

BLOSSOM VILLAGE

9509 Folsom Boulevard • Rancho Cordova, CA 95827

Blossom Village

Mixed-Use Development Opportunity

\$2,200,000

Investment Overview

2.0 Total Acres

80 Max Units

40% Operating Hotel

2 Story Development

Blossom Village presents a unique mixed-use development opportunity on a strategically located 2-acre parcel along Folsom Boulevard in Rancho Cordova, California. This exceptional property features both immediate income generation and substantial future development potential, making it an ideal acquisition for investors seeking both cash flow and value creation opportunities.

Investment Highlights

- Operational hotel facility on half the property provides immediate income generation while development plans are finalized.
- Zoning accommodates up to 80 extended-stay units across two stories, maximizing land utilization and revenue potential.
- Existing hotel can remain operational during phased development or be demolished to maximize new construction potential.
- Direct access to Folsom Boulevard, close proximity to churches, schools, businesses, and easy highway access for regional connectivity.
- Extended stay hotel market achieved \$57.2 billion in 2024 with projected growth, driven by digital nomads and business travelers.
- Sacramento's multifamily market shows record renter demand with 95.5% occupancy rate, indicating strong housing fundamentals.

Property Visuals & Renderings



Current Property Aerial View



Operating Hotel (40% of Property)



Vacant Development Land (1 Acre)



Two-Story Extended Stay Hotel - Front View



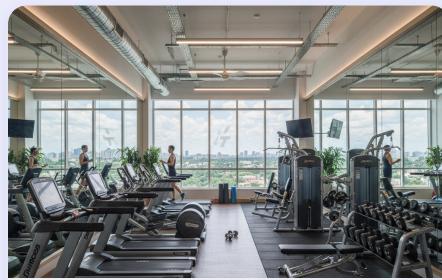
Building Side Elevation with Parking



Professional Landscaping & Main Entrance



1,200 sq ft Community Lounge & Co-Working Space



800 sq ft Professional Fitness Center



Business Center with Coffee Bar

Floor Plan & Amenities

Studio Extended Stay Unit Layout (400 sq ft)



Full-size bed with premium linens

Dedicated office workspace

Full kitchenette with appliances

Flat-screen TV with streaming

Individual climate control

High-speed WiFi included

Market Overview

79,332 Population

\$89,120 Median Income

95.5% Occupancy Rate

\$57.2B Extended Stay Market

Rancho Cordova Market Fundamentals

- Diverse community of over 85,000 residents and 65,000 workers
- 29th most diverse city in the United States
- Strong proximity to UC Davis Medical Center and corporate facilities
- Growing demand from business travelers and medical tourists
- Sacramento metro area benefits from Bay Area business relocation

Development Opportunity

- Existing operational hotel facility
- 1 acre of vacant development land
- Flexible integration or demolition options
- Maximum 80 extended-stay units
- Two-story construction design
- Modern amenities and workspace areas
- Ample parking for guests and visitors
- Business travelers on extended assignments
- Medical patients and families
- Temporary residents in transition
- Government personnel and contractors
- Corporate housing clients

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