

NIMBUS WINERY VILLAGE

12401 FOLSOM BLVD

RANCHO CORDOVA, CA

FOR LEASE

8,493 SF 2ND GENERATION
RESTAURANT SUITE

ETHAN CONRAD

PROPERTIES INC.

**INDOOR GOLF FACILITY
COMING SOON!**



FOR MORE INFORMATION CONTACT:

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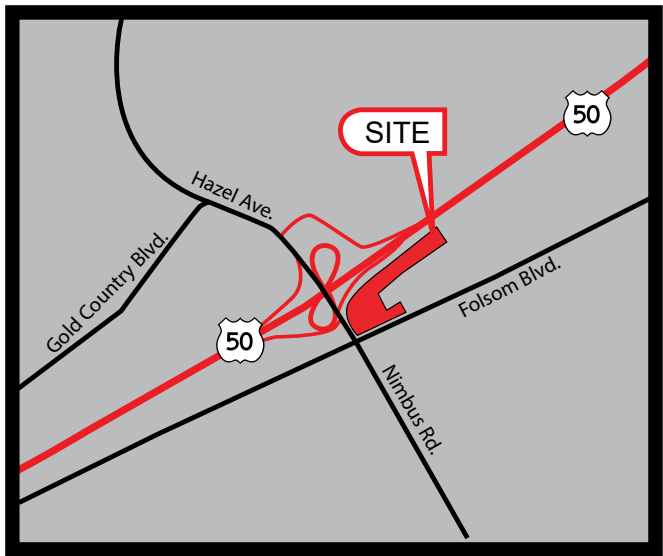
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916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 2nd generation restaurant with full FF&E
- Good mix of tenants including two restaurants, brewery and more
- Excellent access and visibility from Hwy 50 at Hazel Ave
- Building and monument signage available facing main thoroughfare
- Adjacent to the Folsom Automall and surrounded by a good mix of retail and dense residential population



PROPERTY DETAILS:

Nimbus Winery Village is an established destination entertainment shopping center with excellent access and visibility from Hwy 50.

Featuring unique rustic design and charm, Nimbus Winery Village is a landmark retail and entertainment with great mix tenants.

Tenants include: Cattlemen’s Steakhouse, Old Spaghetti Factory, Sac Town Family Fun, Red Door Escape Room, Dogtopia, Zion VR and Fort Rock Brewing.

Par 18 Golf, indoor golf facility across the 2nd floor hallway coming soon!

LEASE RATES:

Suite 200: 8,493 SF \$15,202.00 (\$1.79 PSF, NNN)

NNN costs are approximately \$0.41 PSF.

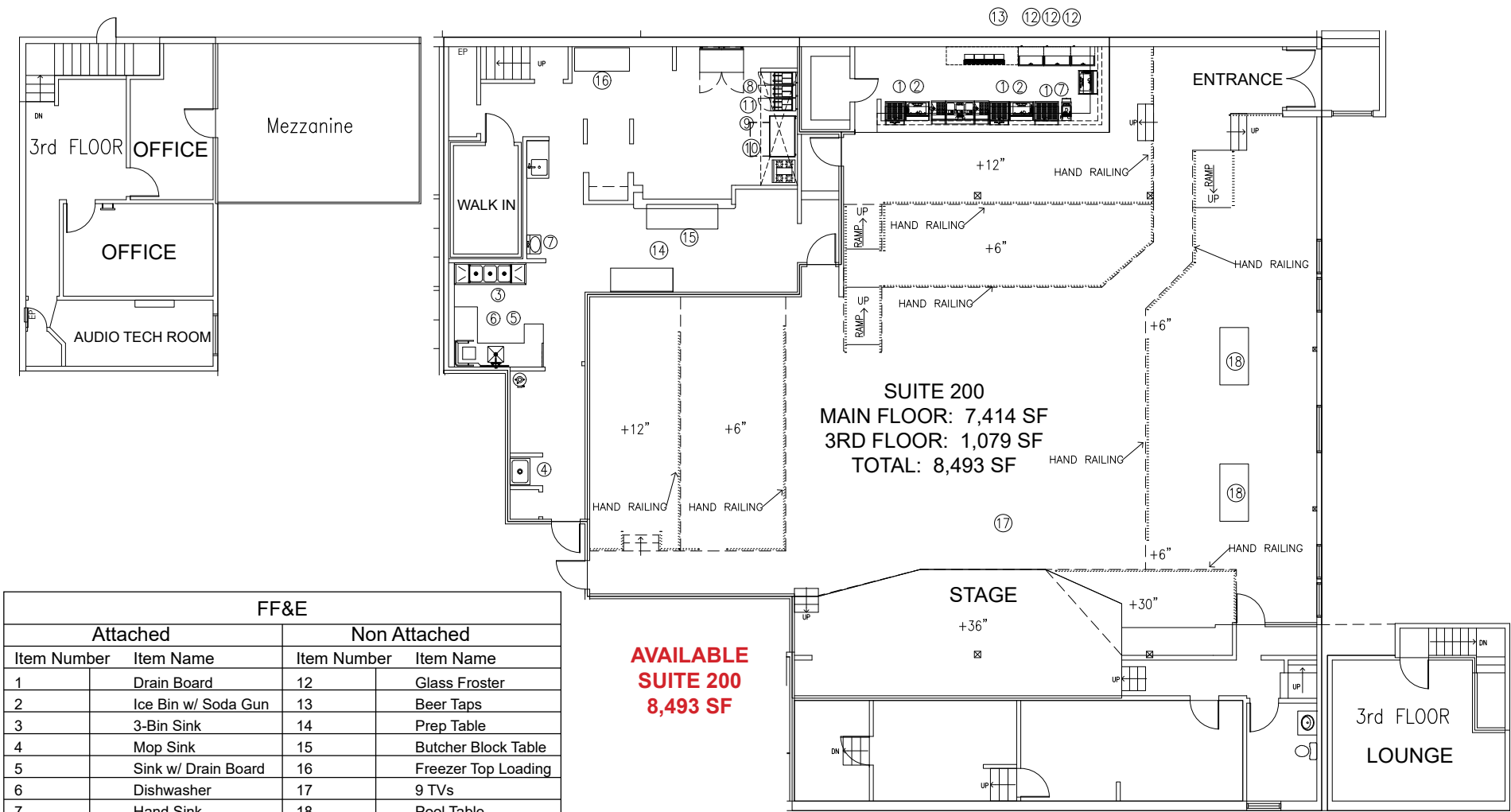
DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|---------------------|-------------------|-----------------|
| 2024 Total Population (est): | 2,738 | 40,619 | 167,230 |
| 2024 Average HH Income: | \$152,321 | \$156,501 | \$131,655 |
| Traffic Counts: | Folsom Blvd: 40,895 | Hazel Ave: 49,615 | Hwy 50: 103,400 |

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2ND FLOOR PLAN



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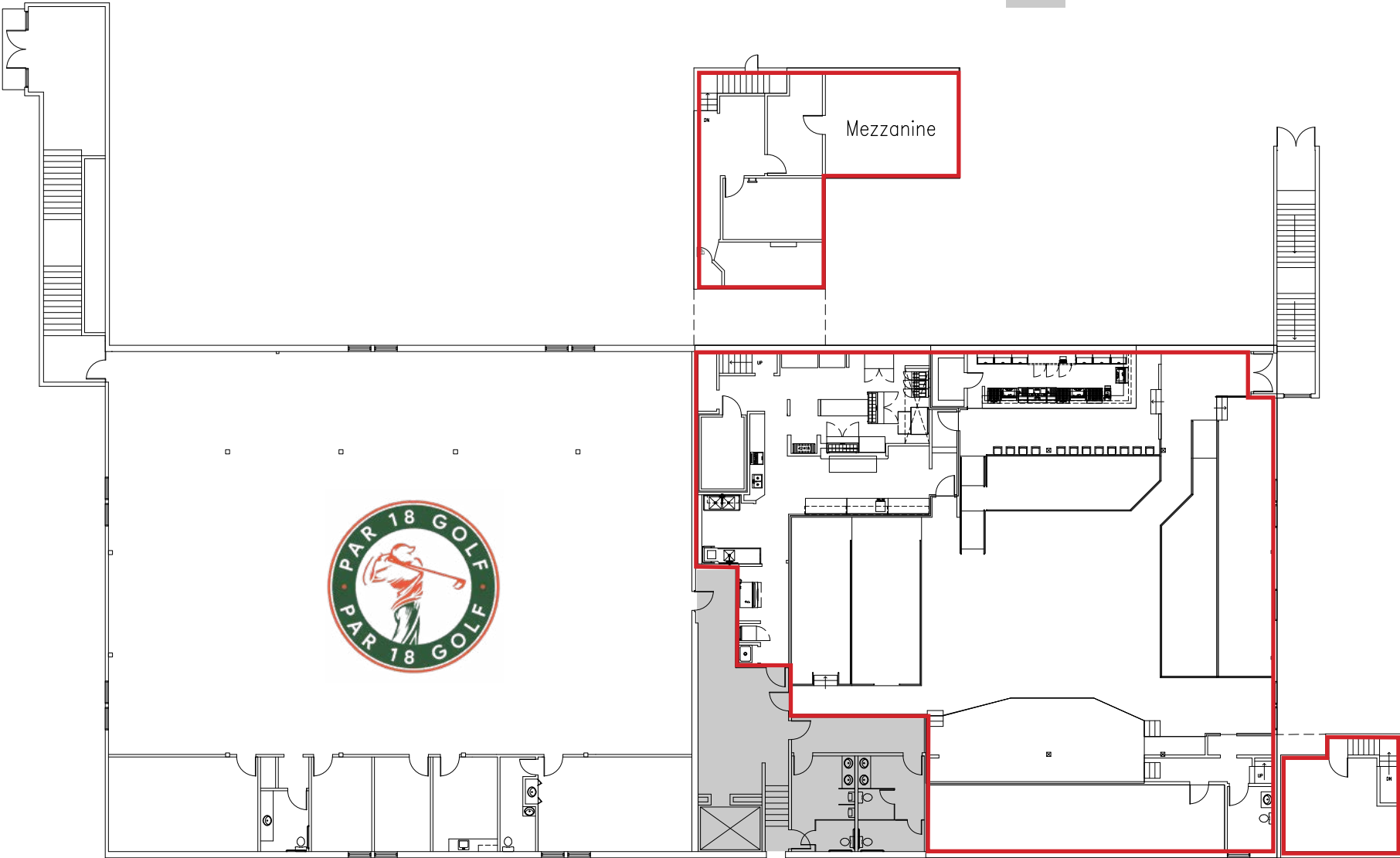
FOR LEASE

AVAILABLE
SUITE 200
8,927 SF

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2ND FLOOR PLAN

 =COMMON AREA



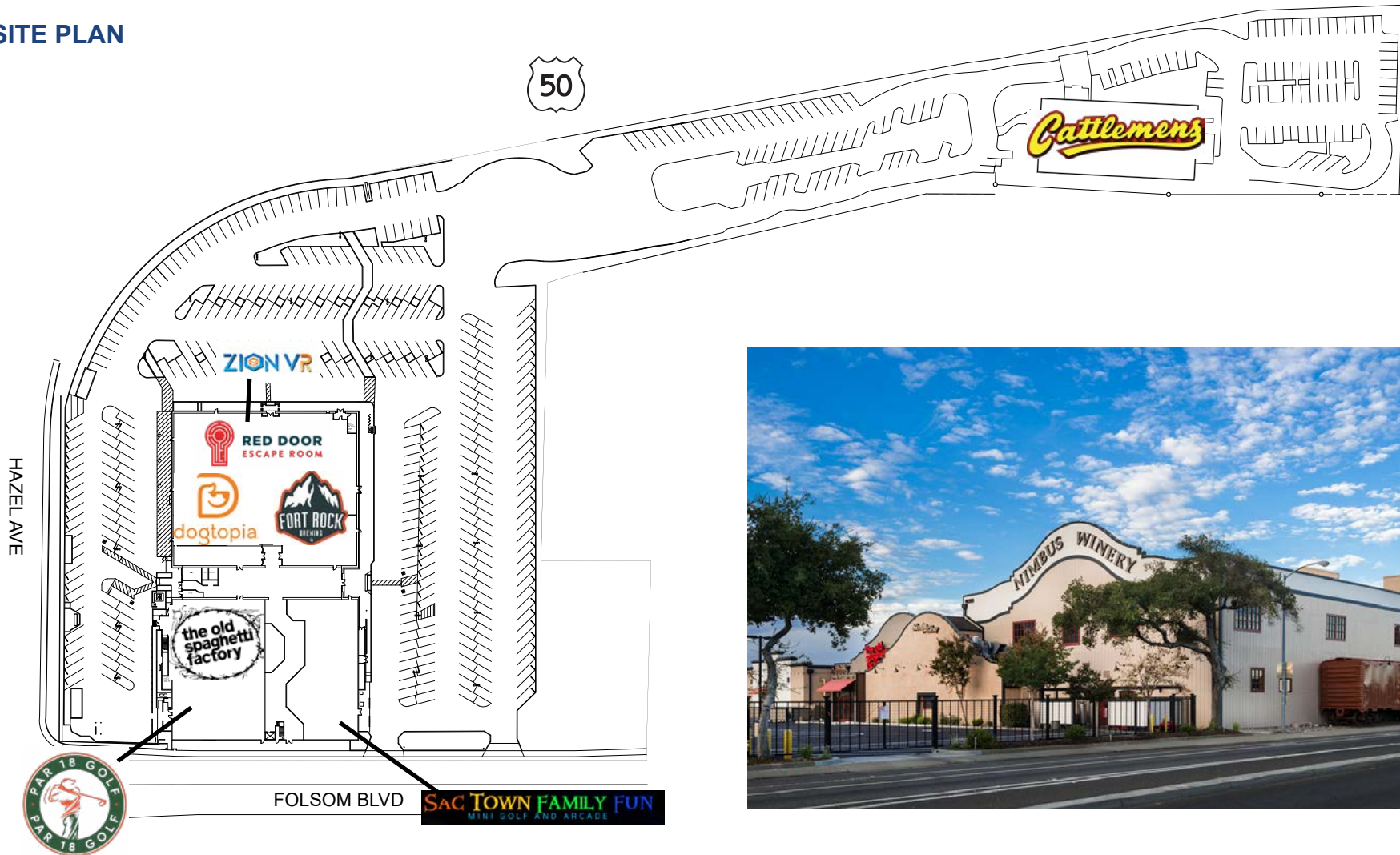
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SITE PLAN



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