



TURTON
COMMERCIAL REAL ESTATE

PRICE REDUCED!

9555 FOLSOM BLVD

Flexible Retail / Office For Lease on the Highway 50 Corridor



2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCRE.COM](https://turtoncre.com)

MATT AXFORD
DIRECTOR - LIC. 02124801
916.573.3308
MATTAXFORD@TURTONCRE.COM

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCOM.COM

© 2025 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.

THE OPPORTUNITY

STAND-ALONE
BUILDING

4
AVAILABLE SUITES

\$1.05
PER SF PER MONTH NNN

1,000-5,400
SF AVAILABLE FOR LEASE

FLEXIBLE END CAP SPACE ON HIGH TRAFFIC COUNT THOROUGHFARE

Turton Commercial Real Estate is pleased to present an exceptional leasing opportunity at 9555 Folsom Blvd ("Property"). This stand-alone building, totaling approximately 10,100 square feet, offers excellent visibility along one of Sacramento's busiest corridors, with traffic counts exceeding 18,000 cars per day, and features ample on-site parking.

The available 5,400 square feet of contiguous, demisable space provides a flexible layout that combines an end-cap location, open floor plan, and ensuite restrooms. This versatility, along with prominent signage opportunities, makes the Property an ideal choice for both retail and office users serving the Sacramento and Rancho Cordova markets.

Situated along the thriving Folsom Boulevard corridor, the Property benefits from a prime location at the border of Sacramento and Rancho Cordova. With convenient access to major thoroughfares, including Bradshaw Road, Watt Avenue, and Highway 50, the Property offers seamless connectivity to surrounding submarkets.



VIRTUAL TOUR
SUITE E+F+G



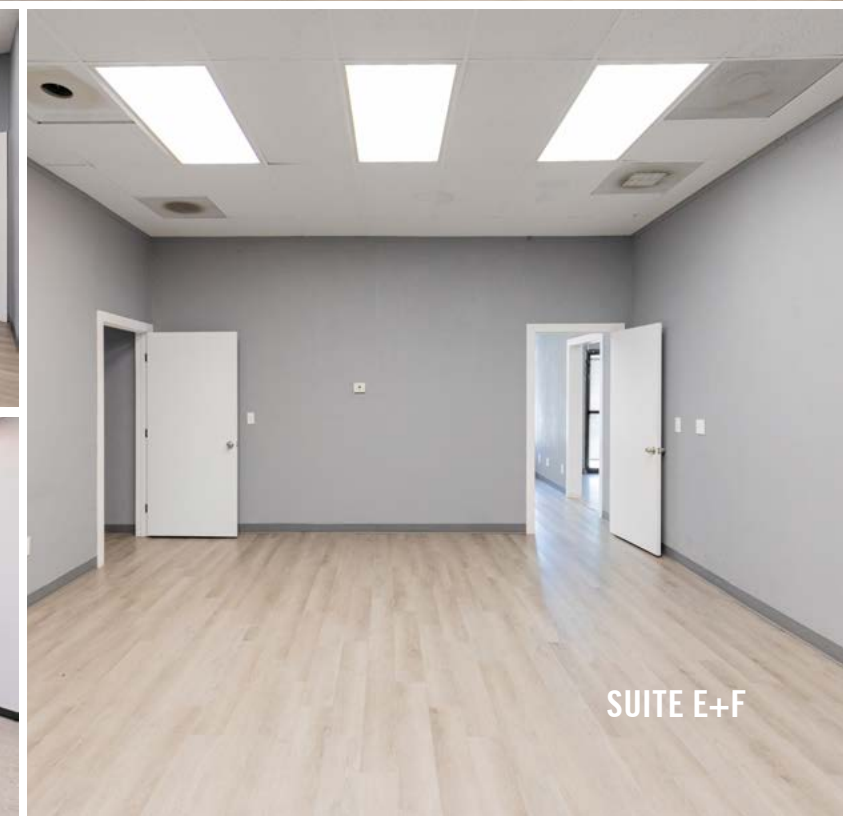
SUITE E+F



SUITE E+F



SUITE G



SUITE E+F

THE DETAILS

Address:	9555 Folsom Blvd Sacramento, CA 95827
APN:	075-0040-022
Zoning:	SPA
Total Building SF:	± 10,100 SF
Available Suites:	
Suite E+F:	1,700 SF
Suite G:	1,600 SF
Suite H:	1,100 SF
Suite J:	1,000 SF
Max Contiguous:	5,400 SF
Lease Rate:	\$1.05/SF/MO NNN
Utility Details:	
Electricity:	SMUD
Gas:	PG&E
Water/Sewer/Trash:	County of Sacramento
Storm Drain:	County of Sacramento



FLOOR PLANS

* FLOOR PLANS NOT TO SCALE

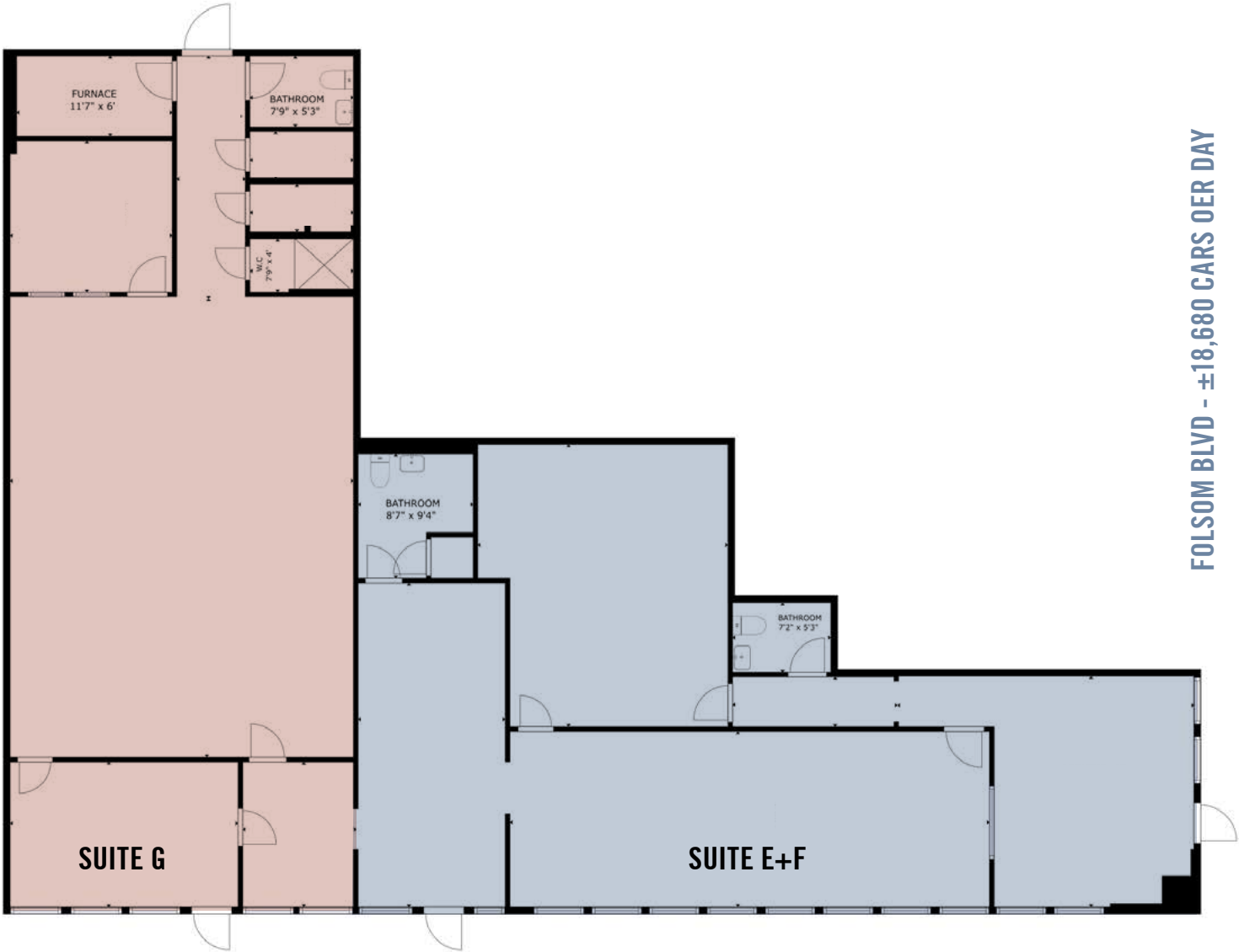
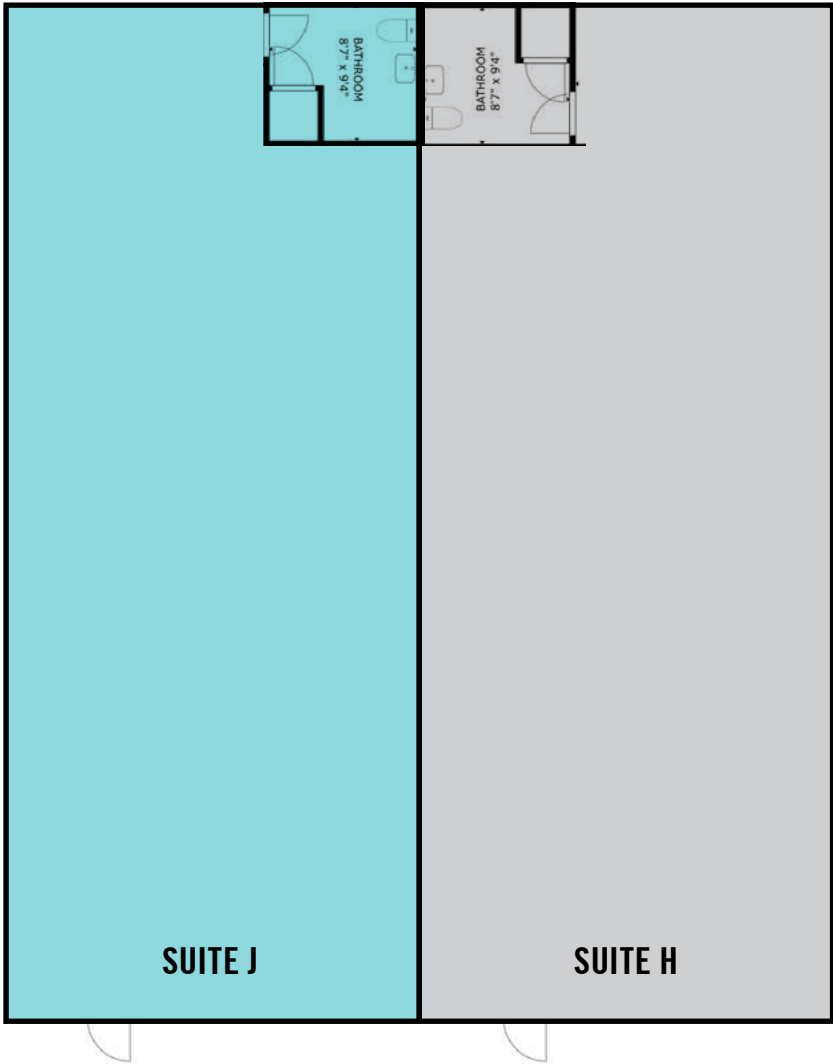
AVAILABLE SUITES:

SUITE E+F:	1,700 SF
SUITE G:	1,600 SF
SUITE H:	1,100 SF
SUITE J:	1,000 SF
MAX CONTIGUOUS:	5,400 SF

LEASE RATE:	\$1.05/SF
LEASE TYPE:	NNN



VIRTUAL TOUR
SUITE E+F+G



FOLSOM BLVD - ±18,680 CARS OER DAY

HWY 50 CORRIDOR

250 ft radius from Pho Momma at
Property Placer.ai 2024



154.4K
YEARLY VISITS



46 MINS
AVG DWELL TIME



\$83.4K
MEDIUM HOUSEHOLD INCOME

A PRIME LOCATION ALONG THE FOLSOM BOULEVARD CORRIDOR

Located along one of Sacramento's most active corridors, 9555 Folsom Blvd offers a prime opportunity for businesses seeking visibility and accessibility. With traffic counts exceeding 18,680 cars per day and ample on-site parking, the property captures a steady flow of both local residents and commuters.

A Thriving Corridor

The Folsom Boulevard corridor serves as a key connector between Sacramento and Rancho Cordova, surrounded by established neighborhoods, office parks, and retail destinations. This well-traveled stretch generates consistent activity from young professionals, families, students, and long-time residents, creating a broad and reliable customer base for retail, dining, and service-oriented concepts.

Visibility and Connectivity

Positioned at the border of Sacramento and Rancho Cordova, the property provides excellent access to Bradshaw Road, Watt Avenue, and Highway 50, ensuring seamless connectivity to surrounding submarkets. Prominent signage opportunities and its end-cap configuration further enhance exposure along this heavily traveled route. The Butterfield Light Rail Station, just minutes away, adds another layer of accessibility by drawing daily commuters and transit riders to the area.

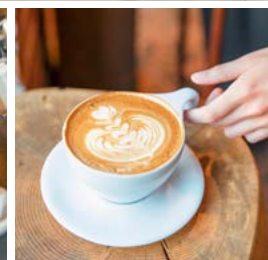
Cultural and Lifestyle Amenities

The immediate area offers a dynamic mix of attractions and employers that drive consistent traffic. Pho Momma, located within the building, has earned Michelin Guide recognition for its Vietnamese

cuisine, attracting destination diners from across the region. Nearby, the West Wind Drive-In Theatres and K1 Speed indoor kart racing serve as unique entertainment anchors for families, groups, and event crowds. Thousands of employees at the California Franchise Tax Board offices also contribute to a steady daytime population, supporting restaurants and services in the corridor.

An Ideal Fit for Retail and Dining

With 5,400 SF of available, demisable space featuring an open floor plan, ensuite restrooms, and flexible layout options, the property offers adaptability. Whether envisioned as a restaurant, retail store, or office, its combination of visibility, access, and proximity to high-traffic amenities provides a strong foundation for growth.



MICHELIN RECOGNIZED DINING ON-SITE

Pho Momma, located at 9555 Folsom Blvd, elevates the property with its inclusion in the Michelin Guide California as a Bib Gourmand restaurant. This distinction is reserved for establishments that deliver exceptional food at a good value, putting Pho Momma among an exclusive group of Sacramento eateries highlighted by Michelin. Its recognition brings credibility and visibility, attracting not only neighborhood diners but also food enthusiasts who seek out Michelin-noted restaurants.

The menu features deeply flavored pho prepared in beef, chicken, shrimp, meatball, and tofu varieties, alongside popular items like crab cream cheese wontons, garlic noodles, and fresh spring rolls. Praised for its clean, inviting setting and attentive service, the restaurant has become a go-to for both locals and destination diners alike.

Having a Michelin-recognized tenant within the building enhances the appeal of 9555 Folsom Blvd, creating steady activity on site and reinforcing the property's positioning within a growing culinary corridor.





2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

MATT AXFORD
DIRECTOR - LIC. 02124801
916.573.3308
MATTAXFORD@TURTONCRE.COM

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCOM.COM

© 2025 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.



TURTON
COMMERCIAL REAL ESTATE