



# 4801 FOLSOM BLVD. FOR LEASE

SECOND-GENERATION RETAIL

Prime East Sacramento Location



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# Retail Opportunity

## SPACE AVAILABLE

Formerly V. Miller Meats

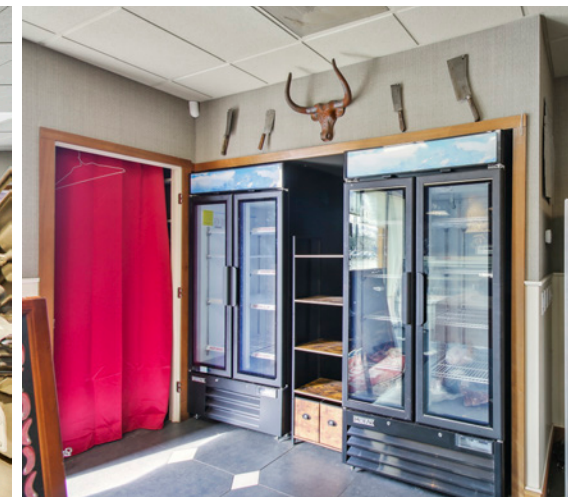
Second-Generation Retail:

Address: 4801 Folsom Blvd #2, Sacramento, CA 95819

Size: 1406 Sq Ft

Rental Rate: \$3.50 Base Rent

NNN: \$0.85





## DISCOVER EAST SACRAMENTO

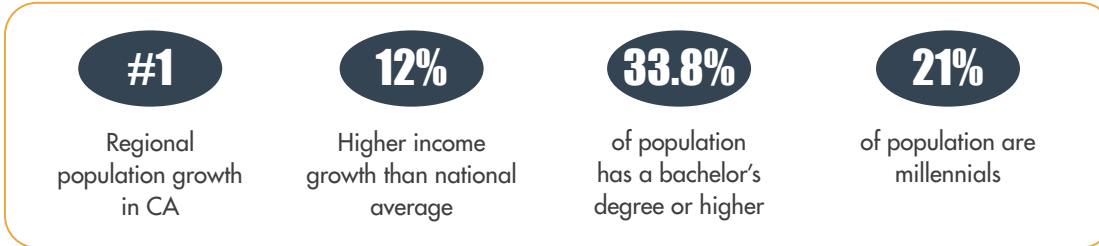
Located in one of Sacramento's most desirable neighborhoods, this property sits in the heart of East Sacramento—an area known for its historic charm, strong community, and thriving local economy. With picturesque tree-lined streets and classic early 20th-century homes, East Sacramento boasts high property values and a sought-after mix of residential and commercial spaces.

Commercial properties, especially standalone medical and office spaces, are in limited supply, making opportunities here highly valuable. The neighborhood is also a vibrant food and entertainment hub, featuring local favorites like The Greenroom, One Speed Pizza, Temple Coffee, Chocolate Fish, Canon, Origami, Selland's Market Café and Trader Joes. With its rich culture and prime location near Downtown and Midtown, East Sacramento is an ideal destination for investors, business owners, and residents alike.

# Greater Sacramento Data Points

## GENERAL STATISTICS

Greater Sacramento's 2.6 million residents are diverse and highly educated

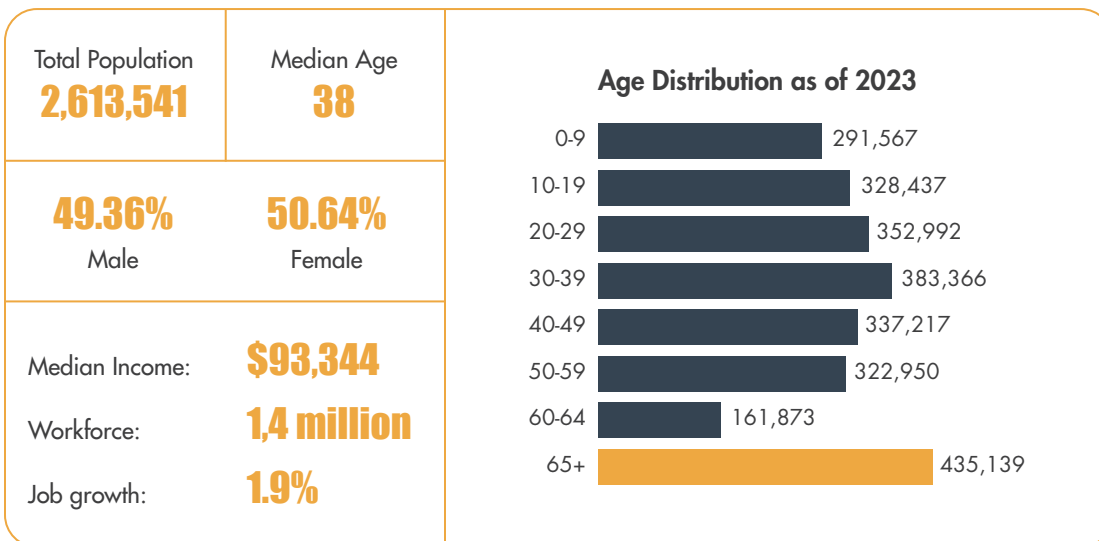


Sources: Brookings 2020, Emsi 2021



## TOTAL POPULATION BREAKDOWN

The total population covered by Greater Sacramento is 2,613,541. The median age is 37.738



Welcome to Sacramento, where the heart of California beats with vibrant energy and endless possibilities. Centrally located, this city boasts a diverse population and a dynamic landscape that caters to every lifestyle. From the bustling nightlife and renowned restaurant scene to Michelin-starred dining experiences and award-winning bars recognized by the Tales of the Cocktail awards, Sacramento offers an unparalleled culinary and entertainment experience.

But Sacramento isn't just about the nightlife; it's a city thriving with culture and creativity. With a bustling art scene and ongoing development, including the expansion of R Street and numerous new housing projects, Sacramento is a city on the rise. Whether you're looking to buy a home or open a business, this city offers endless opportunities for growth and success.

Beyond the city limits, Sacramento's central location provides easy access to some of California's most breathtaking destinations. From the majestic Sierra Nevada Mountain range to the historic Gold Country, and the world-renowned wine regions of Napa Valley and Sonoma County, Sacramento puts you within reach of it all. And let's not forget the stunning coastal views of the Bay Area, just a short drive away.

Yet, amidst all these incredible attractions, the true gem of Sacramento lies in its people, its businesses, and the spirit of the city itself. Friendly neighbors, innovative entrepreneurs, and a strong sense of community make Sacramento not just a place to live, but a place to thrive. Whether you're looking to settle down, start a family, or pursue your entrepreneurial dreams, Sacramento welcomes you with open arms and endless opportunities. Welcome home.

## CONTACT US TODAY!



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**COMMUNITY BASED,  
BUSINESS MINDED,  
RETAIL FOCUSED**



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