

NIMBUS WINERY VILLAGE

12401 FOLSOM BLVD

RANCHO CORDOVA, CA

FOR LEASE

2,807 SF RETAIL SUITE

ETHAN CONRAD

PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

Connor Finch

DRE: #02083873

connor@ethanconradprop.com

Todd Newburn

DRE: #01226238

tnewburn@ethanconradprop.com

916.779.1000

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

FEATURES:

- 2,807 SF retail suite with 457 SF patio area ideal for wine bar or similar
- Double door entry from main common area
- Excellent access and visibility from Hwy 50
- Building and monument signage available facing main thoroughfare

PROPERTY DETAILS:

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

Major Tenants: Cattlemen’s Steakhouse, Old Spaghetti Factory, Mr. Tequila Sports Bar & Grill, Red Door Escape Room, and Fort Rock Brewing.

LEASE RATES:

Suite 108: 2,807 SF \$3,524.00 (\$1.95 PSF, NNN)

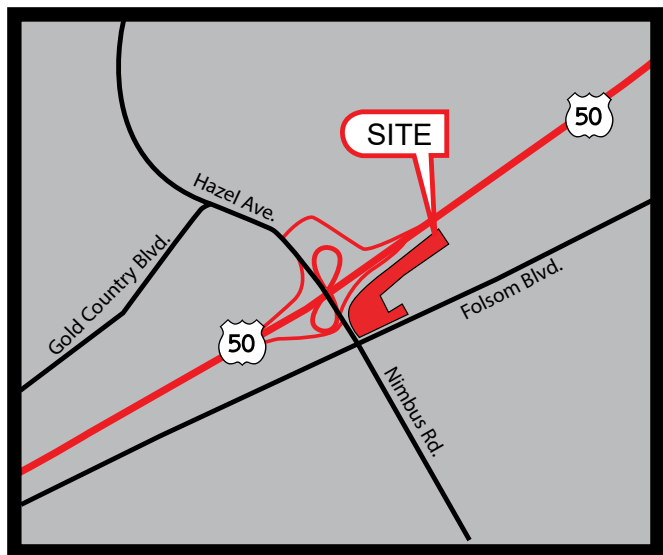
Storage Space

Suite 107: 563 SF \$ 557.00 (\$0.99 PSF, NNN)

NNN costs are approximately \$0.39 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		

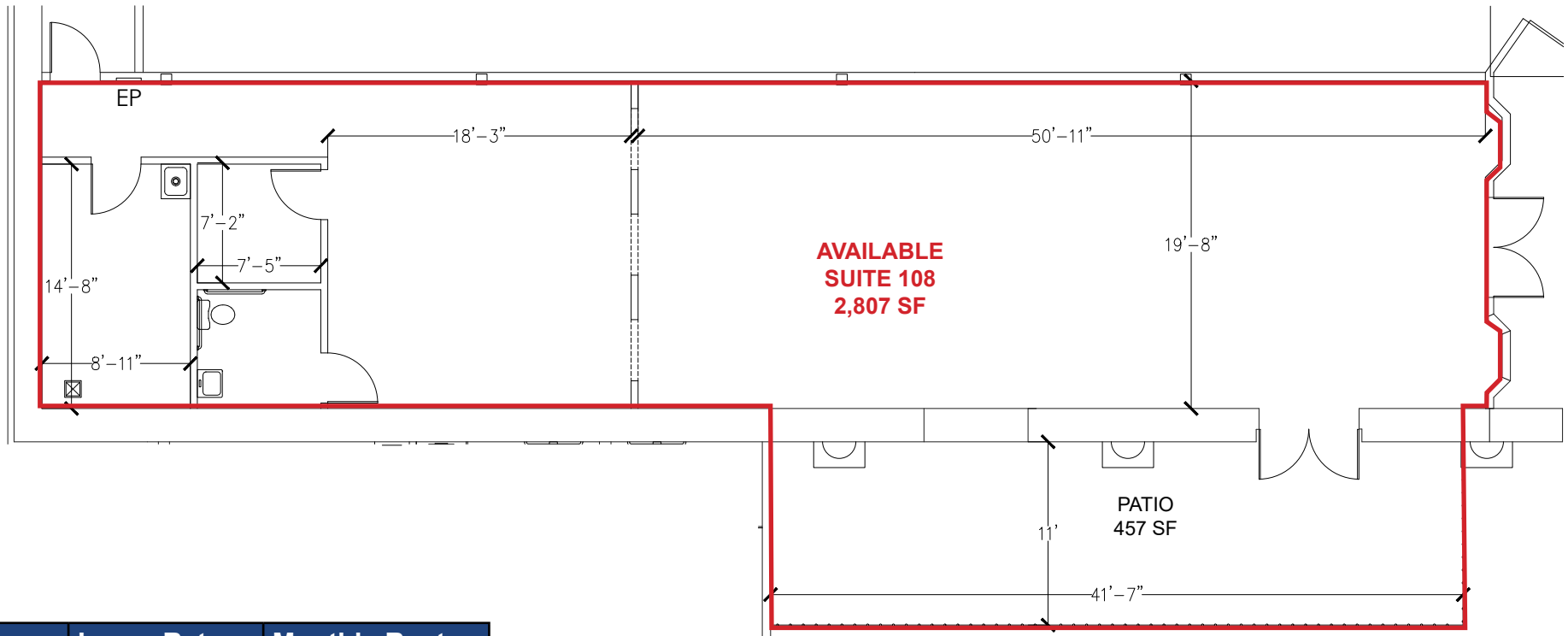


ETHAN CONRAD PROPERTIES, INC.

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

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



SF	Lease Rate	Monthly Rent
2,807	\$1.95 PSF	\$3,524.00, NNN
NNN costs are approximately \$0.39 PSF.		

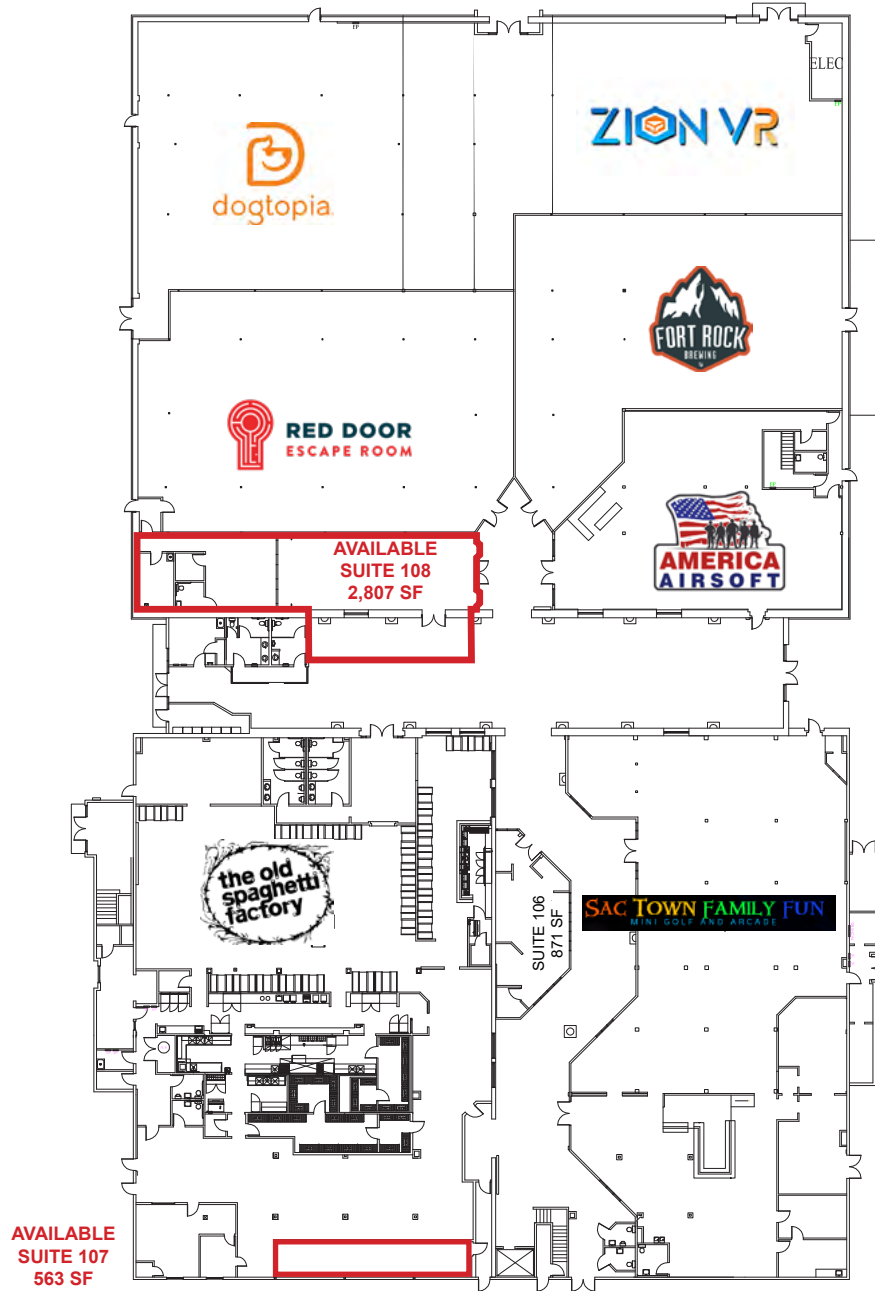
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

1ST FLOOR PLAN



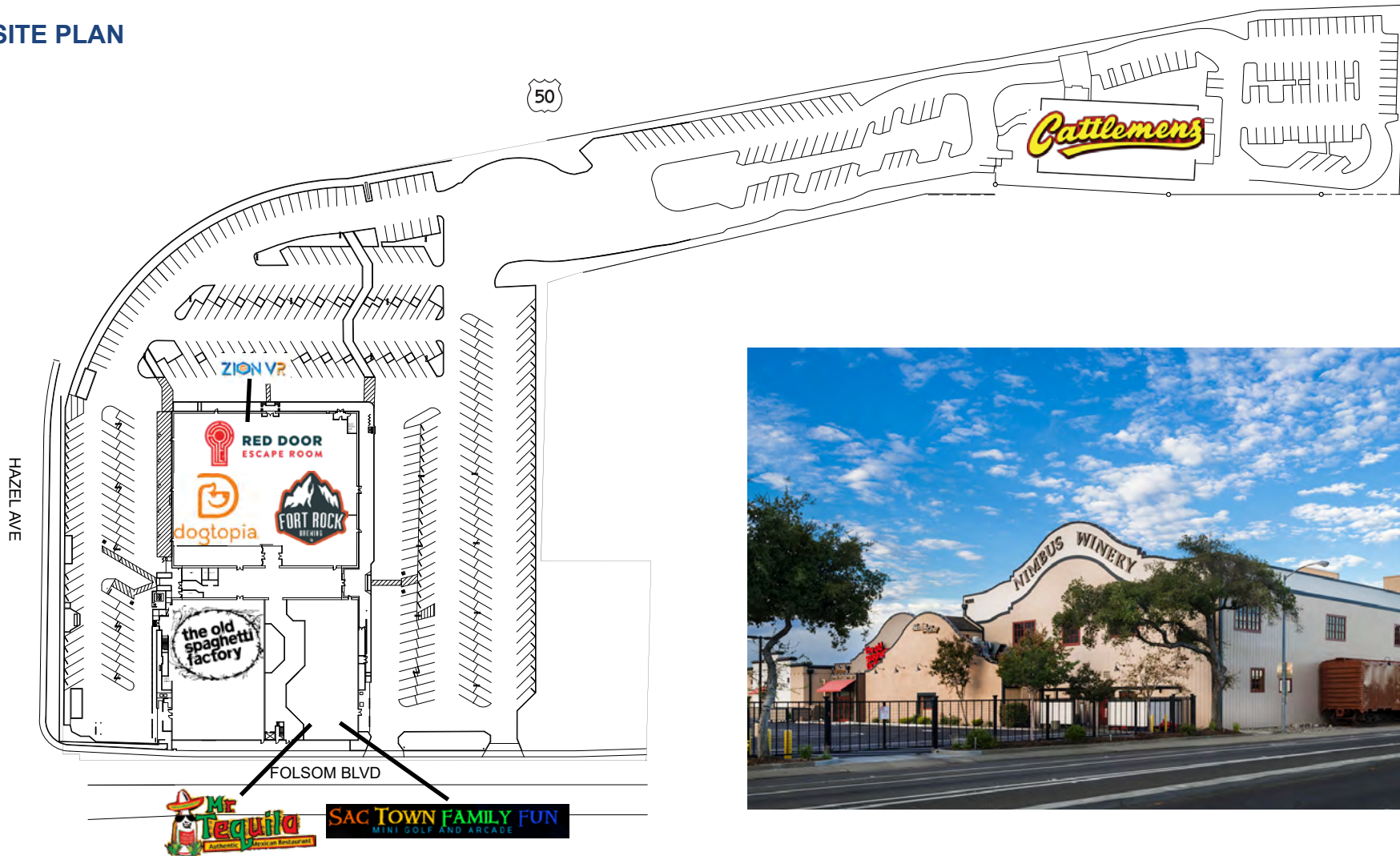
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

NIMBUS WINERY VILLAGE | RETAIL

12401 FOLSOM BLVD
RANCHO CORDOVA, CA

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.