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CENTURY 21

Select Real Estate, Inc.



FLORIN PERKINS RD - ADT 17,000

ELDER CREEK RD

SUBJECT

AVAILABLE FOR
**GROUND LEASE
OR BTS**

8486 ELDER CREEK RD.

APN: 064-0010-156 +/- 9,670 SF +/- .22 ACRES

LEASE OR BTS IN BUSY RETAIL / INDUSTRIAL CENTER

THE LOCATION

8486
ELDER CREEK RD

ARCO

Jack
in the Box

ABS-AMERICAN BUILDING SUPPLY

TRUCK REPAIR

METRO

AUTO REPAIR

PACK SOURCE

Breeze
CALIFORNIA

MAD
BUTTERN
MEAT CO.

MORRISON
AUTO SUPPLY INC.

SUBJECT

ARMY DEPOT

ELDER CREEK RD

FLORIN PERKINS RD - ADT 17,000

KOLAS
ELEVATE YOUR SENSES

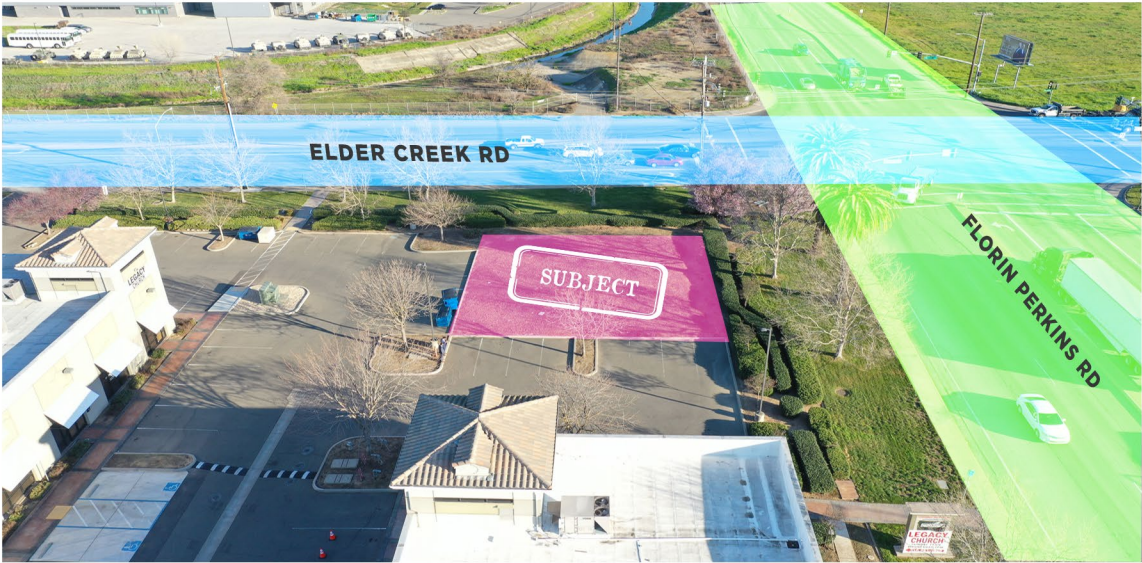
CENTURY 21

MUELLER
COMMERCIAL
TEAM



8486

ELDER CREEK RD.



THE PROPERTY

8486 ELDER CREEK RD.

REGION	AVAILABILITY	ZONING	OPPORTUNITY
South Sacramento APN 064-0010-156	+/-9,670 SF 0.22 Acres LEASE RATE NEGOTIABLE	 M-2 - HEAVY INDUSTRIAL District 6	Ground Lease or Build To Suit

RETAIL 365

LEASE RATE: NEGOTIABLE

CENTURY 21





THE AREA

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.



8486

ELDER CREEK RD.



THE BUILDING

LEASE OR BTS IN BUSY RETAIL / INDUSTRIAL DISTRICT

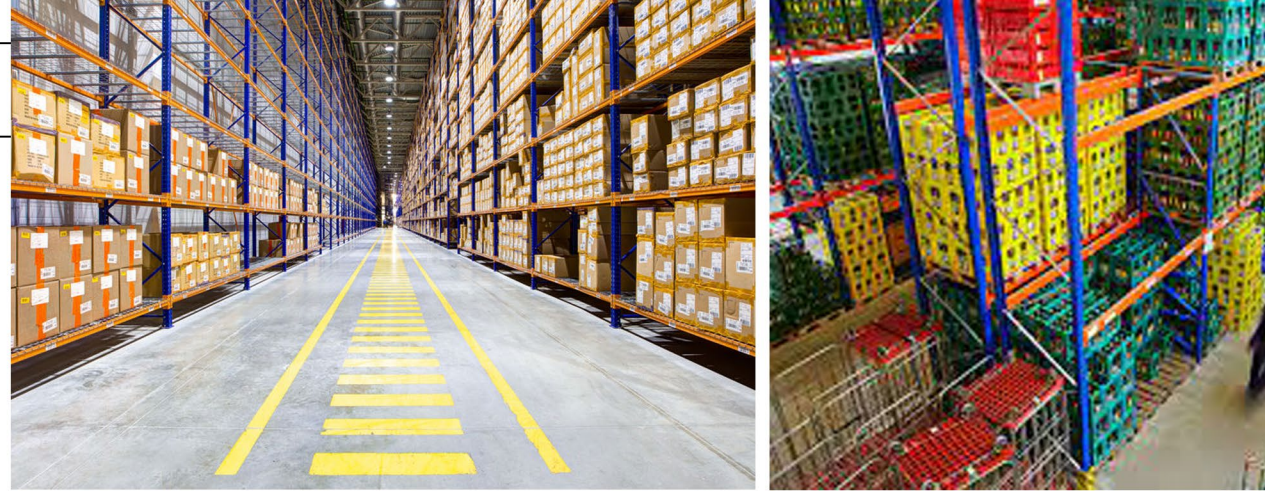
This space is adjacent to the ±55,060 square foot Bidwell Center shopping center, a neighborhood shopping center located at the southwest quadrant of E. Bidwell Street and Montrose Drive in the heart of Folsom, California, one of the most affluent areas in the Greater Sacramento Area. Anchored by Sprouts Farmers Market, and shadow anchored by Office Depot and Petco, (not a part of the center). The center

is situated along E. Bidwell Street, the primary retail corridor of the Folsom market and benefits from excellent trade area demographics. Other notable tenants within close proximity include Wal-Mart Supercenter, Dick's Sporting Goods, 24 Hour Fitness, Kohl's, Target, Lowe's, Trader Joe's, Raley's, Walgreen's and CVS Pharmacy.

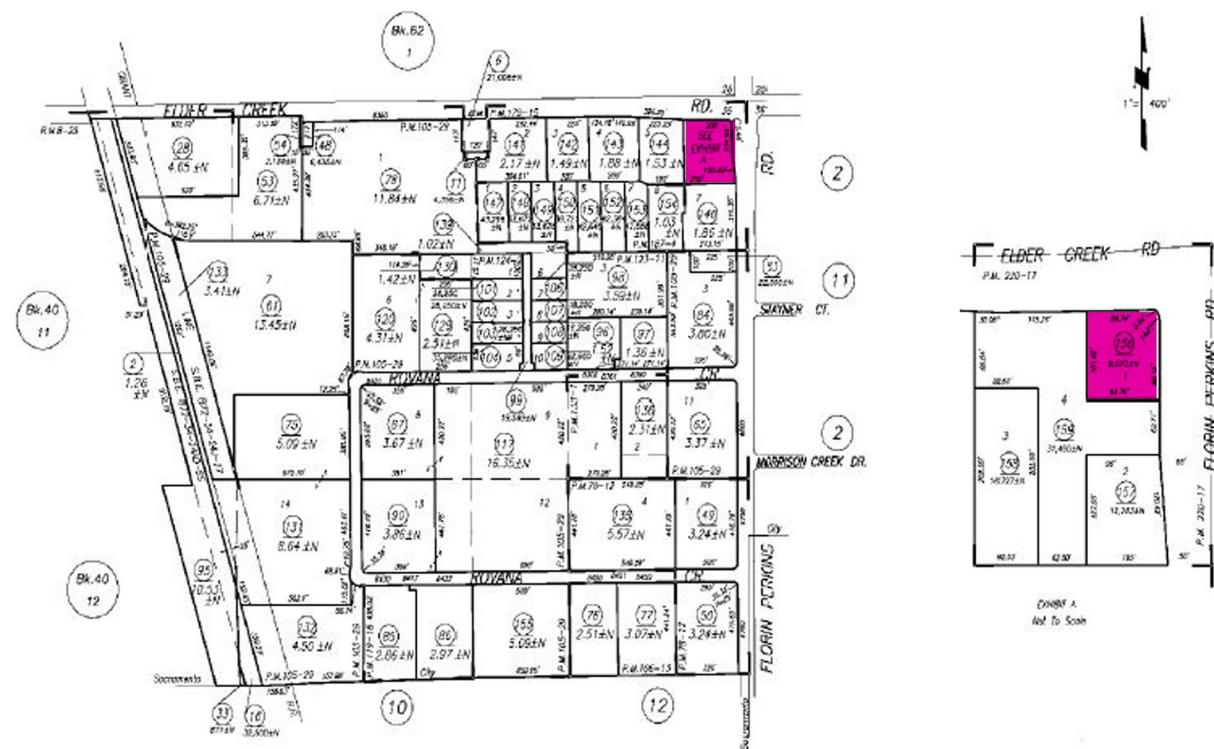
RETAIL 365

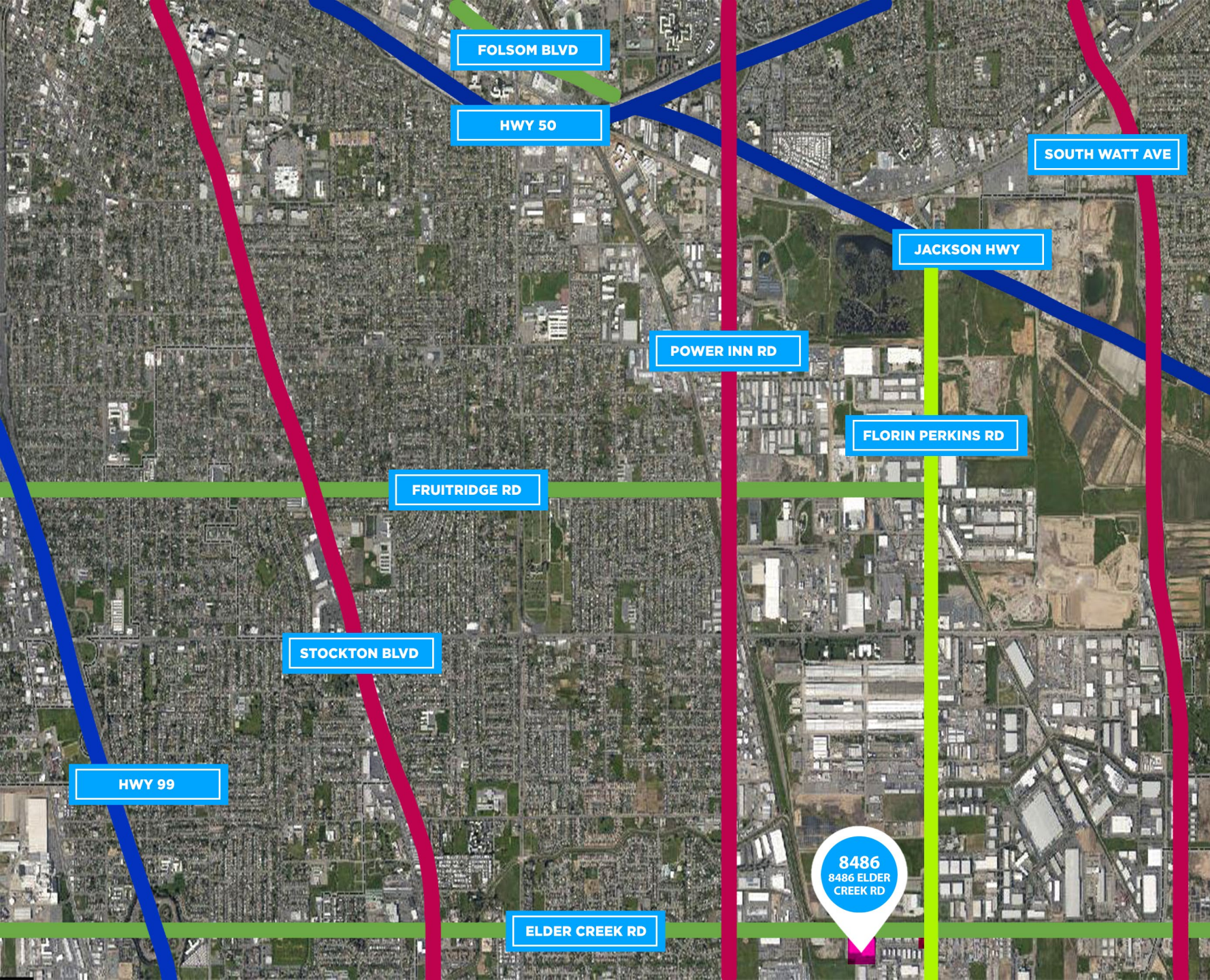
LEASE RATE: NEGOTIABLE

CENTURY 21



+/-9670 SF 22 ACRES - FOR LEASE: NEGOTIABLE





FOLSOM BLVD

HWY 50

SOUTH WATT AVE

JACKSON HWY

POWER INN RD

FLORIN PERKINS RD

FRUITRIDGE RD

STOCKTON BLVD

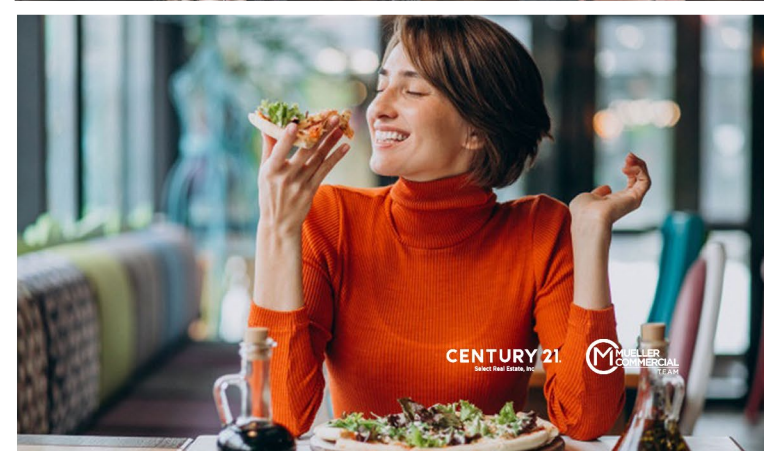
HWY 99

ELDER CREEK RD

8486
8486 ELDER
CREEK RD

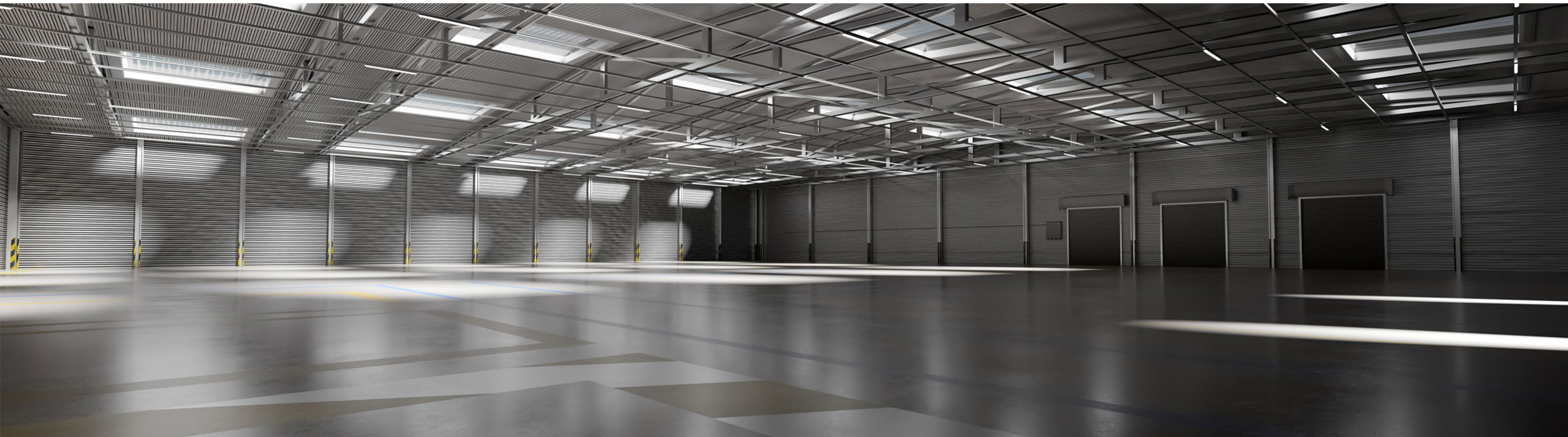


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