

7,500 SF Free Standing Retail Building Available for Lease

12195 Tributary Point Drive – Rancho Cordova, CA



7,500 SF Freestanding Retail Building Located at the Hwy 50 Off Ramp

Freestanding retail building located at the off ramp to Hwy 50 and Hazel Avenue.

- Nearby tenants include Mattress Firm, Starbucks, Subway, McDonald's, La-Z-Boy, and California Backyard
- Strong traffic counts at Hwy 50 (129,300 ADT) and Hazel Ave (49,000 ADT)
- High average household income (\$175,404 in a 1 mile radius)
- Located less than one mile from the Folsom Auto Mall, Intel (6,100 employees) and substantial residential development

NEARBY TENANTS



FOR MORE INFORMATION, PLEASE CONTACT

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**John Cumbelich
& Associates**

PARTNER **XTEAM**
RETAIL ADVISORS

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AERIAL

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LOW ALTITUDE AERIAL WITH ACCESS

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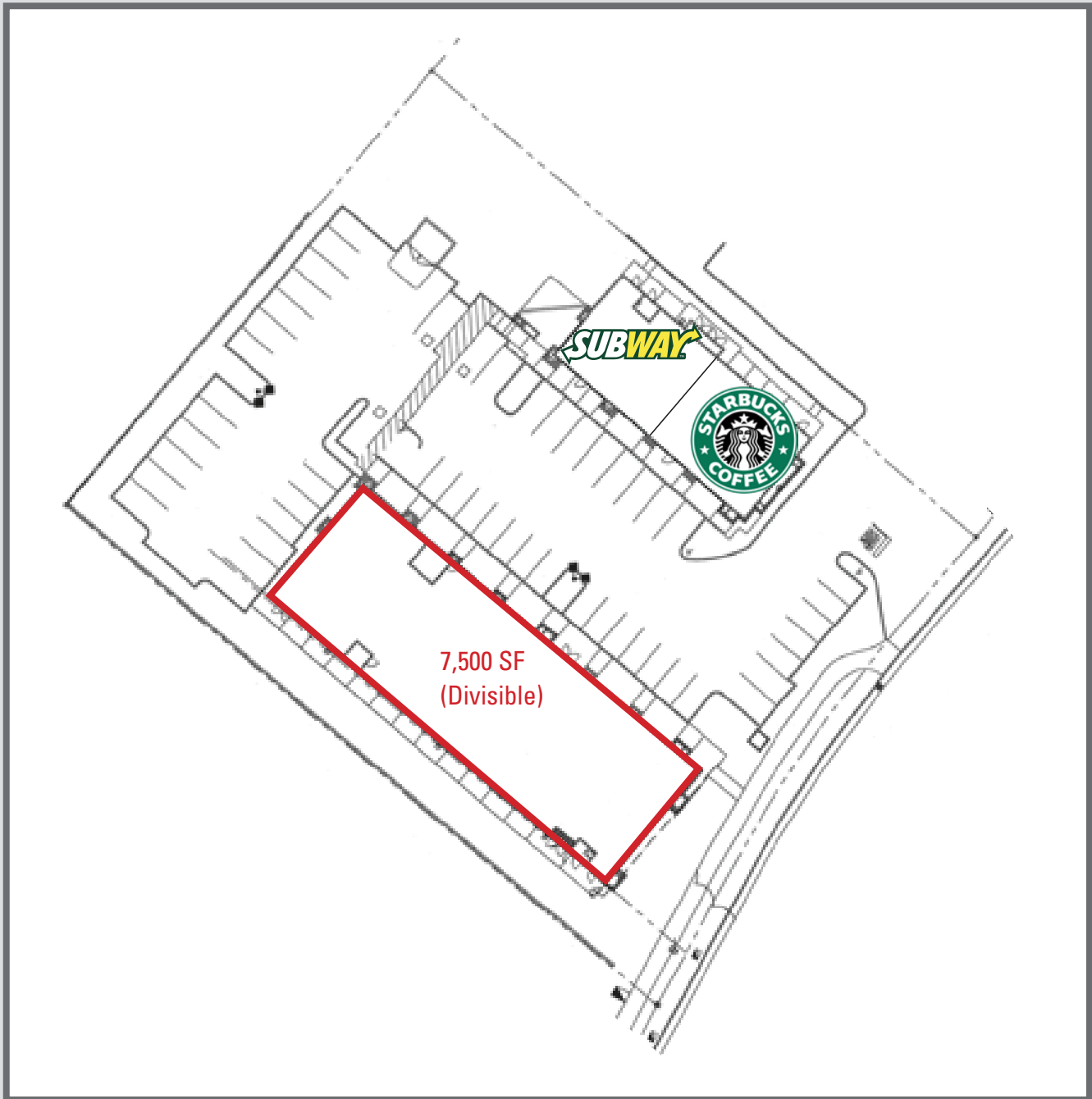
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SITE PLAN

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PHOTOS



The site benefits from strong traffic counts, large daytime population, high household incomes, and surrounding regional retailers.

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Population	2,360	44,543	173,765
Daytime Population	2,938	47,564	146,362
Average Household Income	\$175,404	\$132,216	\$109,097
No of Households	1,024	18,108	67,886

TRAFFIC COUNTS

Hwy 50 W of Nimbus Rd	129,300 ADT
Hwy 50 E of Nimbus Rd	125,000 ADT
Hazel Ave N of Hwy 50	49,000 ADT
Folsom Blvd W of Nimbus Rd	12,000 ADT
Folsom Blvd E of Nimbus Rd	13,000 ADT

PROPERTY INFORMATION

Zoning:	Commercial
APN:	069-0650-002

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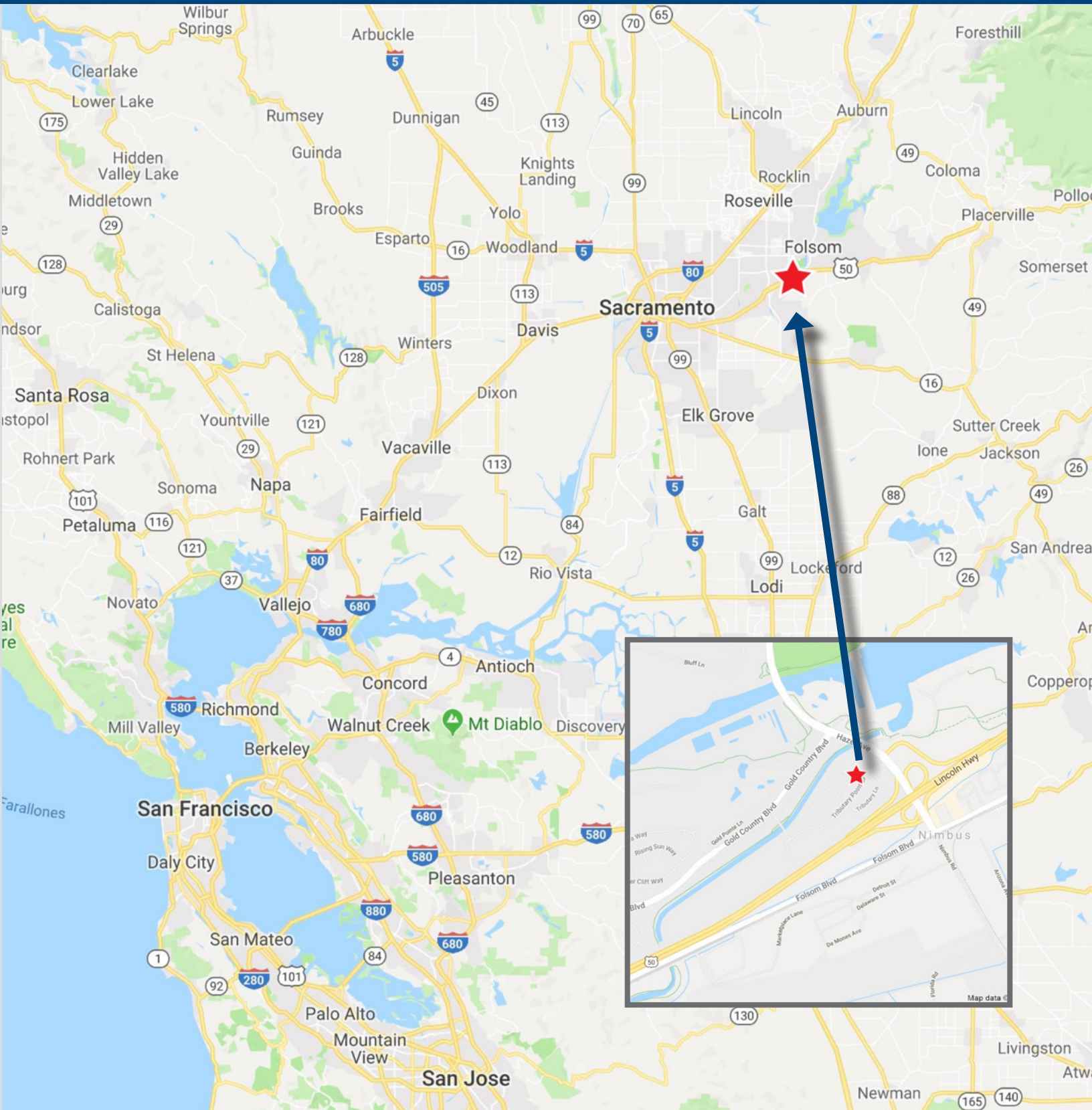
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LOCATION MAP



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DEMOGRAPHICS

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		1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION	2018 Estimated Population	2,360	44,543	173,765
	2023 Projected Population	2,477	46,738	182,443
	2010 Census Population	2,240	42,316	160,646
	2000 Census Population	2,420	43,000	155,522
	Projected Annual Growth 2018 - 2023	1%	1%	1%
	Historical Annual Growth 2000 - 2018	1%	1%	1%
	2018 Median Age	51	46	41
	Adj. Daytime Demographics Age 16 Years or Over	2,938	47,564	146,362
HOUSEHOLDS	2018 Estimated Households	1,024	18,108	67,886
	2023 Projected Households	1,050	18,551	69,634
	2010 Census Households	978	17,328	63,423
	2000 Census Households	979	16,720	60,236
	Projected Annual Growth 2018 - 2023	1%	1%	1%
	Historical Annual Growth 2000 - 2018	1%	1%	1%
RACE AND ETHNICITY	2018 Estimated White	78%	80%	76%
	2018 Estimated Black or African American	3%	3%	4%
	2018 Estimated Asian or Pacific Islander	13%	10%	9%
	2018 Estimated American Indian or Native Alaskan	1%	1%	1%
	2018 Estimated Other Races	6%	7%	10%
	2018 Estimated Hispanic	9%	10%	14%
INCOME	2018 Estimated Average Household Income	\$175,404	\$132,216	\$109,097
	2018 Estimated Median Household Income	\$120,376	\$94,787	\$82,054
	2018 Estimated Per Capita Income	\$76,080	\$53,830	\$42,703
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade 0 - 8)	1%	2%	3%
	2018 Estimated Some High School (Grade 9 - 11)	3%	3%	4%
	2018 Estimated High School Graduate	10%	16%	21%
	2018 Estimated Some College	15%	24%	26%
	2018 Estimated Associates Degree Only	10%	9%	10%
	2018 Estimated Bachelors Degree Only	34%	27%	23%
	2018 Estimated Graduate Degree	28%	19%	14%
BUSINESS	2018 Estimated Total Businesses	172	2,957	8,985
	2018 Estimated Total Employees	2,155	32,283	92,511
	2018 Estimated Employee Population per Business	13	11	10
	2018 Estimated Residential Population per Business	14	15	19

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