooms.**

PROPERTY HIGHLIGHTS

01 **Folsom Boulevard / Blue Ravine Road Location:** Positioned just off the Folsom Boulevard and Blue Ravine Road intersection, providing convenient access to surrounding business and residential areas.

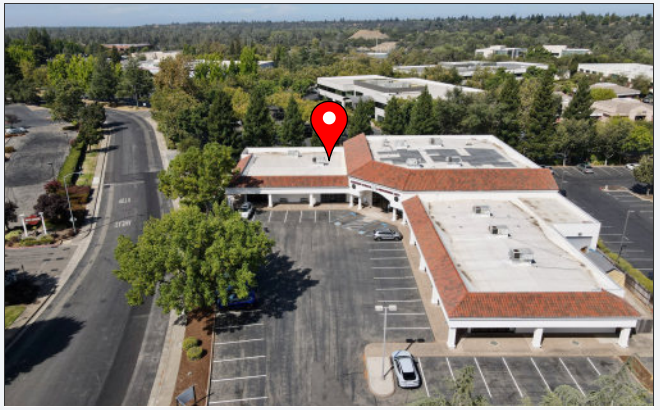
02 **Highway 50 & Gold Line Connectivity:** Approximately two miles from Highway 50 and about 0.6 mile from the Glenn/Robert G. Holderness Gold Line (SacRT light rail) station, providing convenient regional and transit access.

03 **Established near Lake Forest Tech Center Setting:** Positioned at the entrance to Folsom's Lake Forest Tech Center, near an established mix of office, technology, service, and destination users, including PowerSchool & Harley-Davidson of Folsom.

04 **Strong Folsom Trade Area:** Approximately 77,426 residents live within three miles of the property, with an average household income of $160,827 within one mile, supporting a substantial local customer base.

05 **Nearby Retail & Dining Amenities:** Nearby Folsom Boulevard amenities include Qamaria Yemeni Coffee Co., Out of Bounds Craft Kitchen & Biergarten, Dos Coyotes, Jamba Juice and other restaurants, retailers, and services.

06 **On-Site Parking:** The property offers approximately 47 surface parking spaces.



TRAFFIC COUNTS

35,012 ADT · Folsom Blvd
21,098 ADT · Blue Ravine Rd

AVG HOUSEHOLD INCOME

$136,573

Within a 3-mile radius

PROPERTY ZONING

C-3 (PD)

City of Folsom

118 WOODMERE ROAD

±3,460 SQ. FT.

SUITE 110 · FLOOR PLAN



LEASE RATE	NNN COSTS	VIEW
$2.25 PSF + NNN	$0.56 PSF	3D TOUR









EXTERIOR PHOTOS

118 WOODMERE ROAD
FOLSOM, CA 95630









IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

118 WOODMERE ROAD · FOLSOM, CA 95630



POPULATION
2025 ESTIMATE

1 MILE	8,159
3 MILES	77,426
5 MILES	170,794

POPULATION
2030 PROJECTION

1 MILE	8,305
3 MILES	78,364
5 MILES	174,269

HOUSEHOLD INCOME
2025 AVERAGE

1 MILE	$160,827
3 MILES	$136,573
5 MILES	$148,852

HOUSEHOLD INCOME
2025 MEDIAN

1 MILE	$131,976
3 MILES	$110,433
5 MILES	$119,640

2025 POPULATION BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	4,939	48,486	108,709
BLACK	127	3,486	5,309
HISPANIC ORIGIN	968	11,306	23,069
AM. INDIAN & ALASKAN	26	398	905
ASIAN	1,651	9,943	24,567
HAWAIIAN & PACIFIC ISLAND	21	223	497
OTHER	1,396	14,890	30,807

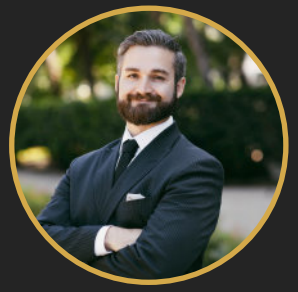
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CONTACT US

For more information about this retail suite



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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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