

6609

FOLSOM - AUBURN RD

FOLSOM, CA

Sheba
Development, LLC

±3,961
SQUARE FEET

OFFICE BUILDING/CONDOS | FOR SALE OR LEASE

CBRE



EXECUTIVE SUMMARY

CBRE is proud to present 6609 Folsom-Auburn Road, a premier $\pm 3,961$ SF office building located in the heart of Folsom, CA. Built in 2018 and designed as two separate condominium units ($\pm 1,599$ SF and $\pm 2,402$ SF), this modern, two-story property offers flexibility for owner-users or investors. Situated within the professionally managed Sheba Office Park, the building features a contemporary stucco façade, double-door entry, and ample parking, all set within a ± 1.53 -acre common area parcel. The property is ideal for professional, medical, or financial office use, with a layout that supports both single or dual occupancy.

Positioned just off Folsom-Auburn Road near Greenback Lane, this location offers excellent visibility and accessibility, only 26 miles from downtown Sacramento. The surrounding area is a vibrant mix of professional offices, medical facilities, retail centers, and established residential neighborhoods, with nearby outdoor recreation and trails enhancing the work-life balance. Whether you're looking to establish your business in a thriving community or seeking a smart investment with income potential, 6609 Folsom-Auburn Road delivers unmatched value, location, and opportunity.



PROPERTY HIGHLIGHTS

As companies continue to prioritize employee wellness and rethink their space needs, 6609 Folsom-Auburn Road offers a rare opportunity to own a modern, right-sized office building designed for today's evolving workplace. Its manageable footprint allows for greater control over the work environment, supporting both productivity and well-being.

Located within the emerging Sheba Office Park, this professionally managed development will include two commercial buildings and one office/medical building upon completion. The setting is enhanced by partial views of the American River, offering a serene backdrop in a vibrant, professional community.



- » Owner-User / Value-add Opportunity to purchase a $\pm 3,961$ SF building or Unit #1 with $\pm 1,599$ SF or Unit #2 with $\pm 2,402$ SF
- » Seller will Leaseback Unit #2 for 3-5 years after Close of Esrow, or can vacate the premises at closing
- » Two-story, freestanding Office Building, together with an undivided interest in a ± 1.53 acre common area parcel
- » Owner's Association and CC&Rs
- » Building signage available
- » Reciprocal parking/access agreement
- » Restaurants and services minutes away
- » Zoned C-2; Central Business Zone
- » Pride of ownership - well maintained
- » Located near the Folsom Historic District

PRICING

CONDO UNIT 1	±1,559 SF	2 STORY	\$630,000
CONDO UNIT 2	±2,402 SF	2 STORY	\$975,000
BUILDING TOTAL	±3,961 SF	BUILDING B	\$1,600,000
CONDO UNIT 1 LEASE RATE \$1.90 PER SF			
TENANT RESPONSIBLE FOR JANITORIAL AND UTILITES			



PROPERTY DETAILS

BUILDING ADDRESS 6609 Folsom Auburn Road,
Folsom, CA 95630

ASSESSOR'S PACEL NO. 213-1000-025-0003 (Unit 1)
213-1000-025-0004 (Unit 2)

COUNTY Sacramento

PROPERTY TYPE Office

BUILDING SIZE $\pm 3,961$ SF
Divisible to $\pm 1,559$ SF and $\pm 2,402$ SF

PARCEL SIZE ± 0.08 (Each unit is ± 0.4 Acres)

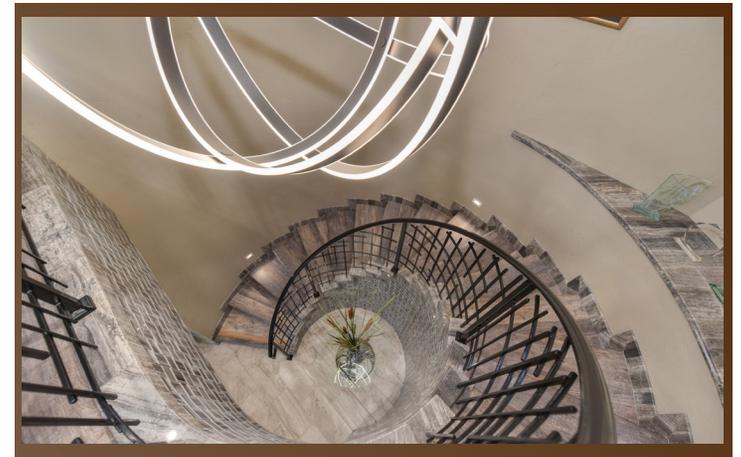
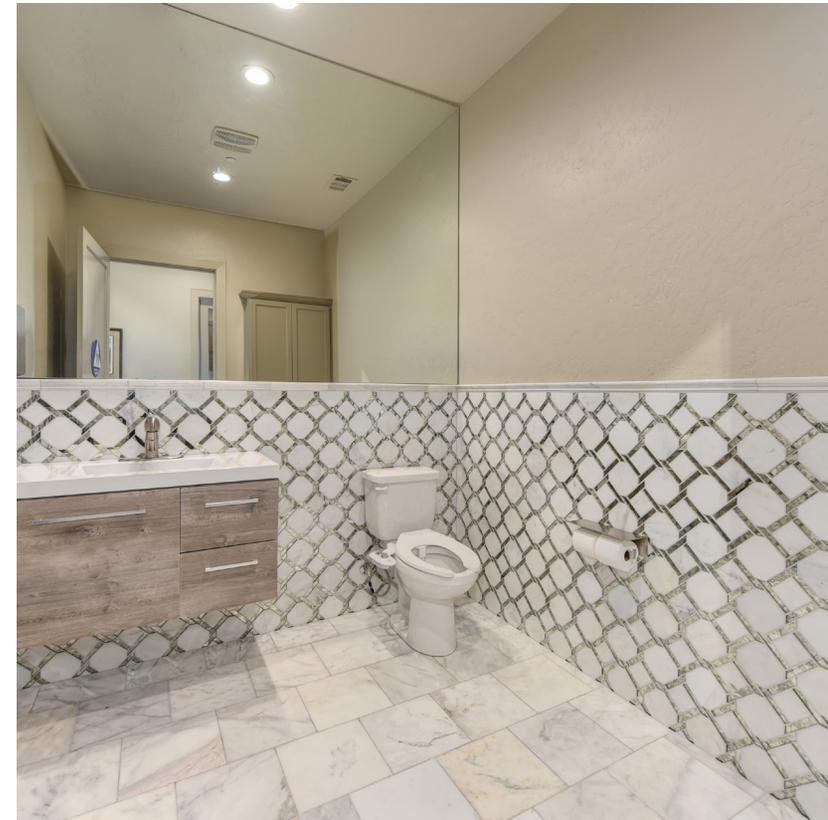
COMMON AREA PARCEL ± 1.53 Acres, Purchase includes an undivided interest in the parcel

YEAR BUILT 2018

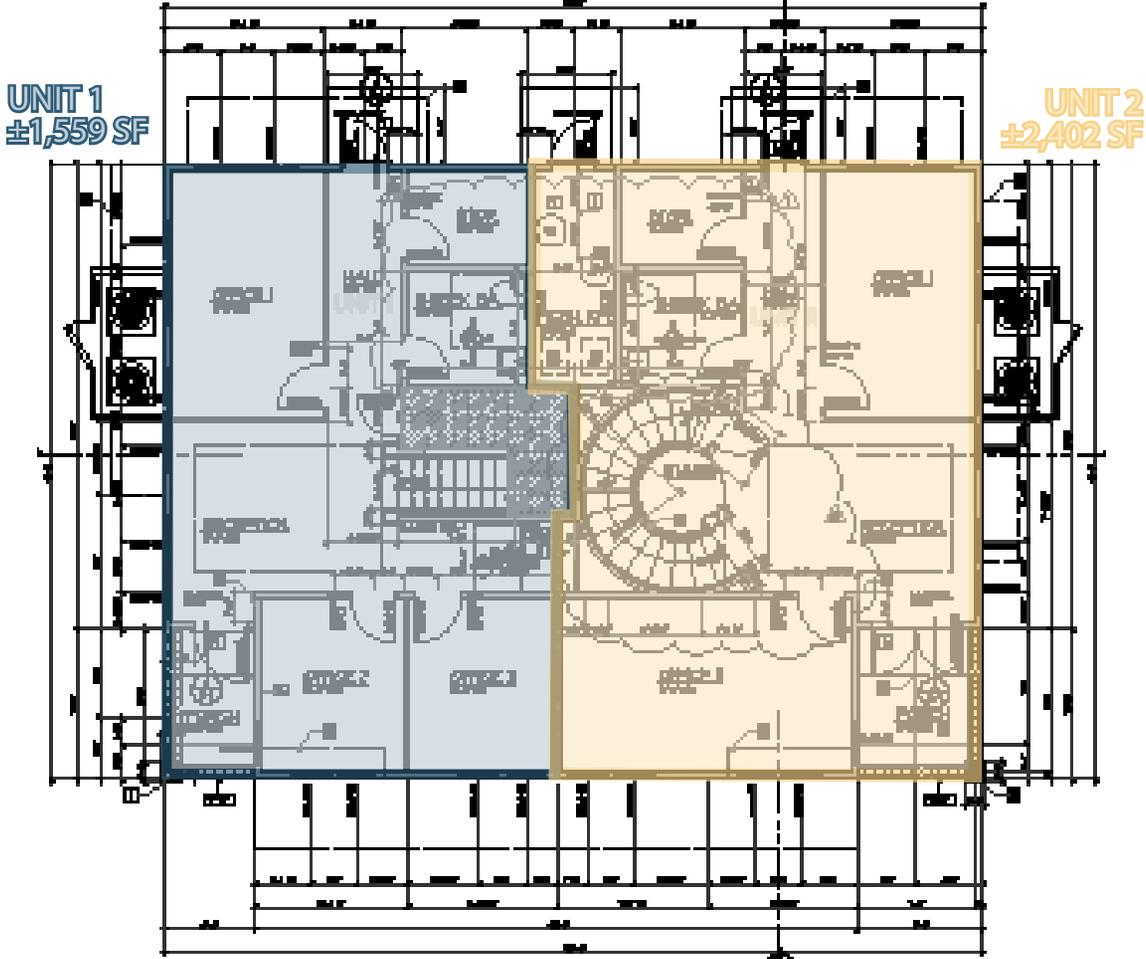
UTILITY PROVIDERS
Electricity - SMUD
Gas - PG&E
Sewer - City of Folsom
Water - City of Folsom



PROPERTY PHOTOS



FLOOR PLAN | FIRST FLOOR

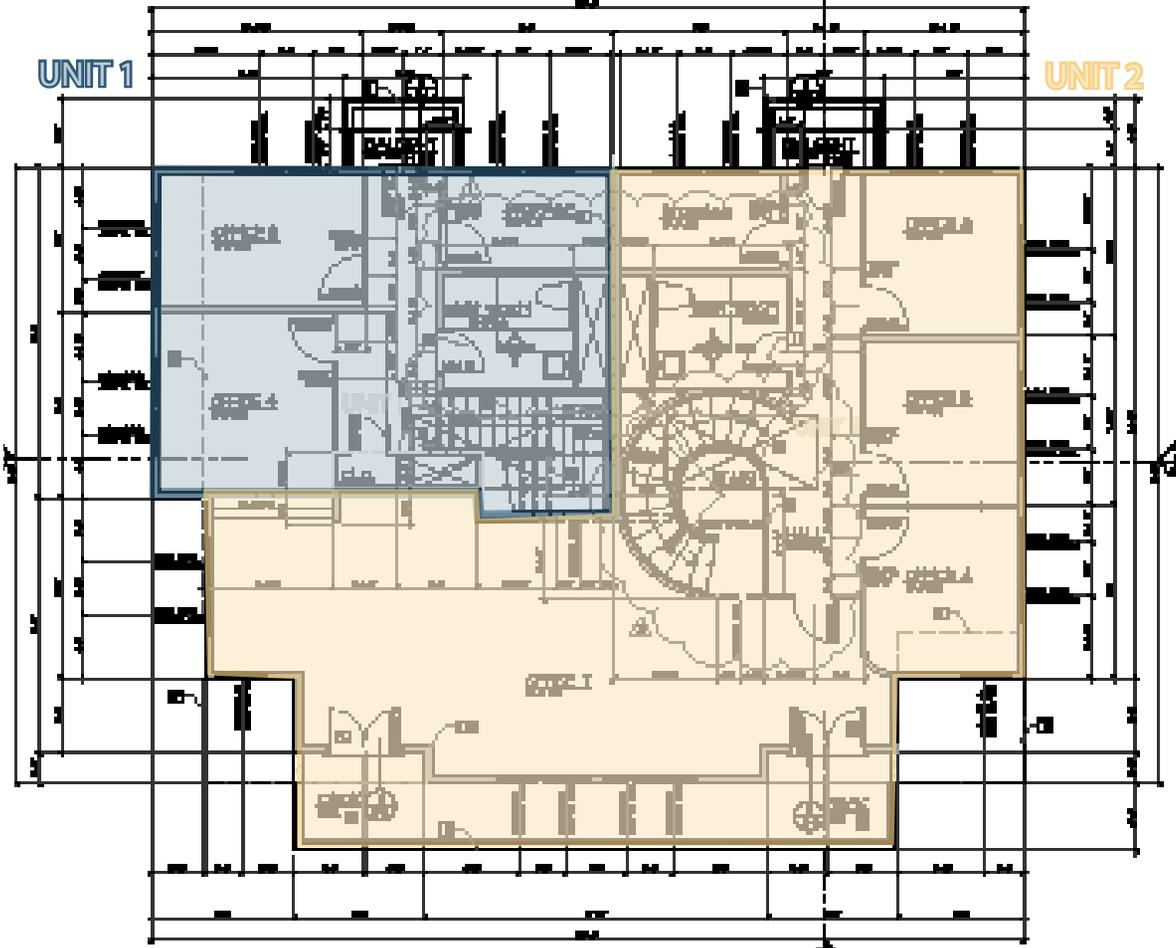


UNIT 1
±1,559 SF

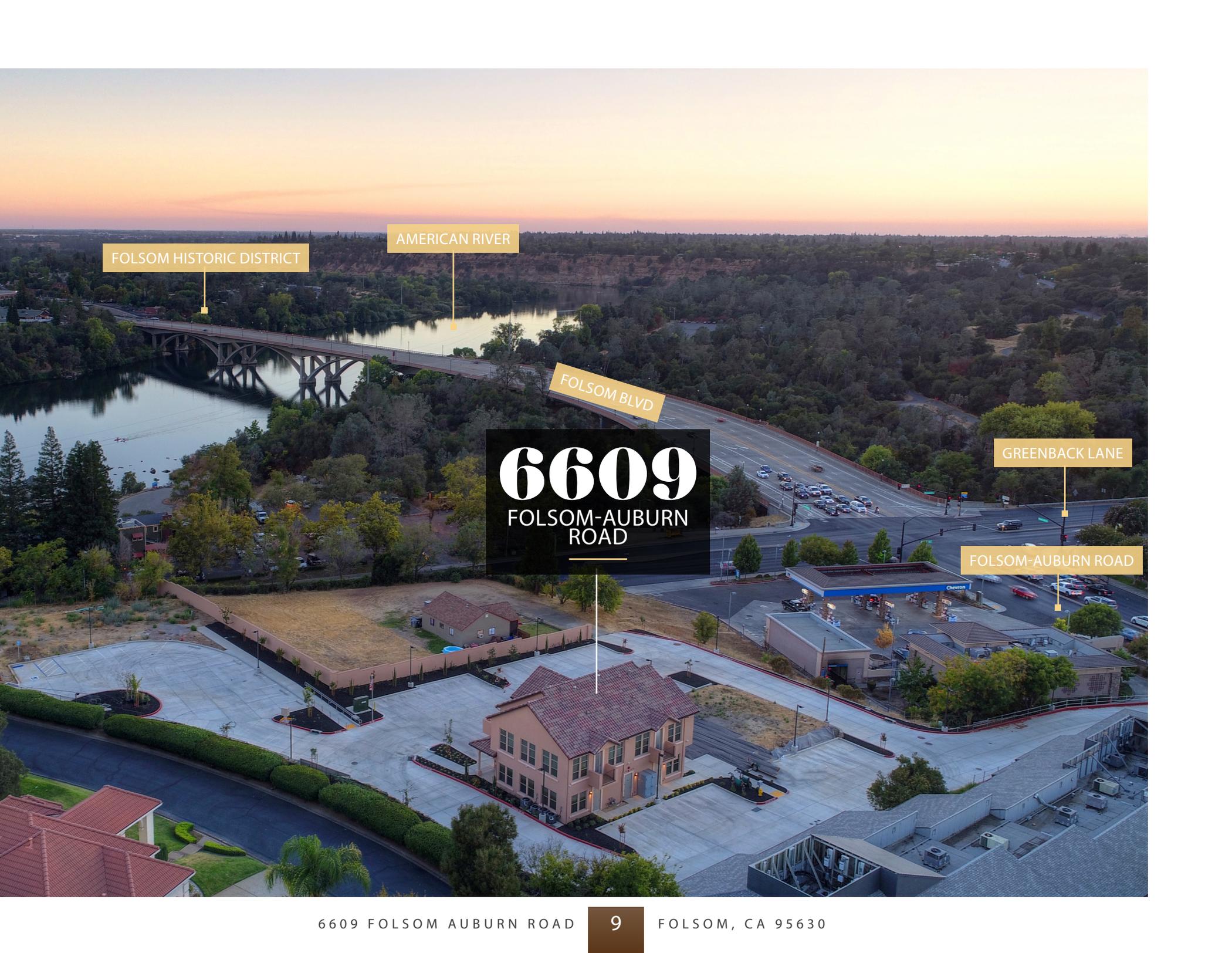
UNIT 2
±2,402 SF

NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

FLOOR PLAN | SECOND FLOOR



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



FOLSOM HISTORIC DISTRICT

AMERICAN RIVER

FOLSOM BLVD

GREENBACK LANE

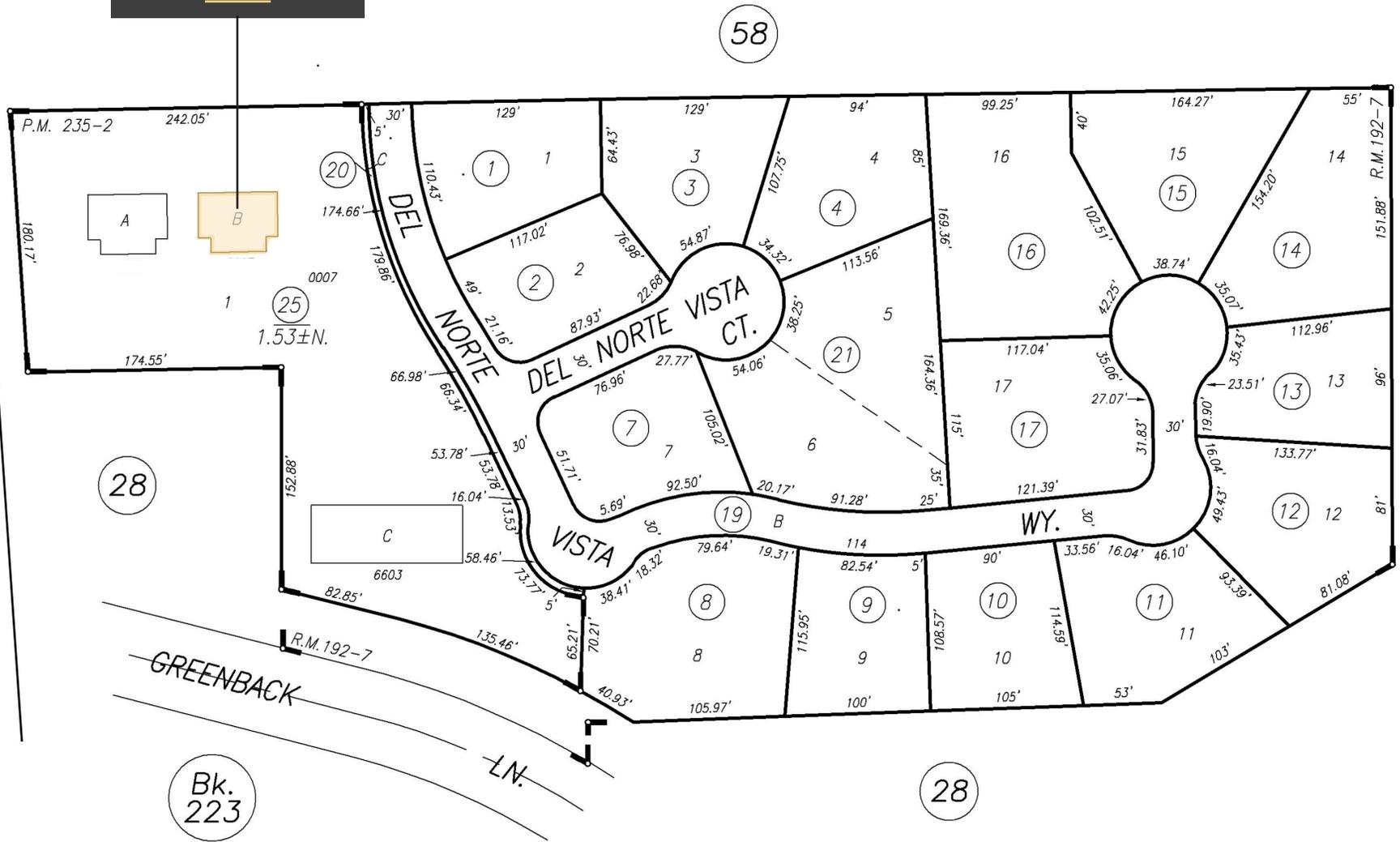
FOLSOM-AUBURN ROAD

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FOLSOM-AUBURN
ROAD

FOLSOM, CA



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