

SACRAMENTO SPORTSPLEX

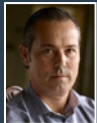
11327 Folsom Boulevard
Rancho Cordova, California

FLEX SPACE IN AN ESTABLISHED SPORTS AND ENTERTAINMENT DESTINATION



FOR LEASE

SUITE 110 | ±5,700 SF



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SUTTER
PROPERTIES GROUP

THE OPPORTUNITY

RARE AVAILABILITY AT SACRAMENTO SPORTSPLEX

Join an established destination where youth sports, recreation, and family entertainment bring athletes, teams, parents, and visitors back throughout the week.

Suite 110 offers approximately 5,700 square feet of flexible second-generation space formerly occupied by Fitness Outlet. With the balance of the building leased, this is a rare opening for a complementary concept to establish a presence within a property known for sports and family activity.

The suite combines a customer-facing retail area in front with high-clearance warehouse space in the rear. Use the current mix or build farther into the warehouse to expand the finished footprint. Two access points shown on the plan can support a future layout, subject to field verification and landlord approval.

Highway 50 visibility, regional access from the Sunrise Boulevard area, and building and digital monument signage identified in the offering memorandum add meaningful exposure, subject to availability and approval.



QUICK FACTS

- **SUITE:** 110
- **AREA:** APPROXIMATELY 5,700 SQUARE FEET
- **CONFIGURATION:** FLEX SPACE: FRONT RETAIL AND CUSTOMER AREA WITH REAR WAREHOUSE SPACE
- **LEASING TERMS:** 5-10 YEARS
- **BASE RENT PSF:** \$1.25
- **NNN'S PSF:** \$0.38
- **TI ALLOWANCE:** NEGOTIABLE

WHY THIS SPACE WORKS

BUILT FOR A FLEXIBLE CONCEPT

Suite 110 pairs retail visibility with the utility of industrial construction. The existing layout can support a customer-facing concept today, while the rear warehouse area provides room for storage, operations, training, or a larger future buildout.

HIGHLIGHTS

THE SUITE

±5,700 SF | former Fitness Outlet |
front retail area | rear warehouse area
| two access points shown on plan

THE BUILDING

±94,060 SF | 28-foot clear height |
concrete tilt-up construction | grade-level
access | approximately 143 shared
parking spaces

THE VISIBILITY

Highway 50 exposure | building
signage | access from the Sunrise
Boulevard area

THE SETTING

Otherwise leased sports and recreation
destination | complementary activity
from practices, lessons, games, events,
and family visits



SUITE 110
±5,700 SF
AVAILABLE

AN ESTABLISHED DESTINATION

SURROUNDED BY SPORTS AND FAMILY ACTIVITY

Sacramento SportSplex brings together youth athletics, instruction, indoor recreation, and family entertainment in one established destination. Practices, lessons, games, events, and repeat visits create regular opportunities for a new tenant to be seen by athletes, parents, teams, and families already coming to the property.

For a business aligned with sports, wellness, recovery, enrichment, or active family life, the location offers more than adjacency. It offers a setting where the surrounding customer base already has a reason to visit and return.

TENANT PRESENTATION

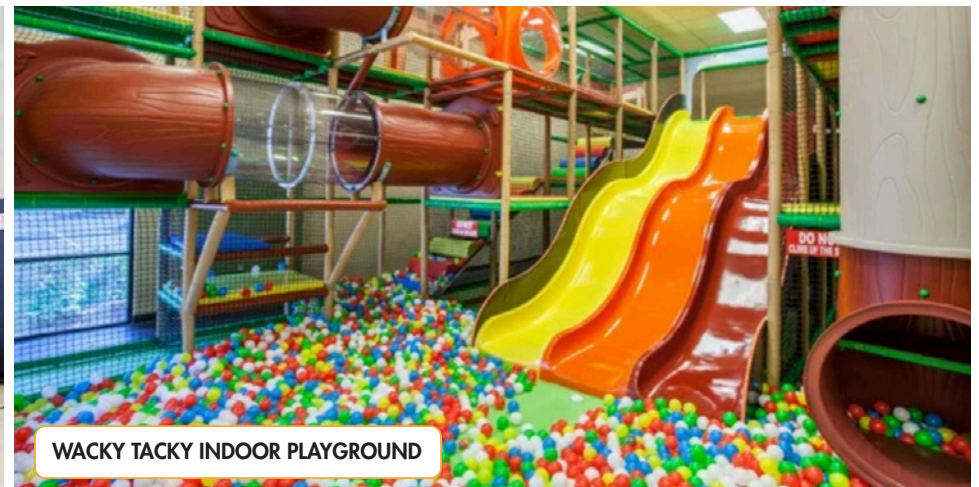
AT 11327 FOLSOM BOULEVARD

- OMNI Volleyball Club
- Wacky Tacky Indoor Playground
- Touch Shooting

ACROSS THE BROADER SPORTSPLEX COMPLEX

- The Swimstitute
- Technique Gymnastics
- Granite Arch Climbing

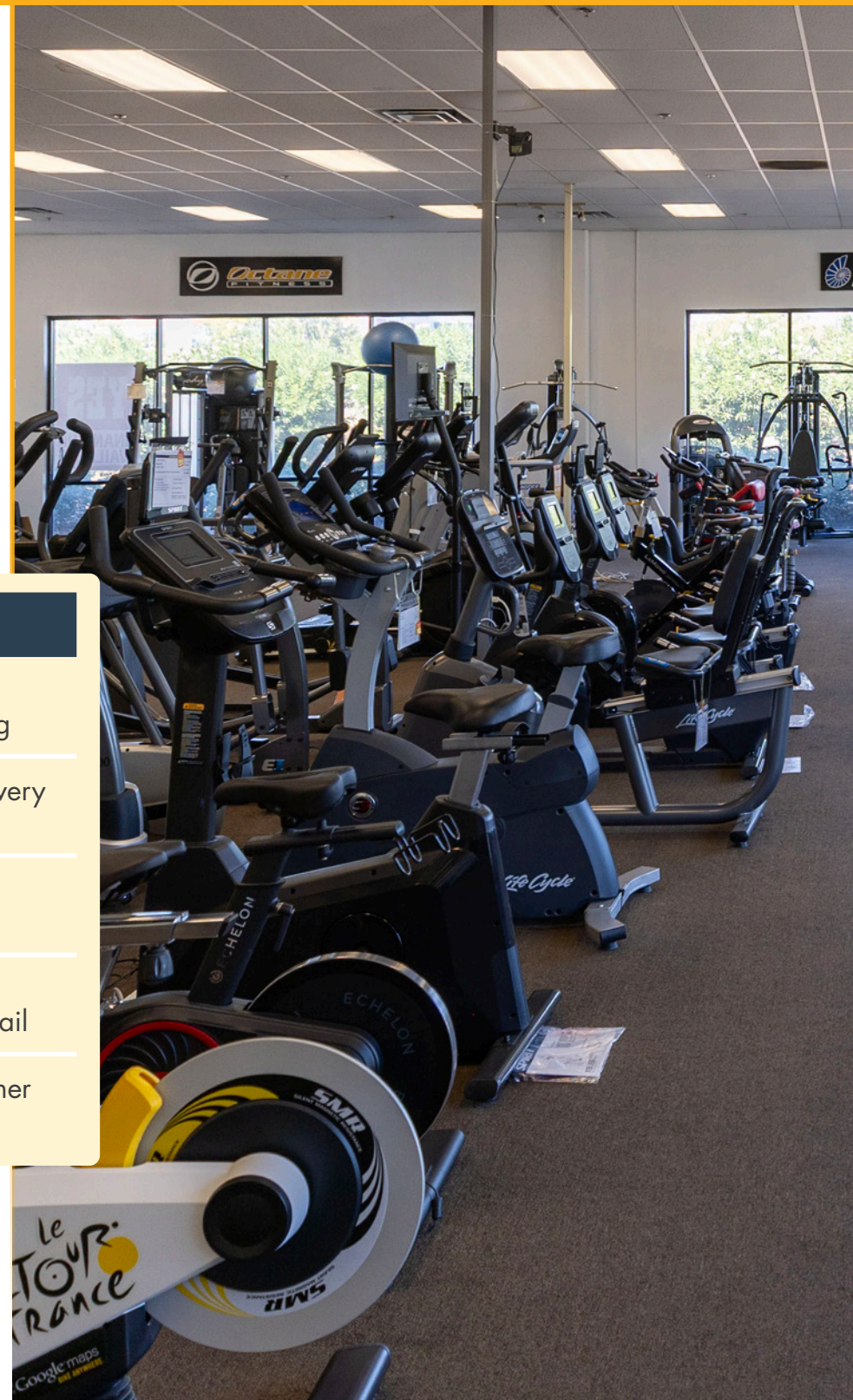
• **TENANT CATEGORIES:** YOUTH SPORTS | AQUATIC INSTRUCTION | CLIMBING | GYMNASTICS | INDOOR PLAY



IDEAL USES

A STRONG FIT FOR ACTIVE & FAMILY FOCUSED CONCEPTS

Suite 110 is well positioned for operators that benefit from regional access, repeat visits, flexible space, and proximity to established sports and recreation users.



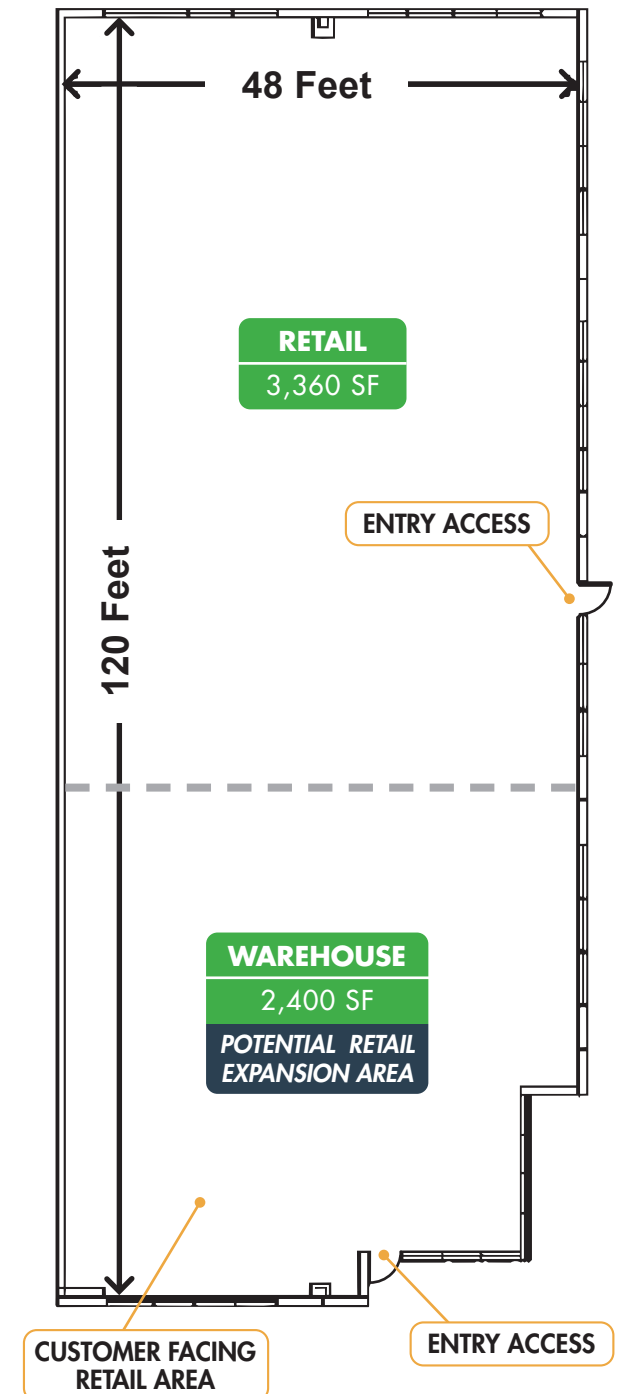
USE CATEGORY	EXAMPLES
PERFORMANCE AND TRAINING	Sports performance athletic training personal training martial arts boxing
HEALTH AND RECOVERY	Physical therapy rehabilitation recovery wellness medical fitness
YOUTH AND ENRICHMENT	Dance cheer gymnastics-related instruction tutoring skills programs
RETAIL AND SHOWROOM	Sporting goods team apparel equipment showroom active-lifestyle retail
RECREATION AND SERVICES	Indoor recreation family services other complementary destination concepts

****USE NOTE:** All uses are subject to zoning, landlord approval, and verification of the suite's infrastructure.

SITE PLAN AND SUITE 110

A SPACE TO FIT YOUR NEEDS

The existing suite places customer-facing retail space at the front and warehouse space behind it. A tenant can use the current mix or extend the finished area into the warehouse to create a larger customer, training, or showroom footprint. The supplied suite plan shows two access points, offering flexibility for customer circulation, staff access, deliveries, or a future reconfiguration.



SUITE 110

THE INTERIOR



BUILDING SIGNAGE



REGIONAL REACH

CONNECTED TO THE SACRAMENTO REGION

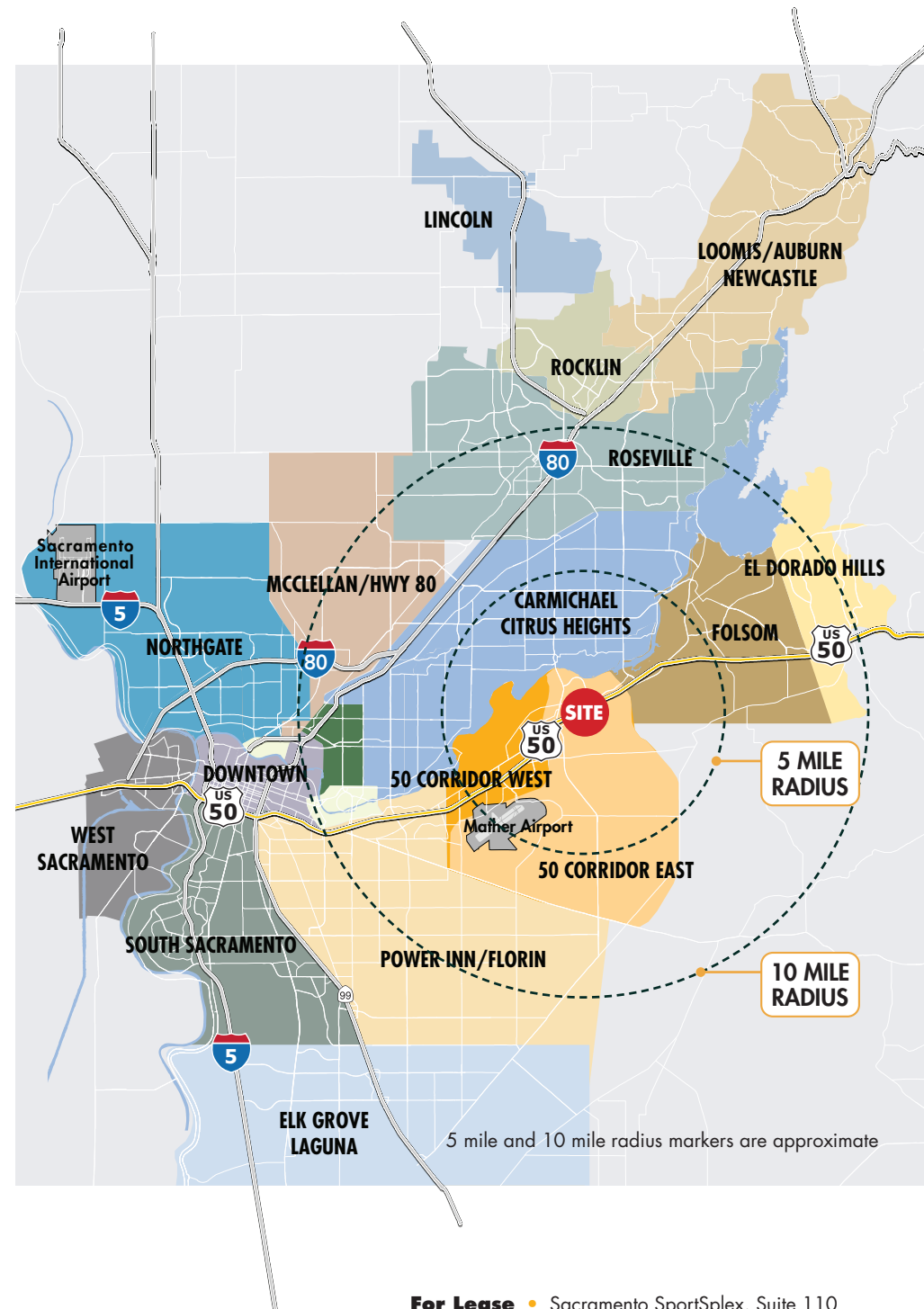
Located along the Highway 50 corridor in Rancho Cordova, Sacramento SportSplex is easy to reach for athletes, families, employees, and visitors traveling from surrounding communities. The location supports destination concepts that draw beyond the immediate neighborhood.

Within five miles, CoStar estimates a 2025 population of 220,487 in 84,895 households, with average household income of \$118,843. The ten-mile trade area reaches an estimated 810,690 residents, reinforcing the regional scale available to a well-matched concept.

DEMOGRAPHIC HIGHLIGHTS

2025 ESTIMATE	VALUE
5 MILE POPULATION	220,487
5 MILE HOUSEHOLDS	84,895
5 MILE AVERAGE HOUSEHOLD INCOME	\$118,843
10 MILE POPULATION	810,690

SOURCE: CoStar demographic report dated October 9, 2026. Figures are estimates and should carry the standard CoStar and SPG disclaimer.





SCHEDULE A TOUR

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QR code and property
website here

PUT YOUR CONCEPT IN THE CENTER OF THE ACTION

Bring your business to an established sports and entertainment destination with regional access, strong visibility, and a flexible suite ready for its next chapter.

Suite 110 offers approximately 5,700 square feet of customer-facing retail and high-clearance warehouse space at 11327 Folsom Boulevard in Rancho Cordova.

COMMUNITY BASED. BUSINESS MINDED. RETAIL FOCUSED.

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