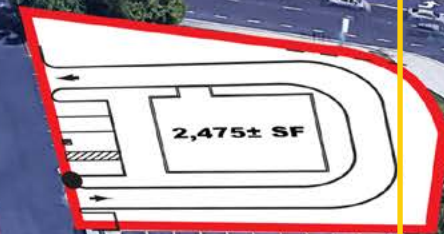


FOLSOM VILLAGE
9580 OAK AVENUE PARKWAY
FOLSOM, CA

FOR SALE OR LEASE
25,000 SF PAD IDEAL FOR DRIVE-THRU

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

Chase Burke
DRE: #01879336
chase@romecre.com
916-705-8132

Andy Jonsson
DRE: #02076108
andy@romecre.com
916-813-8409

ROME
REAL ESTATE GROUP

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FOR SALE OR LEASE

FOLSOM VILLAGE | PAD 9580 OAK AVENUE PARKWAY FOLSOM, CA

FEATURES:

- Dollar Tree co-anchor
- Located at the major intersection of Oak Avenue Parkway and American River Canyon Dr
- Strong daytime population and excellent household income demographics
- Community shopping center with long-term tenants
- Monument signage available



PROPERTY DETAILS:

Folsom Village is part of the American River Canyon neighborhood, one of Folsom's most affluent, the only retail center in the area. National tenants include: Starbucks and Dollar Tree.

In close proximity to Folsom Lake which draws about 2 million people annually.

GROUND LEASE RATE:

\$4,500.00, NNN per month

NNN costs are approximately \$0.34 PSF.

PURCHASE PRICE:

\$875,000.00 (\$35.00 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	9,072	71,324	209,780
2023 Average HH Income:	\$134,374	\$125,842	\$125,092
Traffic Count @ Oak Ave Pkwy & American River Canyon:	15,858		

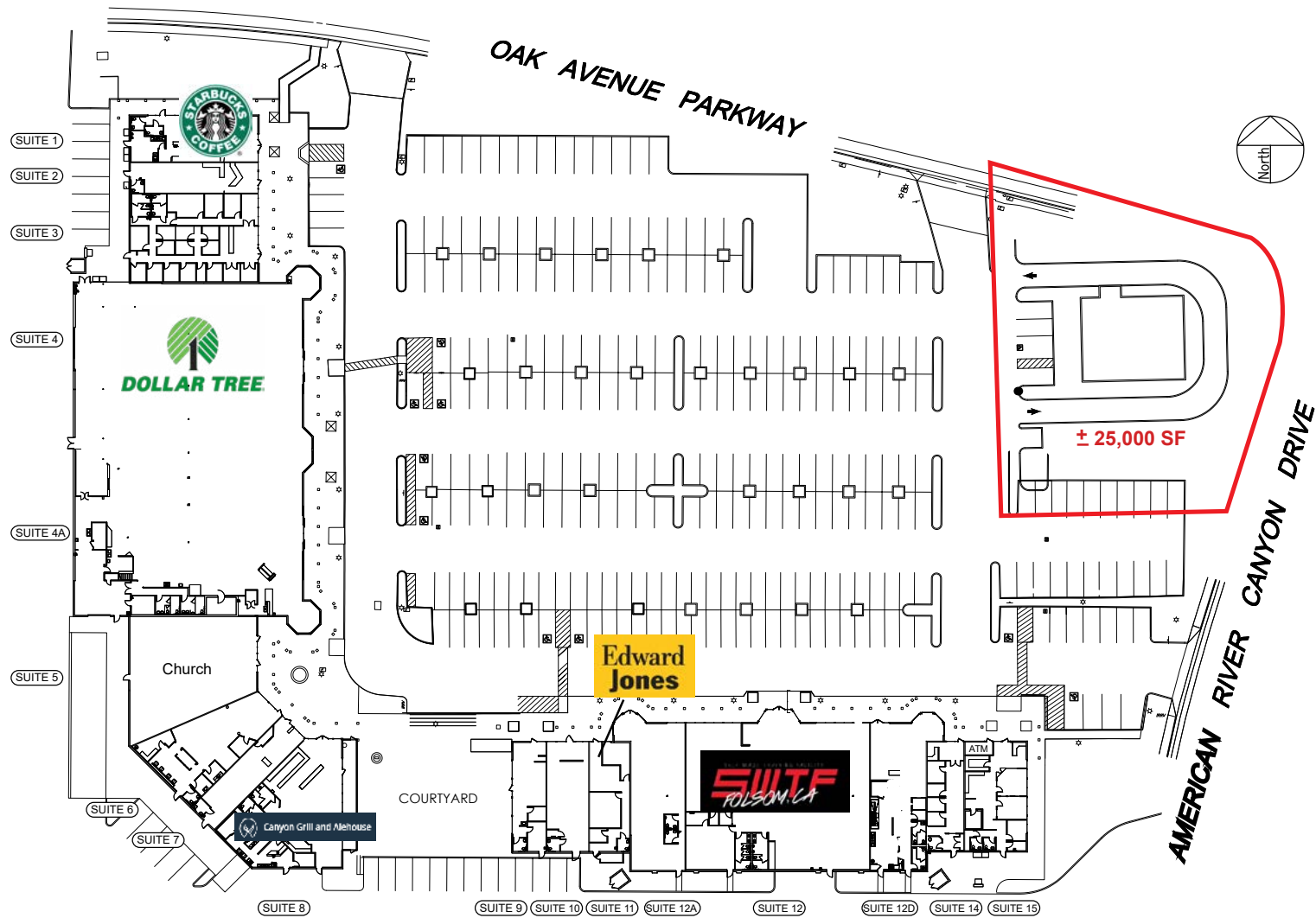
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SITE PLAN



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