

NIMBUS WINERY VILLAGE
12401 FOLSOM BLVD
RANCHO CORDOVA, CA
FOR LEASE
7,700 SF OFFICE/RETAIL SPACE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Currently used as small offices, but can be remodeled to accommodate one large office tenant or a large event venue
- Elevator access, two (2) private restrooms in-suite
- Access to two (2) multi-use restrooms, shared with neighboring restaurant
- Excellent access and visibility to Hwy 50
- Building signage and 4 monument signage available

PROPERTY DETAILS:

Established destination entertainment shopping center. Major Tenants: Cattlemen’s Steakhouse, Old Spaghetti Factory, Red Door Escape Room, and Fort Rock Brewing.

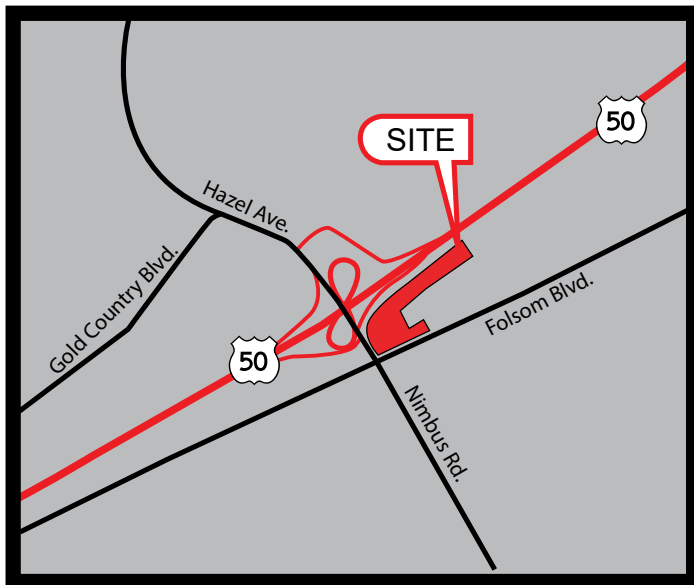
LEASE RATES:

Suite 300 7,700 SF \$8,778.00 (\$1.14 PSF, Full Service)

Less janitorial.

LIST OF ALLOWED USES:

| | |
|---|---|
| <ul style="list-style-type: none"> • Adult day care center • Barber or beauty shop/spa • Catering service • Child day care center • Congregate care facility • Driving instruction • Event center/reception hall | <ul style="list-style-type: none"> • General business services • General office uses • General personal services • General retail uses • Live/motion picture theater and performing arts center • Medical, dental, optical, laboratory uses |
|---|---|



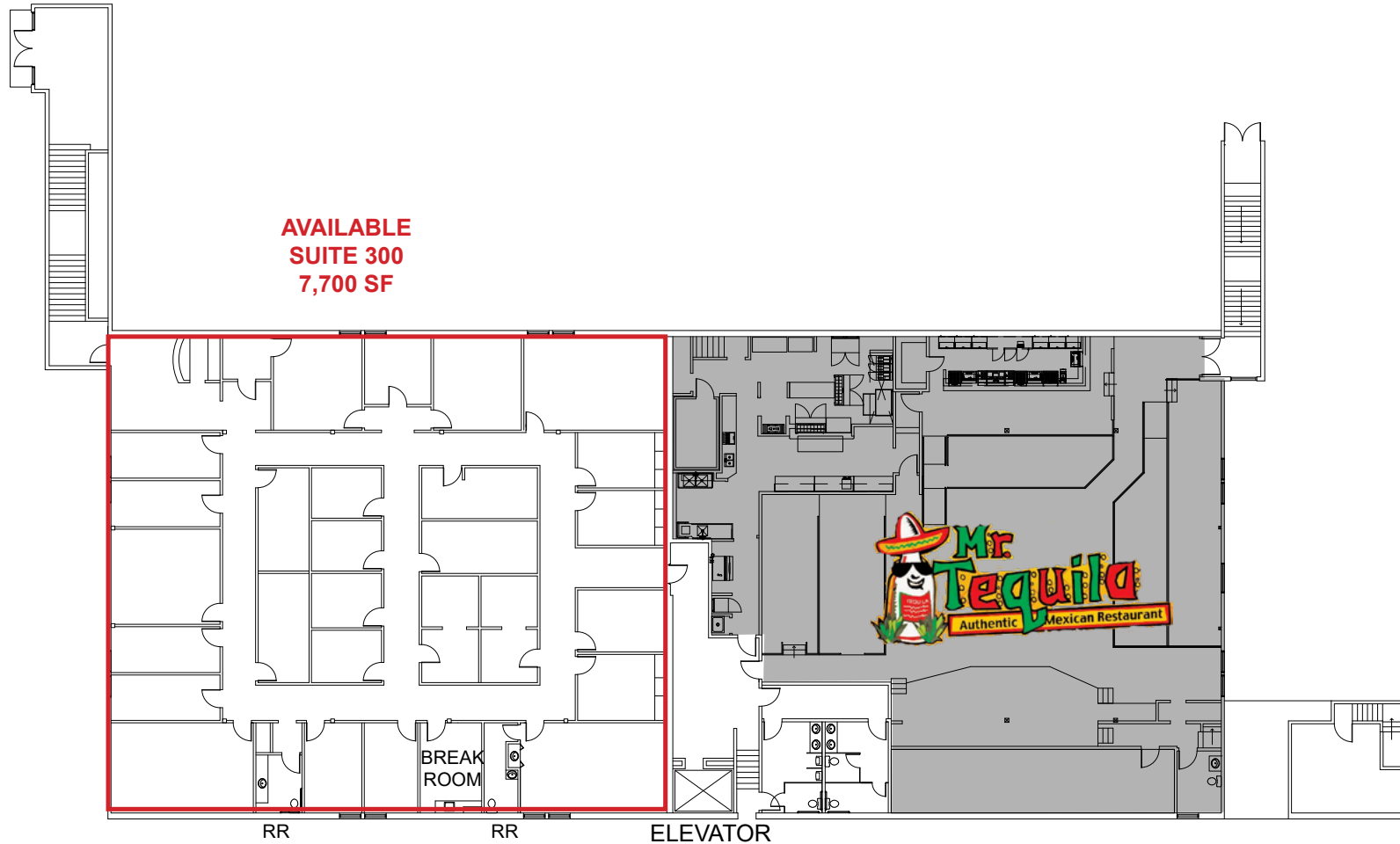
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SECOND FLOOR



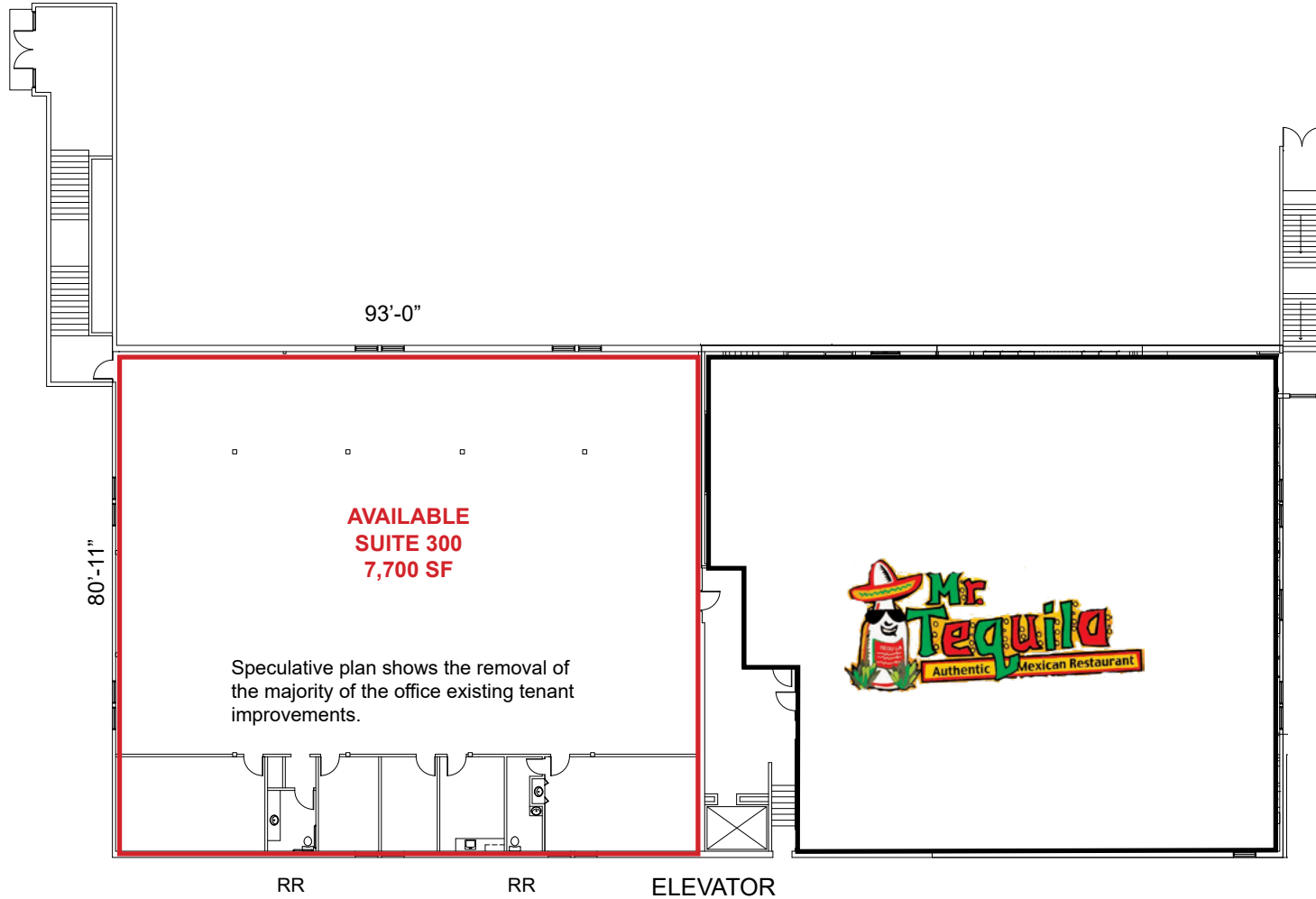
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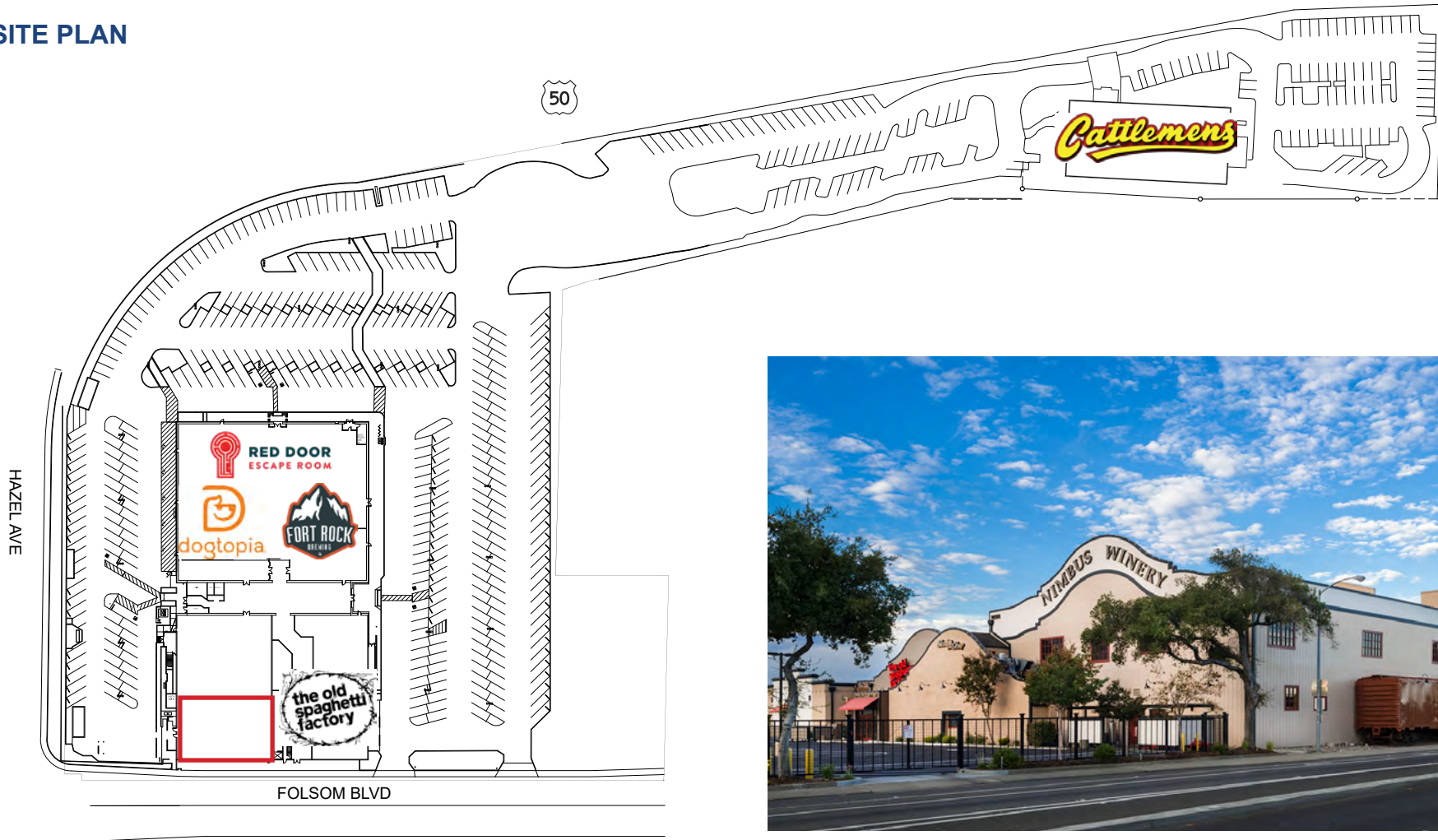
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SITE PLAN



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POTENTIAL OFFICE SPACE RENDERINGS

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