

COLLEGE GREENS WEST | PAD

8355 FOLSOM BLVD

SACRAMENTO, CA

FOR SALE OR LEASE

0.57 ACRE BUILD-TO-SUIT RETAIL PAD

ETHAN CONRAD

PROPERTIES INC.

FOR MORE INFORMATION CONTACT:

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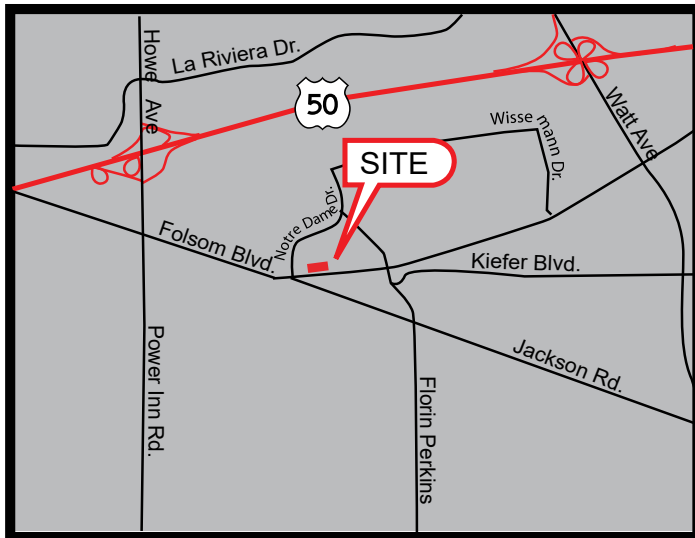
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FEATURES:

- 0.57 acre (24,829 SF) pad located within the College Greens West Shopping Center
- Fully paved and landscaped
- APN: 079-0182-027-0000
- Up to 10,000 SF building, C-2 zoning
- Located along Folsom Blvd, a major thoroughfare in Sacramento
- Shadow anchored by Raley's, DollarTree, Starbucks, and Carl's Jr



PROPERTY DETAILS:

Very busy neighborhood shopping center that is the gateway to large residential populations as well as services many daytime traffic generators like the Sacramento Sheriff Department headquarters and the Sacramento County Court House.

Easy access to public transportation, College Greens light rail and bus station access are across the street.

LEASE RATE:

\$42,000.00/per year, NNN

PURCHASE PRICE:

0.57 Acre Pad \$593,000.00 (\$23.90 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	10,722	124,717	350,664
2025 Average HH Income:	\$99,640	\$122,813	\$118,520
Traffic Count @ Folsom Blvd:	40,310		

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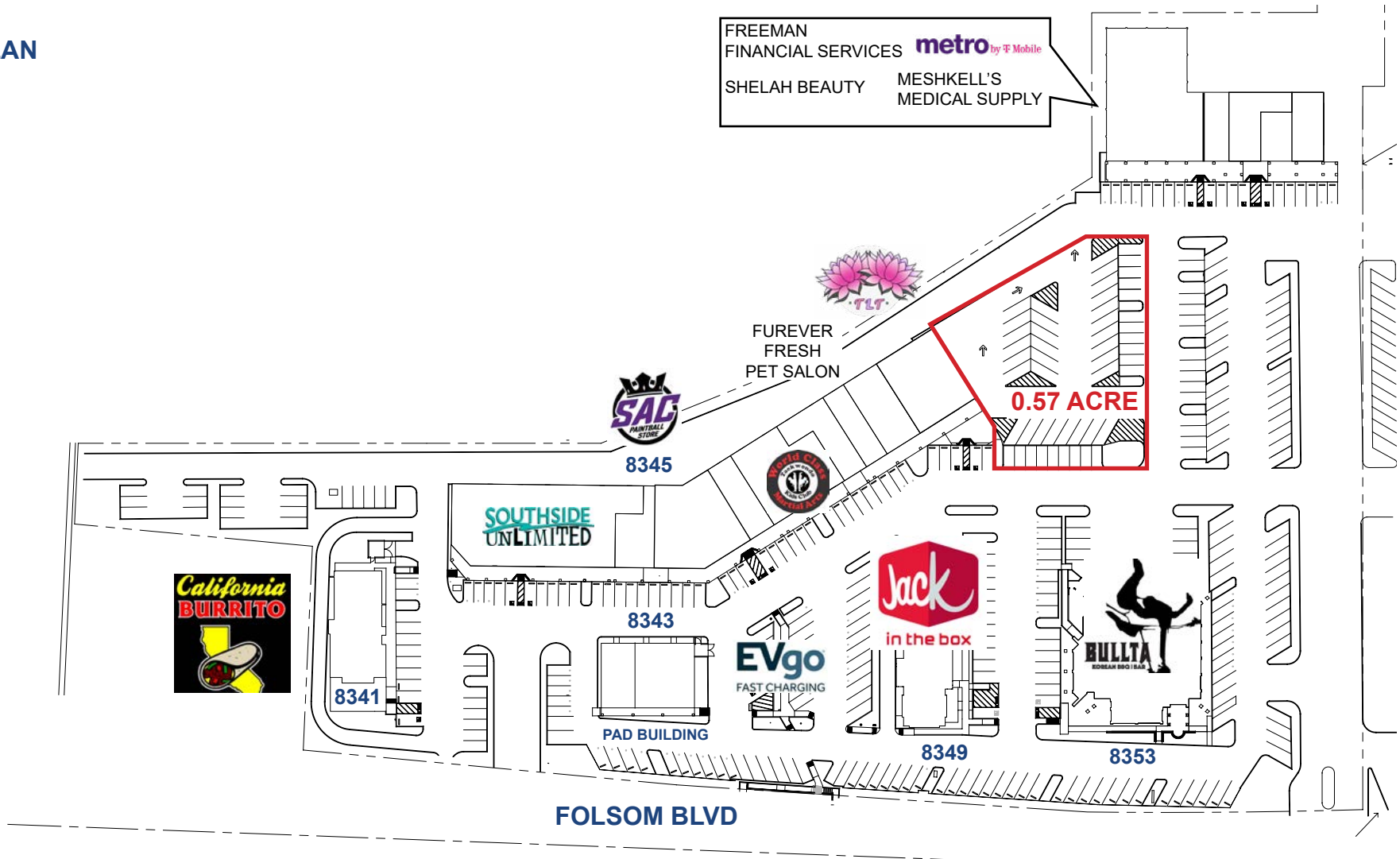
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SITE PLAN



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