

# Quick-Service Restaurant Drive-Thru Opportunity

10109 Folsom Blvd., Rancho Cordova, CA 95670



## LOCKEHOUSE

2099 Mt Diablo Ave., Walnut Creek, CA 94596

**ADRIA GIACOMELLI**

Partner

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**JIM SHEPHERD**

Senior Vice President

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## Property Highlights



## SUMMARY

10109 Folsom Boulevard in Rancho Cordova, CA

A rare opportunity for a QSR drive-thru to locate in the retail corridor of Rancho Cordova. The existing C-Mart and Baskin Robbins will relocate and rebuild next to the car wash, making the entire 2,800 square foot drive thru available.

Address: 10109 Folsom Blvd., Rancho Cordova, CA 95670  
Cross Streets: Folsom Blvd. & W. La Loma Dr.  
Type: Restaurant Pad with Existing Drive-Thru  
Built: 2002 / Redeveloped 2017  
Drive Thru: 2,800 SF Restaurant Drive-Thru  
Lot Size: 52,000 SF  
Zoning: FB-CMU- Commercial Mixed-Use  
Seeking: QSR

## HIGHLIGHTS

- QSR in  $\pm$ 2,800 SF
- Existing Drive-Thru
- Chevron Gas Station and Extra Mile with Car Wash
- Close to Light Rail Station
- Fronting Folsom Blvd.
- 20,434 cars per day on Folsom Blvd.

\*Traffic Count Source: Sites USA Regis Online 02/07/24



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Market Aerial



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## Demographics



### POPULATION

1 MILE	3 MILES	5 MILES
17,770	107,965	250,676



### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$92,622	\$133,204	\$132,882



### HOUSEHOLD INCOME DISTRIBUTION \$200,000 or More

1 MILE	3 MILES	5 MILES
5.8%	14.0%	14.7%



### MEDIAN HOME VALUE \$1,000,000 or More

1 MILE	3 MILES	5 MILES
2.4%	5.2%	5.6%



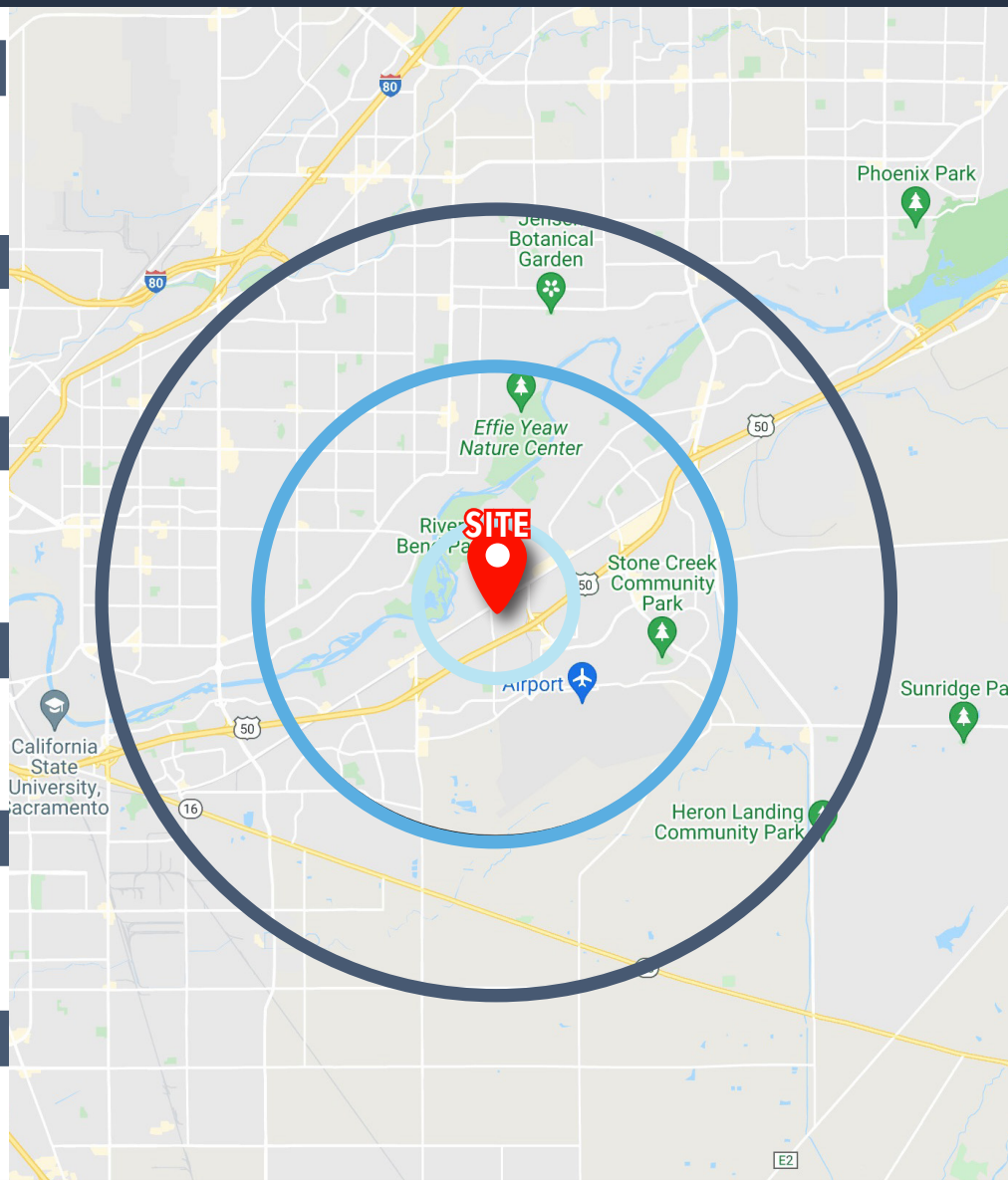
### COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
21.8%	34.2%	37.4%



### TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$189.04M	\$1.64 B	\$4.03 B



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