

909 MORMON STREET

FOLSOM, CA 95630



OWNER/USER OPPORTUNITY  
IN FOLSOM, CA

**NEWMARK**

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# PROPERTY OVERVIEW



ADDRESS	909 Mormon Street, Folsom, CA
SIZE	12,964 SF (11,952 SF Office) (1,012 SF Warehouse/Storage)
PROPERTYTYPE	Office
OWNER/USER OPPORTUNITY	Opportunity to occupy the full building or over 50% of the building with excess space to lease
YEAR BUILT	1915
AVAILABILITY	Can be delivered vacant upon close of escrow
SALE PRICE	Subject to offer

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# PROPERTY HIGHLIGHTS

- ★ Adjacent to Historic Folsom's Sutter Street

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- ★ Located within walking distance to retail, restaurants & lifestyle activities

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- ★ Easy access to Highway 50 and lightrail

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- ★ Two vacant lots on the West and East ends of the property for future development

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- ★ Abundant on-site parking

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- ★ Site has strong potential for educational use, charter school, daycare, dance academy, performing arts, or community center

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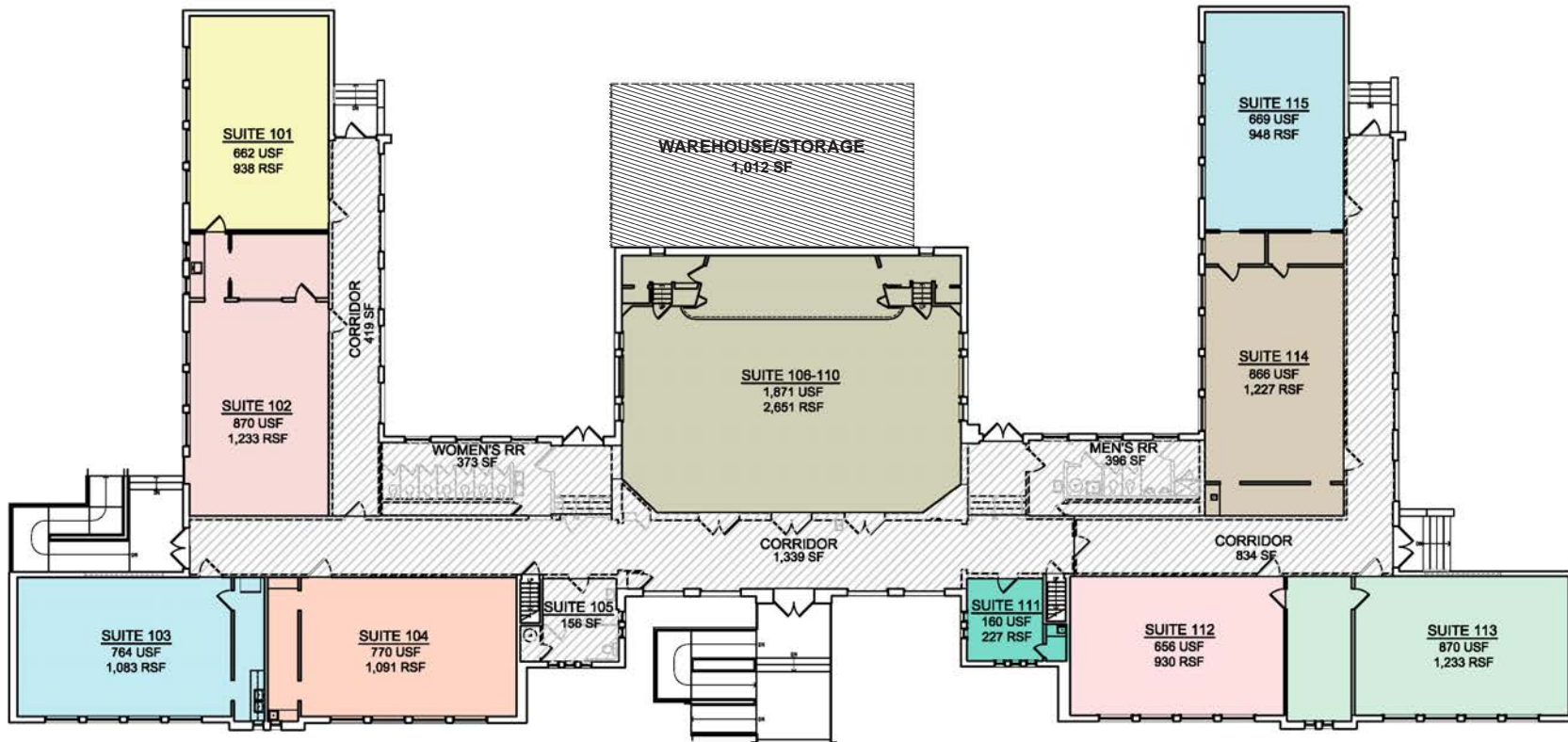
- ★ Excellent location for a live, work, play lifestyle culture

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- ★ Potential for two residential lots



# FLOOR PLAN



PROJECT DATA	
TOTAL USABLE AREA	8,435 SF
TOTAL COMMON AREA	3,517 SF
TOTAL RENTABLE AREA	11,952 SF
LOAD FACTOR	1.417

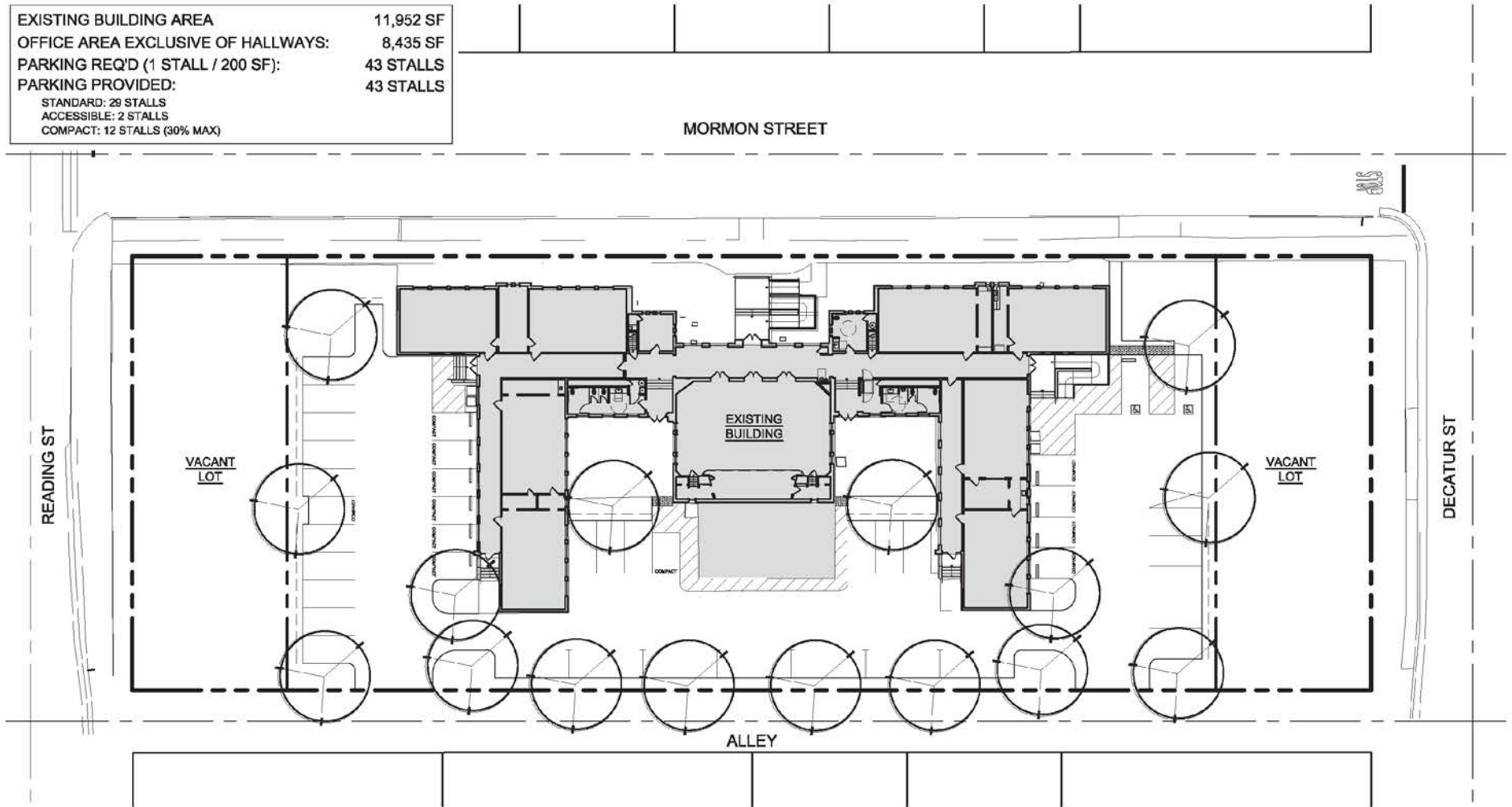
SUITE 201	140 USF	198 RSF
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SUITE 202	137 USF	194 RSF
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# SITE PLAN

## PROJECT DATA

EXISTING BUILDING AREA	11,952 SF
OFFICE AREA EXCLUSIVE OF HALLWAYS:	8,435 SF
PARKING REQ'D (1 STALL / 200 SF):	43 STALLS
PARKING PROVIDED:	43 STALLS
STANDARD: 28 STALLS	
ACCESSIBLE: 2 STALLS	
COMPACT: 12 STALLS (30% MAX)	



## CONCEPTUAL SITE PLAN

909 MORMON ST  
FOLSOM, CA

VITAE

# MARKET OBSERVATIONS



## Economy

**Tech-Oriented:** Folsom's economy is heavily influenced by the technology sector, with a presence of major companies like Intel.

**Diversified Industries:** While tech is prominent, the city also supports a wide range of industries, including healthcare, professional services, and manufacturing.

**Strong Economic Development Efforts:** The City of Folsom, in partnership with the Folsom Economic Development Corporation, actively supports business growth through various initiatives.

**Fiscal Stability:** The city's financial planning emphasizes careful management of expenditure growth to ensure long-term sustainability.

**Economic Statistics:** Unemployment Rate: As of late 2025, Folsom's unemployment rate was 3.9%, significantly lower than the state average.

**Home Values:** The average home value in Folsom is [\\$745,846](#), reflecting a 3.5% increase over the previous year.



# REGIONAL OVERVIEW: FOLSOM



Median Household Income:  
\$139,804



Homeownership: 70%



Education 54.9% Bachelor's  
Degree or higher



Office vacancy rate: 20.14%



\$2.35 average office asking rent/SF

**RANKED #1**

CITY TO LIVE IN CALIFORNIA BY U.S.  
NEWS & WORLD REPORT FOR 2026



POPULATION RADIUS

3 Miles	5 Miles	10 Miles
84,890	172,168	640,773

## MAJOR EMPLOYERS & TOP WORKFORCE SEGMENTS



Agilent Technologies



Dignity Health.



KIOXIA

California ISO



TOSHIBA



inductive  
automation.



Sutter Health



Qualcomm

UC DAVIS  
HEALTH



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