

# A Dominant Restaurant Drive-Thru Opportunity

10109 Folsom Blvd, Rancho Cordova, CA 95670



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**LOCKEHOUSE**

2099 Mt. Diablo Blvd, Suite 206  
Walnut Creek, CA 94596  
License #01784084



**Jim Shepherd**  
SENIOR VICE PRESIDENT  
925.627.7902  
jim@LockeHouse.com  
License #01260555

**Adria Giacomelli**  
SENIOR VICE PRESIDENT  
925.997.2307  
adria@LockeHouse.com  
License #01498795

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## Property Highlights



## SUMMARY

### 10109 Folsom Boulevard in Rancho Cordova, CA

A rare opportunity for a QSR restaurant drive-thru to locate in the retail corridor of Rancho Cordova. The existing C-Mart and Baskin Robbins will relocate and rebuilt next to the in coming car wash, making the entire 2,800 square foot drive thru available.

<b>Address:</b>	10109 Folsom Boulevard, Rancho Cordova CA 95670
<b>Cross Streets:</b>	Folsom Boulevard and West La Loma Drive
<b>Type:</b>	Restaurant Pad with Existing Drive-Thru
<b>Built:</b>	2002 / Redeveloped 2017
<b>Drive Thru:</b>	2,800 SF Restaurant Drive-Thru
<b>Lot Size:</b>	52,000 SF
<b>Zoning:</b>	FB-CMU- Commercial Mixed Use
<b>Seeking:</b>	Fast Food or a QSR
<b>Delivery:</b>	Q4 2014 (Can be made available immediately)

## HIGHLIGHTS

- Rebranding to Chevron Gas Station and Extra Mile
- Fronting Folsom Blvd
- Ideal for Fast Food QSR
- Pylon Signage on Folsom Blvd
- Existing Drive-Thru
- Close to Light Rail Station
- 44,000 cars per day on Folsom Blvd

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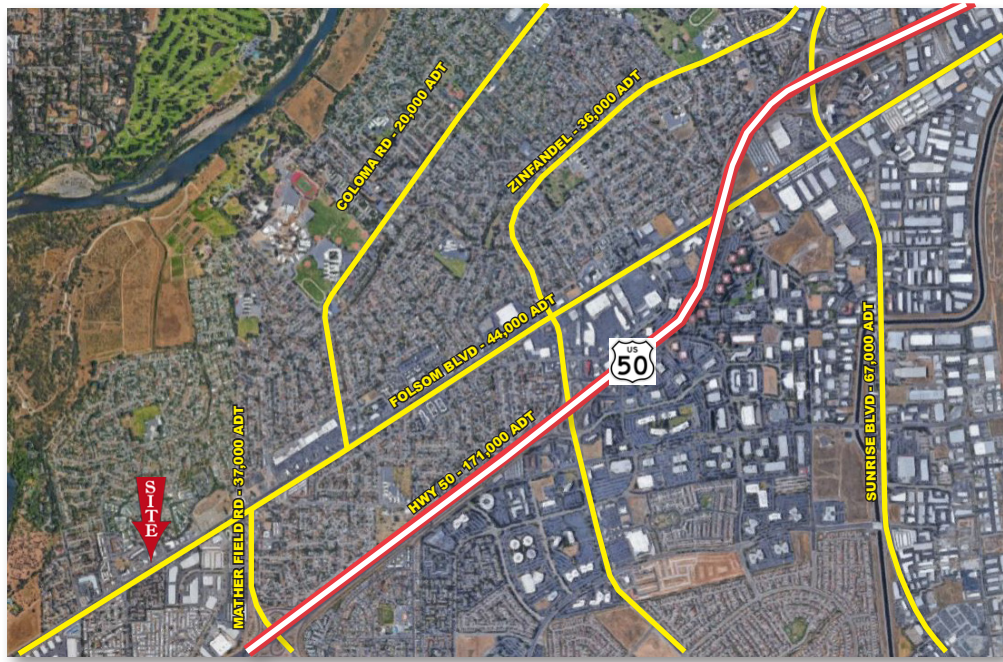
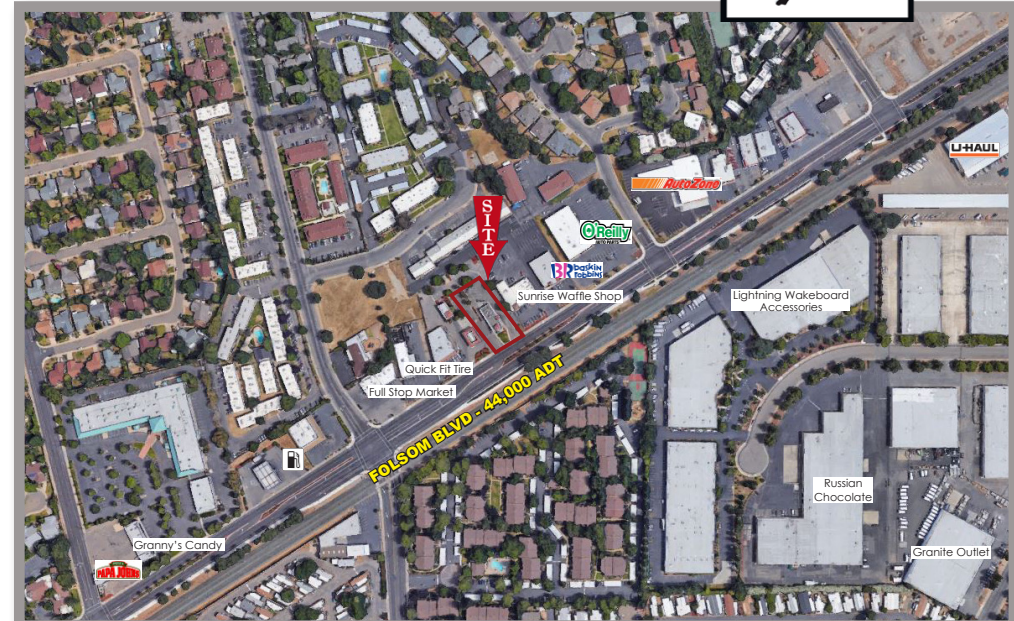


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## Location



The City of Rancho Cordova is located in the eastern part of Sacramento County. Just recently in 2003, Rancho Cordova was declared an official city in California, being the 478th city in the state. Although the city remained in advocacy for more than 20 years, it is full of rich California history and home to a thriving aerospace company. As of 2016, the City is home to just over 72,000 residents and approximately 3,450 businesses. With over 1,355,852 people within a 10 mile radius, there is projected to be almost \$3 billion in retail sales in 2016.



DEMOGRAPHICS	1 Mile	3 Mile	5 Miles
POPULATION	17,809	105,603	242,384
AHHI	\$54,478	\$78,166	\$78,326
AVERAGE HH NET WORTH	\$441,966	\$759,416	\$793,259
DAYTIME POPULATION	6,387	50,603	104,371
POPULATION FAMILY	84.8%	81.3%	78%
AVERAGE FAMILY HH SIZE	3.5	3.3	3.2
ANNUAL RETAIL EXPENDITURE	\$133 M	\$1.09 B	\$2.66 B

THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE. SUBMITTED SUBJECT TO ERROR, CHANGE OR WITHDRAWAL. AN INTERESTED PARTY SHOULD VERIFY THE STATUS OF THE PROPERTY AND THE INFORMATION HEREIN.

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