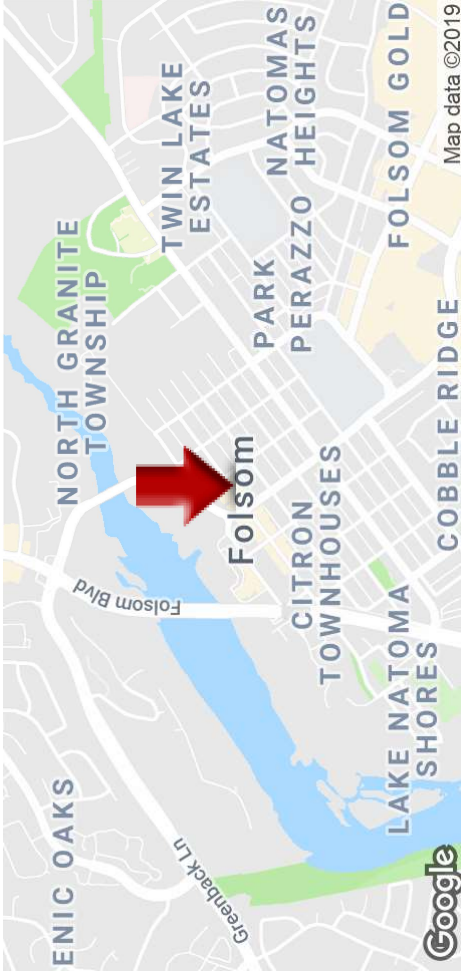


RETAIL OR OFFICE FOR LEASE

605 SUTTER

605 Sutter Street, Folsom, CA 95630



OFFERING SUMMARY

AVAILABLE SF:	700 SF
LEASE RATE:	\$2,400 per month (MG)
LOT SIZE:	0.08 Acres
YEAR BUILT:	1920
BUILDING SIZE:	700
ZONING:	HD
SUBMARKET:	Historic Folsom

PROPERTY OVERVIEW

KW Commercial is pleased to exclusively offer 605 Sutter for lease. This rare, free-standing building offers an incredible opportunity to showcase your business in the heart of Folsom's Historic District. 605 Sutter is currently occupied as a salon however, ownership welcomes other retail uses or office. This charming historic district property offers a welcoming porch, abundant natural light, kitchenette, rear patio & private restroom. This Sutter Street charmer is beautifully updated while keeping with the historic design this micro-market is so well known for.

PROPERTY HIGHLIGHTS

- Rare, Free-standing Retail or Office Opportunity
- Located In the Heart of Historic Folsom
- Upscale Yet Charming Interior
- Inviting Front Porch & Beautiful Outdoor Seating Area
- Walk to Breakfast, Lunch, Happy Hour or Dinner
- Easy Access to Regional Transit & HWY 50
- Steps Away From Miles of Biking & Hiking Trails Along Lake Natoma

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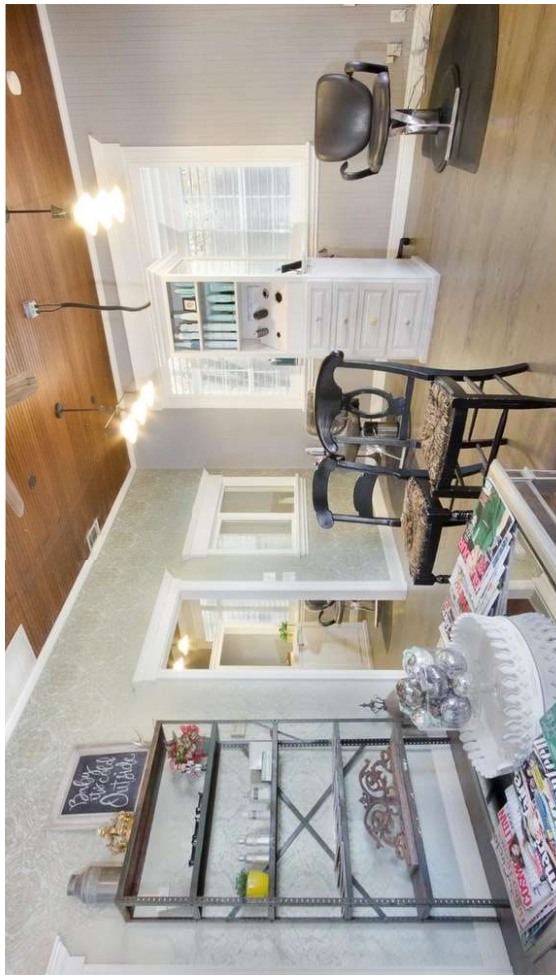
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RETAIL OR OFFICE FOR LEASE



INTERIOR PHOTOS

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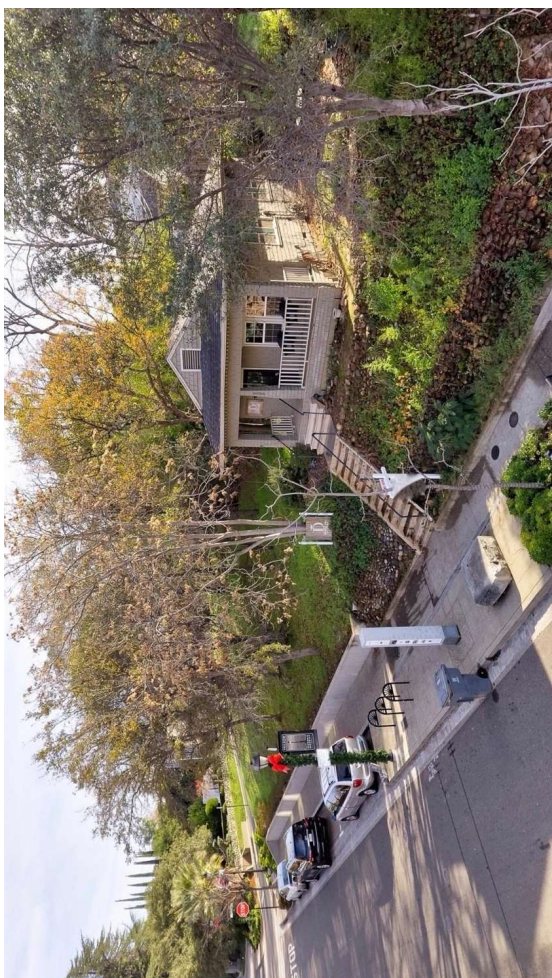
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EXTERIOR PHOTOS

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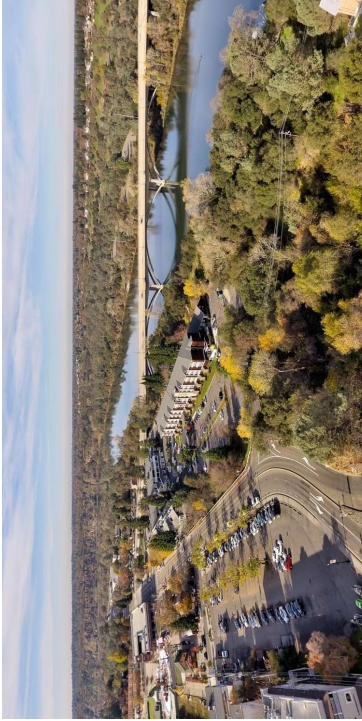
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HISTORIC DISTRICT OVERVIEW

605 Sutter Street, Folsom, CA 95630



Historic Folsom offers the most eclectic mix of artists, eateries, beauty & professional services in the Folsom & surrounding markets. Sutter Street is embedded in rich history harking back to 1849 with many historic buildings still standing & many modern additions nodding to the high quality craftsmanship of that era. Being part of the "Sutter Street Family" is a one-of-a-kind opportunity to work alongside other like-minded business owners who share in the love for this diverse business district. Walk out your front steps & enjoy the ease of access to bike trails, coffee shops, vegan & organic cafes, live music, pubs, craft cocktail and wine lounges. This highly desired location calls to entrepreneurs & highly established businesses alike. Take advantage of the weekly, monthly & annual fairs, farmers markets & festivals bringing countless new & local travelers to your businesses doorstep.

TENANT MIX :

SUTTER STREET STEAKHOUSE

MYSTIC DINNER THEATER

MARLY & MOO

GASLIGHT CO. CRAFT BEERS & LIVE MUSIC

SAMUEL HORNE'S TAVERN

LUMINS PHOTOGRAPHY

AGAPE ECO NAIL SALON

CHICAGO FIRE

TRE SPA

GREEN ACRES CORPORATE

BRICKHOUSE ORGANIC CAFE

SUTTER STREET GRILL

ESSEX MORTGAGE

SUTTER STATION SWEETS & CAFE

OMG CYCLE

THE PAINTED CORK

THE GAME GETAWAY

ESCAPE FOLSOM- ESCAPE ROOM & EATERY

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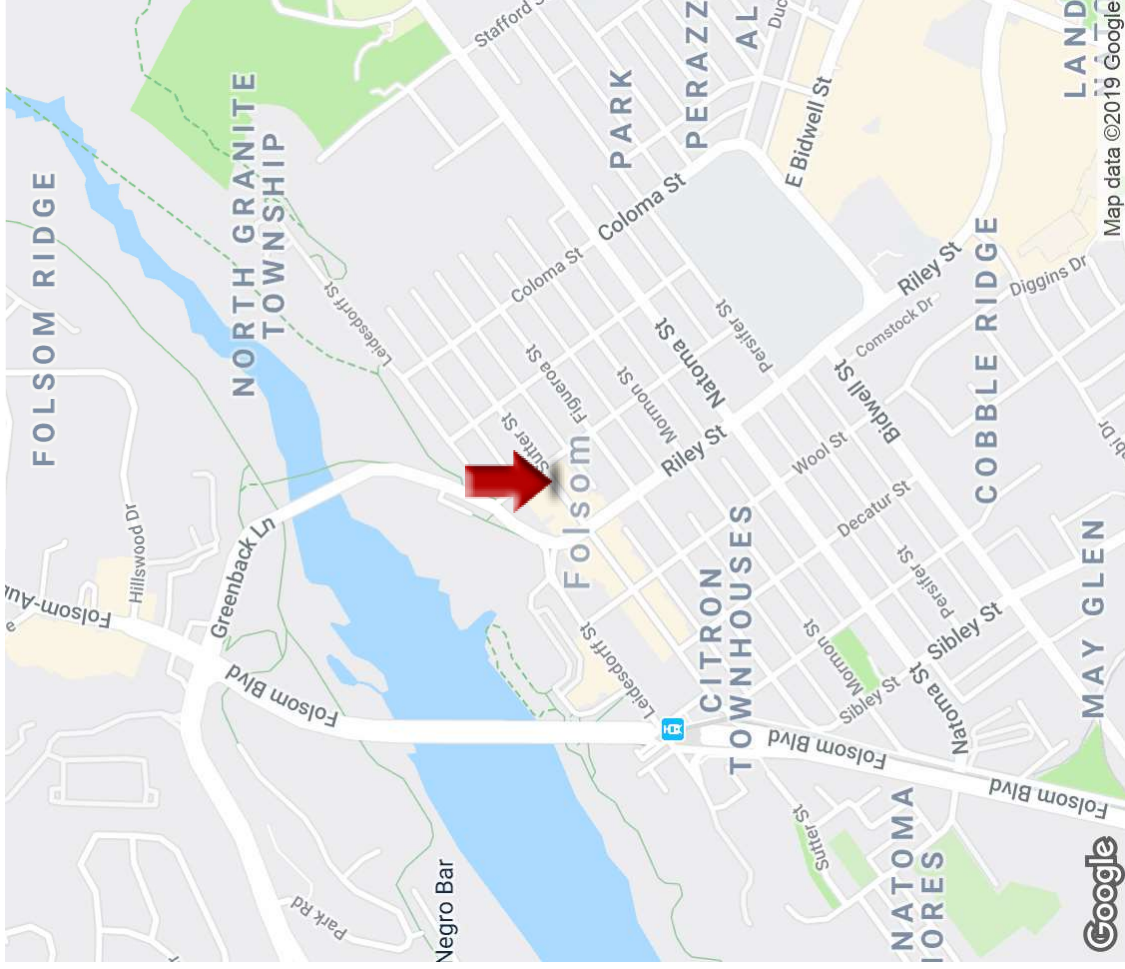
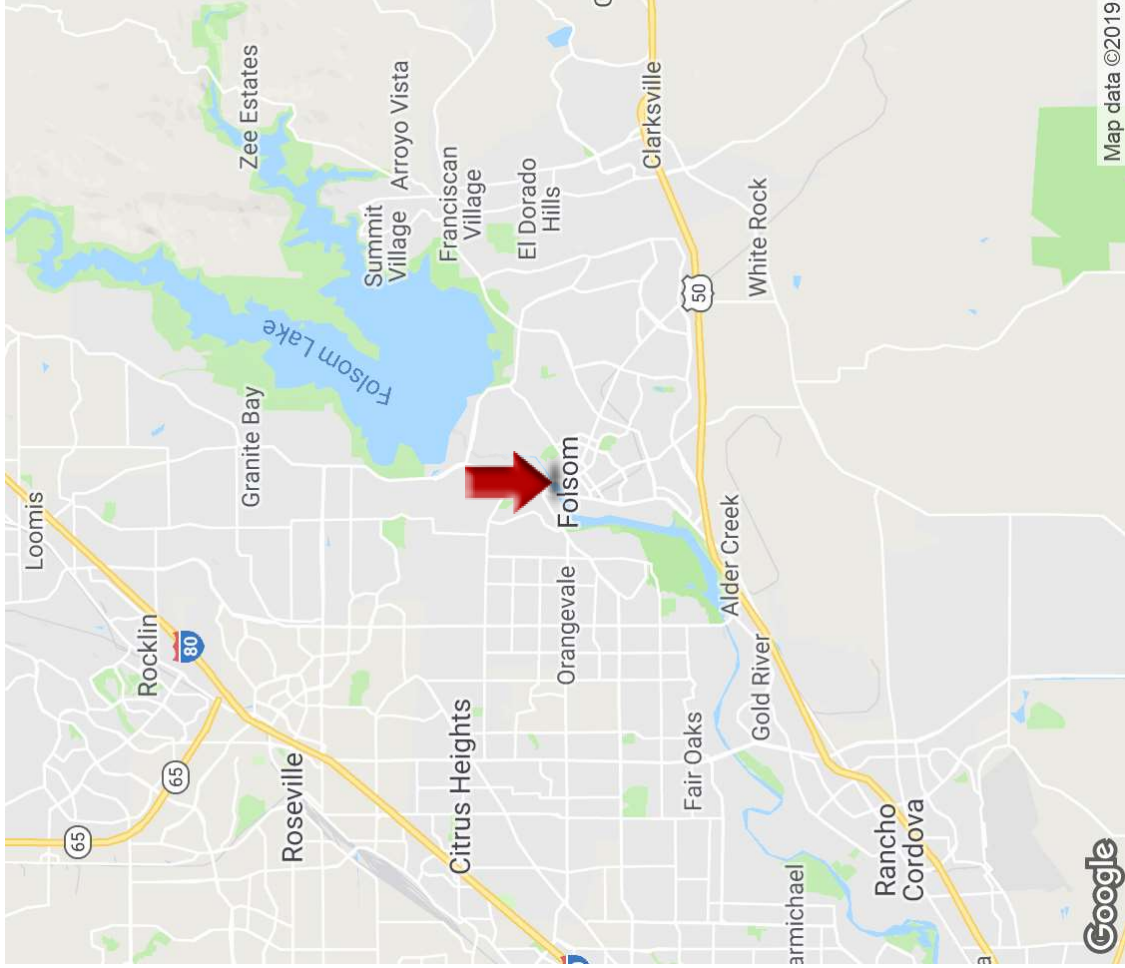
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LOCATION MAPS

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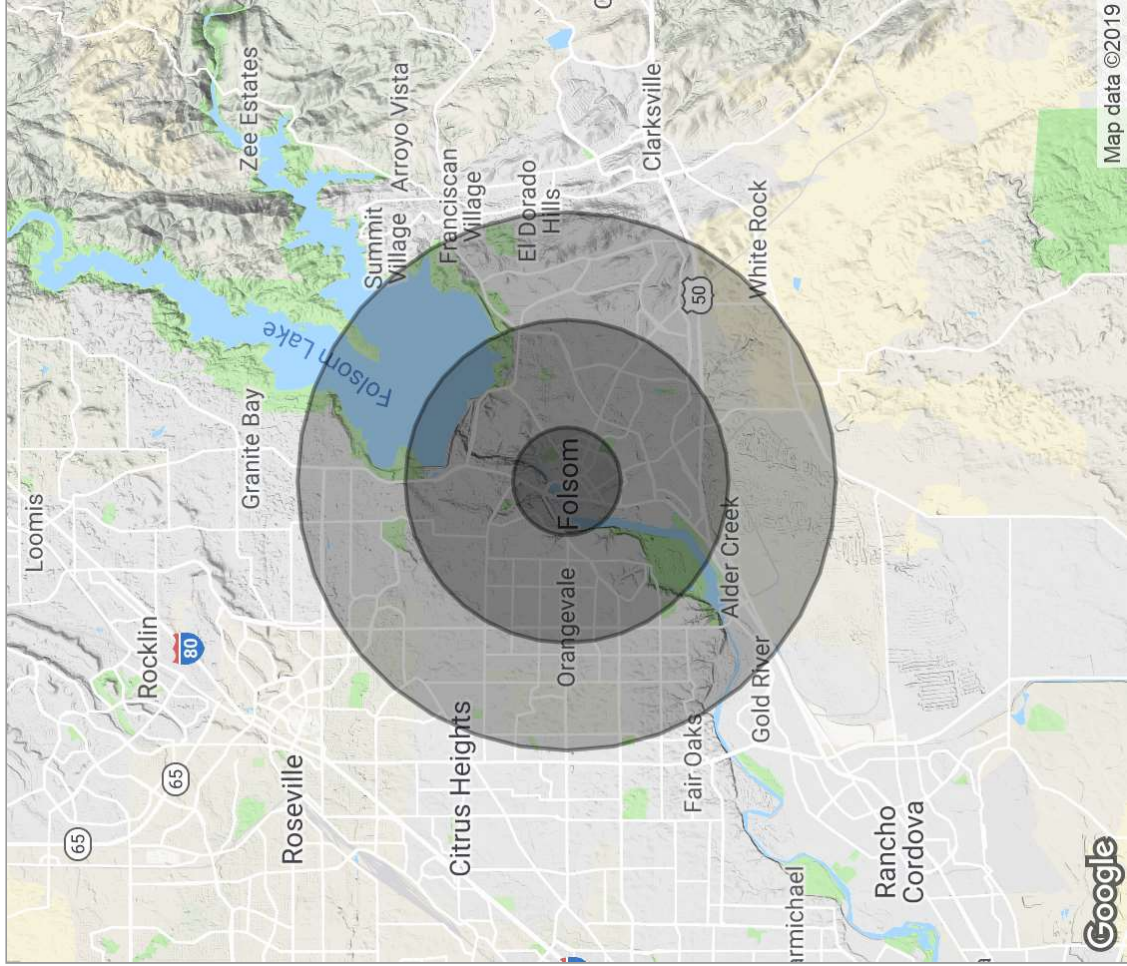
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DEMOGRAPHICS

605 Sutter Street, Folsom, CA 95630



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,173	75,475	153,130
Median Age	39.9	38.0	39.3
Median Age (Male)	38.6	37.1	38.5
Median Age (Female)	42.2	39.7	40.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,695	25,090	53,431
# Of Persons Per HH	2.5	3.0	2.9
Average HH Income	\$83,938	\$95,570	\$108,097
Average House Value	\$408,031	\$444,180	\$510,474

* Demographic data derived from 2010 US Census

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