

Camellia Center

5600 Folsom Boulevard, Sacramento, CA 95819



Property Highlights

107,692 Gross Leasable Area

7.99 Total Acres

414,752 5 Mile Population

- 107,692 square foot neighborhood shopping center anchored by Save Mart and Petco.
- Great visibility and access from Folsom Boulevard.
- Six miles east of the California State Capitol.
- Serves California State University Sacramento and UC Davis Medical Center.



Demographics

| | 1-Mile | 3-Mile | 5-Mile |
|---------------|-----------|-----------|-----------|
| Population | 17,071 | 164,397 | 414,752 |
| Households | 6,459 | 70,612 | 160,009 |
| Avg HH Income | \$138,167 | \$114,246 | \$107,052 |

Source: Esri, 2025

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Current Tenants

| | | | | | |
|----|-----------------------|-----------|----|------------------------|----------|
| 1 | Save Mart | 48,497 SF | 18 | Great Clips | 1,200 SF |
| 4 | Petco | 10,822 SF | 19 | Elegance Nails | 846 SF |
| 7 | Togo's/Baskin Robbins | 2,058 SF | 20 | TLC Catering | 2,198 SF |
| 13 | Wells Fargo | 6,353 SF | 25 | Chipotle Mexican Grill | 2,000 SF |
| 14 | Ross Dress for Less | 19,958 SF | 26 | Papa Murphy's Pizza | 1,500 SF |
| 16 | Cool Chiropractic | 2,137 SF | 27 | H&R Block | 1,628 SF |
| 17 | The UPS Store | 1,000 SF | | | |

Available/Coming Soon

| | | |
|----|-----------|----------|
| 9 | Available | 1,841 SF |
| 10 | Available | 1,084 SF |
| 11 | Available | 825 SF |
| 12 | Available | 825 SF |
| 21 | Available | 2,920 SF |