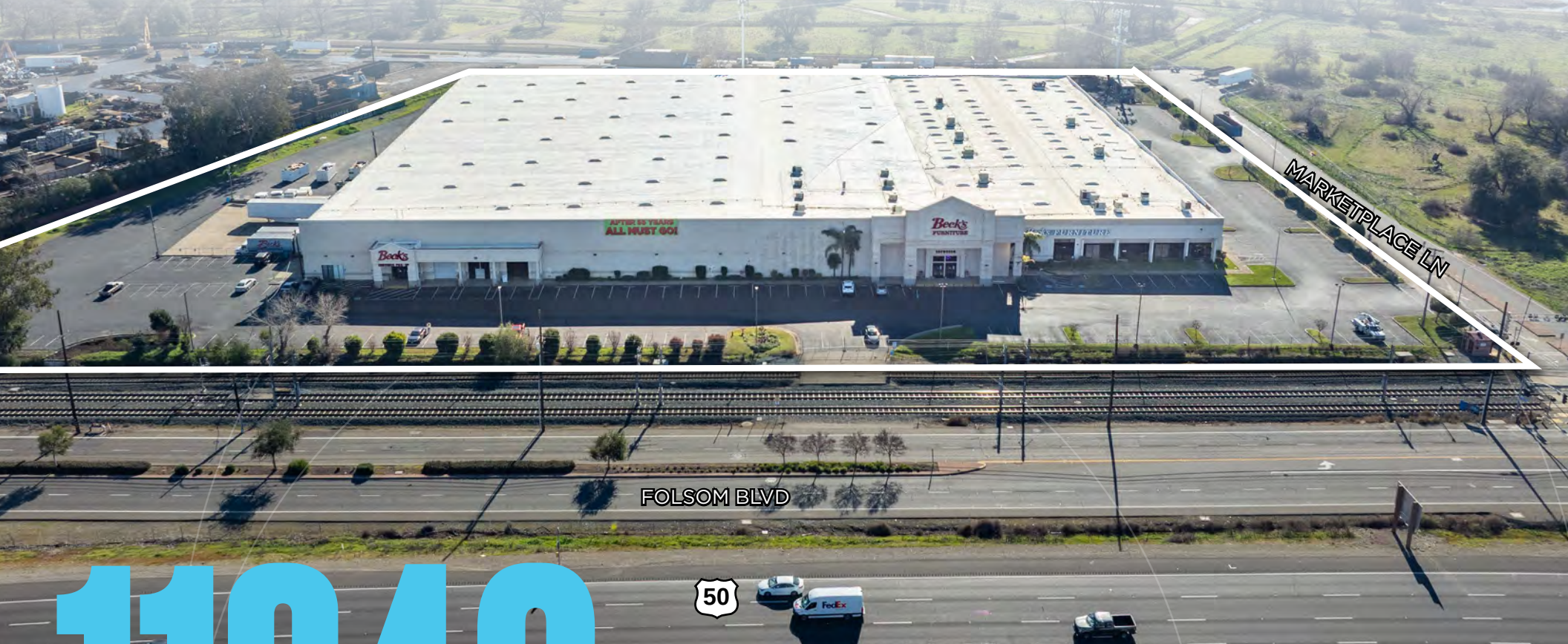


AVAILABLE FOR SALE

±208,841 SF INDUSTRIAL BUILDING ON ±9.92 ACRES



MARKETPLACE LN

FOLSOM BLVD



11840

FOLSOM BLVD

RANCHO CORDOVA, CA 95742



PREPARED BY:

BRYCE MACDONALD

Executive Director

+1 916 288 4806

bryce.macdonald@cushwake.com

CA LIC# 01422174

JAY HAMER

Director

+1 916 329 1556

jay.hamer@cushwake.com

CA LIC# 00991961

MORROW BOTROS

Associate

+1 619 614 1383

morrow.botros@cushwake.com

CA LIC# 02196220



CONTENTS

01

Executive Summary

02

Property Overview

03

Area Overview

PREPARED BY:

BRYCE MACDONALD

Executive Director

+1 916 288 4806

bryce.macdonald@cushwake.com

CA LIC# 01422174

JAY HAMER

Director

+1 916 329 1556

jay.hamer@cushwake.com

CA LIC# 00991961

MORROW BOTROS

Associate

+1 619 614 1383

morrow.botros@cushwake.com

CA LIC# 02196220



01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

11840 Folsom Blvd represents a rare opportunity to acquire one of Sacramento's most recognizable and visible commercial landmarks. For nearly 50 years, the property served as Beck's Furniture's flagship showroom, warehouse, and distribution center, creating a legacy presence along the Highway 50 corridor.

The ±208,841 SF facility combines exceptional freeway visibility, heavy power, flexible industrial zoning, and multiple loading configurations, making it well-positioned for distribution, logistics, manufacturing, wholesale, showroom, or adaptive reuse opportunities.

Large-scale owner-user opportunities with this level of identity and exposure are increasingly scarce. 11840 Folsom Blvd offers the next owner the chance to acquire not just a building, but a Sacramento landmark with limitless future potential.

KEY HIGHLIGHTS

- Highly Recognizable Regional Asset
- Outstanding Freeway Visibility
- Large Single-Story Floor Plate
- Strong Workforce Demographics
- Proximity to Light Rail & RT Bus Stop

DEMOGRAPHICS

	Population	3 Miles	5 Miles	10 Miles
 2025 Total		39,227	183,698	764,094
 2030 Projection		39,558	185,649	776,534
 2025 Average Income		\$155,615	\$133,057	\$130,661





02

PROPERTY OVERVIEW

PROPERTY DETAILS



±208,841 SF
Building Size



SUNRISE
Submarket



1977
Year Built



196
Parking Actual



±9.92 AC
Site Size



300' X 589'
Building Dimensions



33' / 28'
Warehouse / Retail Showroom
Clear Height



25' X 25' @13 COLUMNS
Column Spacing



±1,000 FEET
ALONG HWY 50
Frontage



1200A 480/277V 3P 4W
Power



ZONING
M-2 Heavy Industrial Zoning with
Existing Retail Showroom Use
(Retail is allowed under M-2 with an AUP)



PG&E
Gas Provider



12 DH LOADING DOORS
8 East, 4 South,
10'Hx8'W



HIGH DENSITY
Sprinklers



3
BIGASSFANS

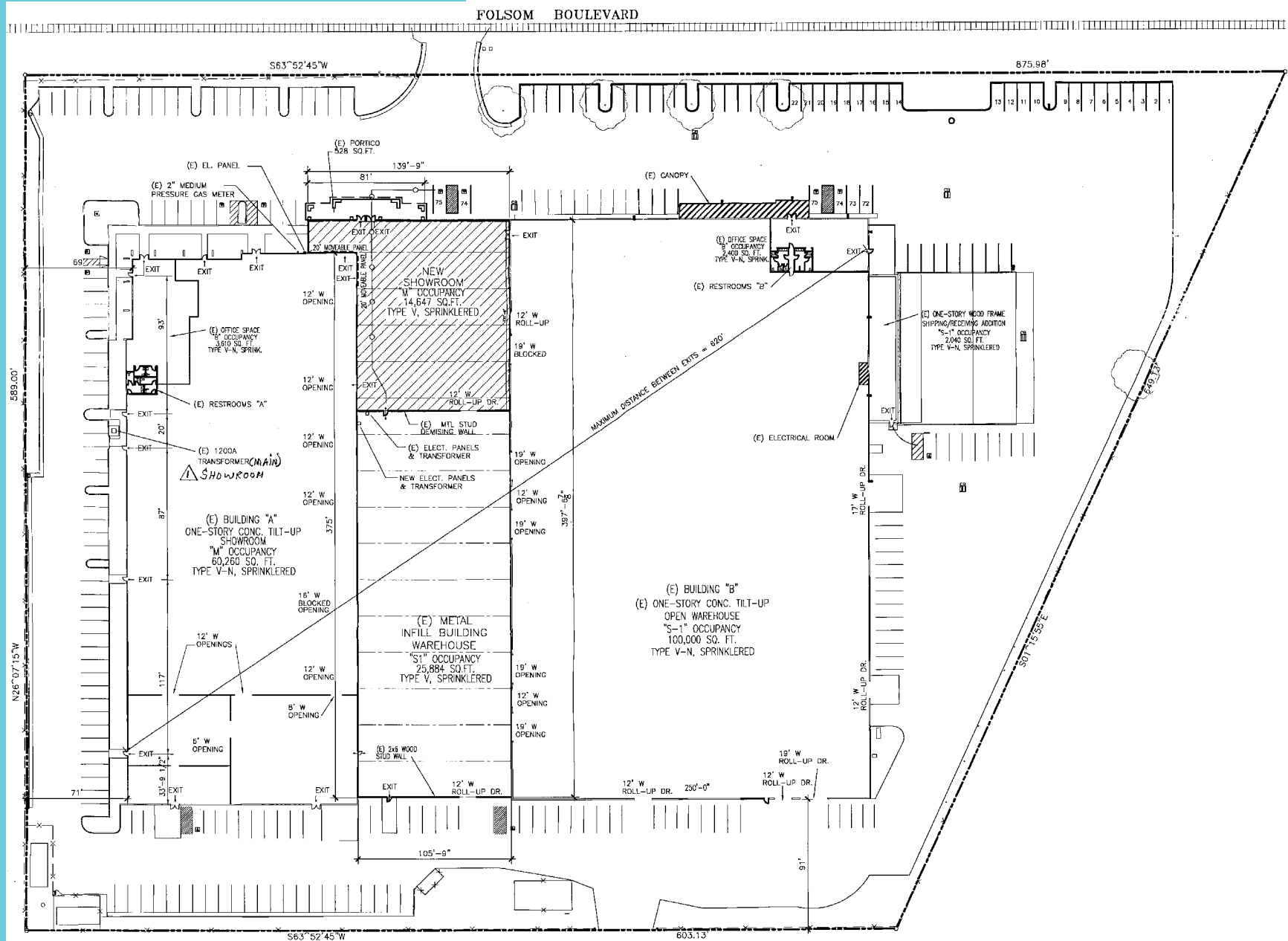


SMUD
Electric Provider



10 GL LOADING DOORS
3 North, 2 East, 3 South, 2 West,
15' H X 12'W

SITE PLAN

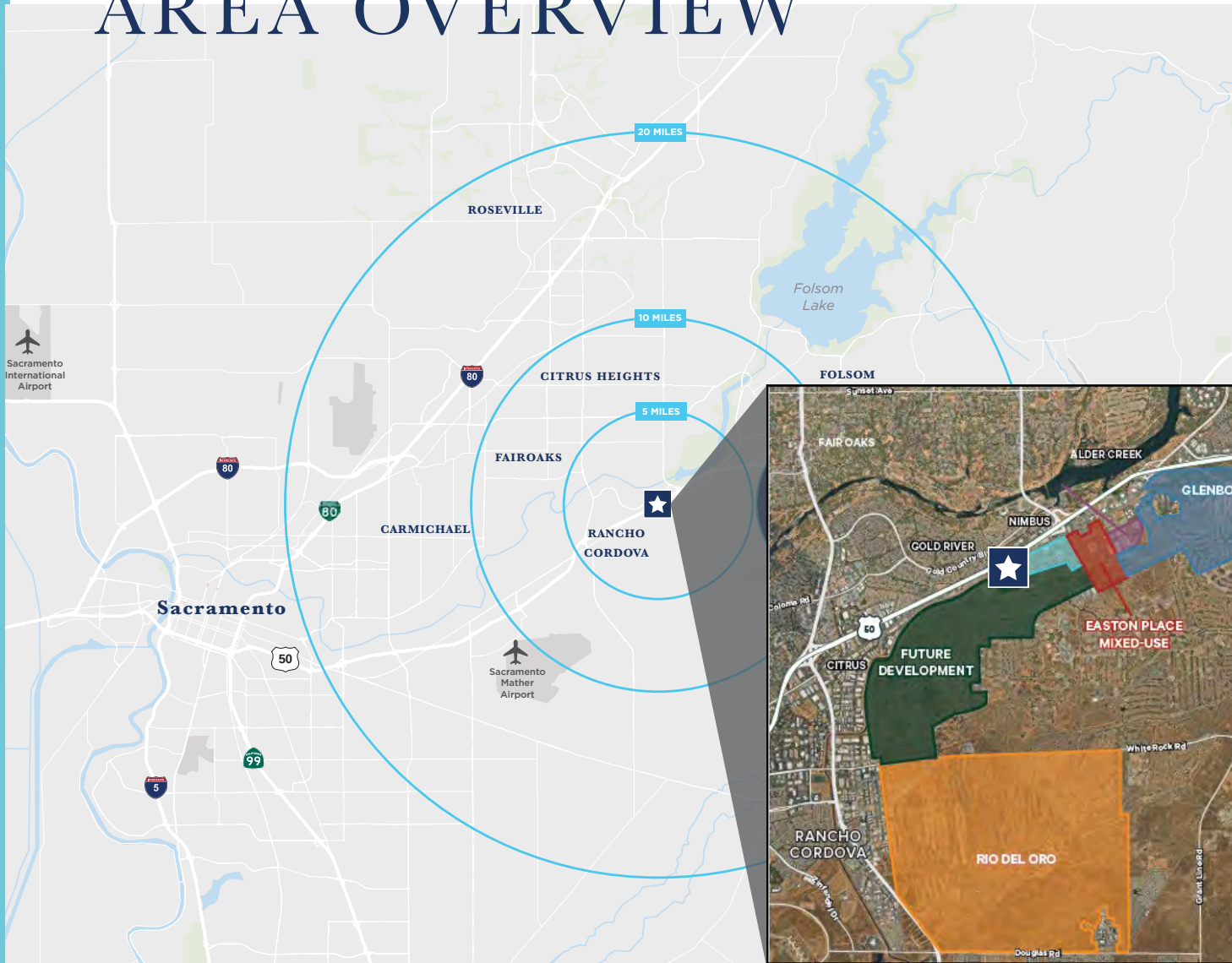




03

AREA
OVERVIEW

AREA OVERVIEW



FOLSOM RANCH

- ±3,585 acre master planned community
- 11,461 new homes
- 2 hospitals
- ±2.5 million square feet of mixed-used commercial space

GLENBOROUGH

- ±1,400 acres
- 2,752 new homes
- ±700,000 square feet of mixed-use commercial space

RIO DEL ORO

- ±3,828 acres
- 12,189 new homes
- ±7.6 million square feet of commercial, professional & industrial development

AREA AMENITIES



JOANN

FAIR OAKS

TJ-maxx

DOLLAR TREE PETCO

PAR 18

THE GAMESHOW

the old spaghetti factory

RED DOOR

TOY TOY

SAC TOWN FAMILY FUN

WORKFLOW ACTION

Chattman's

Starbucks
JACKS URBAN EATS
WELLS FARGO

MADISON AVE

FitnessOutlet
OMNI

eHealth

GOLD COUNTRY BLVD

FOLSOM BLVD

FOLSOM PREMIUM OUTLETS

EL DORADO FWY

50

TRI R SIGNS INC
Baskin Robbins
Domino's Pizza
Delish Pizza

SUNRISE BLVD

RANCHO CORDOVA

EL DORADO FWY

50

radius recycling

Folsom Lake Honda
Jeep

11840

FOLSOM BLVD

NAPA

COSTCO WHOLESALE

WHITE ROCK RD

THE HOME DEPOT
STAPLES
SF SUPERMARKET

LOWE'S

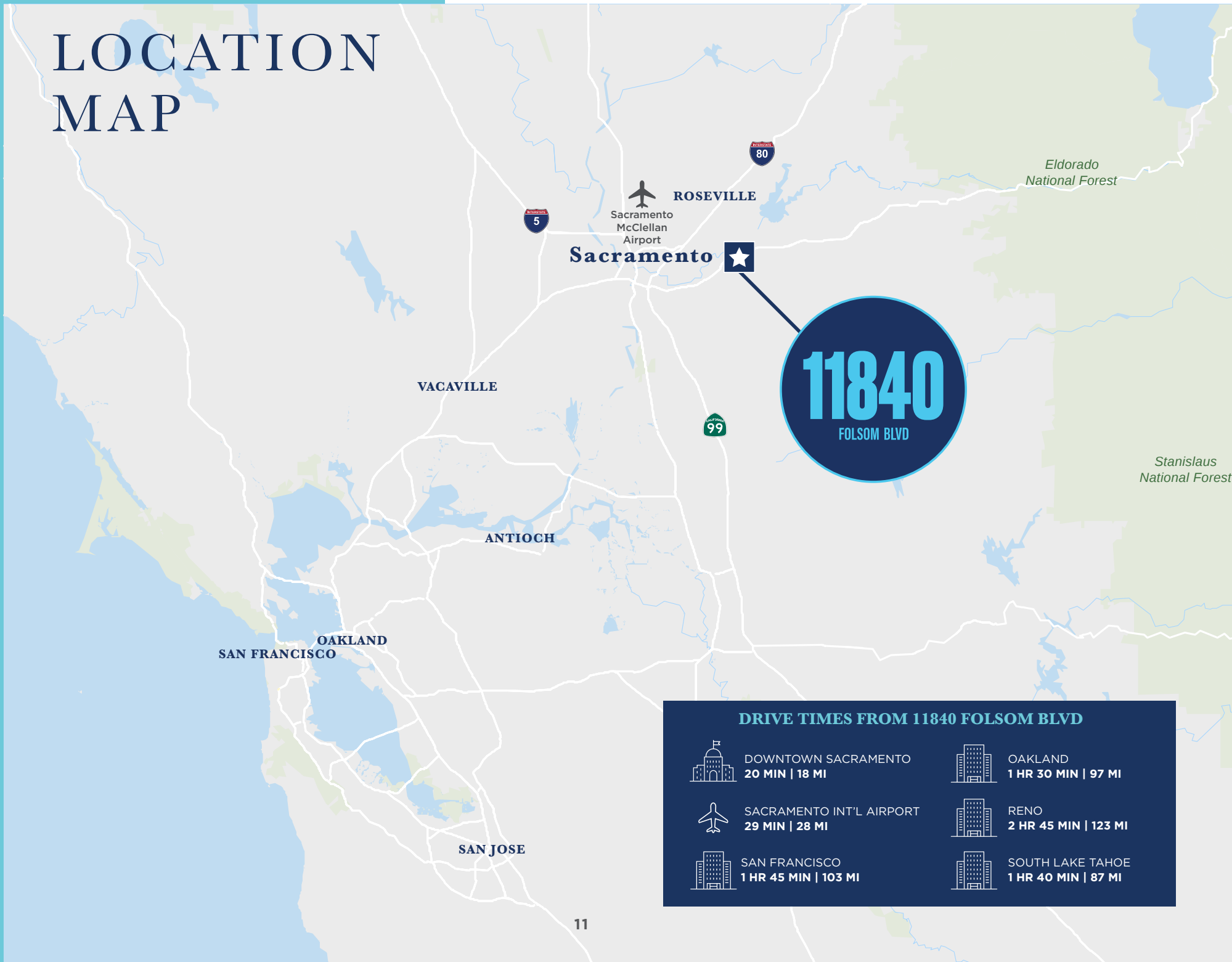
INTERNATIONAL DR

SUNRISE BLVD

ZINFANDEL DR



LOCATION MAP



DRIVE TIMES FROM 11840 FOLSOM BLVD



DOWNTOWN SACRAMENTO
20 MIN | 18 MI



SACRAMENTO INT'L AIRPORT
29 MIN | 28 MI



SAN FRANCISCO
1 HR 45 MIN | 103 MI



OAKLAND
1 HR 30 MIN | 97 MI



RENO
2 HR 45 MIN | 123 MI



SOUTH LAKE TAHOE
1 HR 40 MIN | 87 MI



11840

FOLSOM BLVD

**RANCHO CORDOVA
CA 95742**

PREPARED BY:

BRYCE MACDONALD

Executive Director
+1 916 288 4806
bryce.macdonald@cushwake.com
CA LIC# 01422174

JAY HAMER

Director
+1 916 329 1556
jay.hamer@cushwake.com
CA LIC# 00991961

MORROW BOTROS

Associate
+1 619 614 1383
morrow.botros@cushwake.com
CA LIC# 02196220

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

