

AMERICAN RIVER PLAZA
9500 GREENBACK LANE - 9475 MADISON AVE
FOLSOM, CA
FOR LEASE
1,676 SF - 5,317 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETE

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:

- Turn-key restaurant suite available
- Located at the major intersection of Greenback Lane & Madison Ave, a major commute corridor.
- Community shopping center with national tenants.
- Strong daytime population.
- Close proximity to Folsom Lake.

PROPERTY DETAILS:

Established shopping center anchored by Ace Hardware. Co-tenants include Anytime Fitness, Starbucks, Carl’s Jr, Subway, and Sport Clips.

Near high density single-family developments.

Ace Pickleball Club coming soon. EVgo fast chargers on-site.

LEASE RATES:

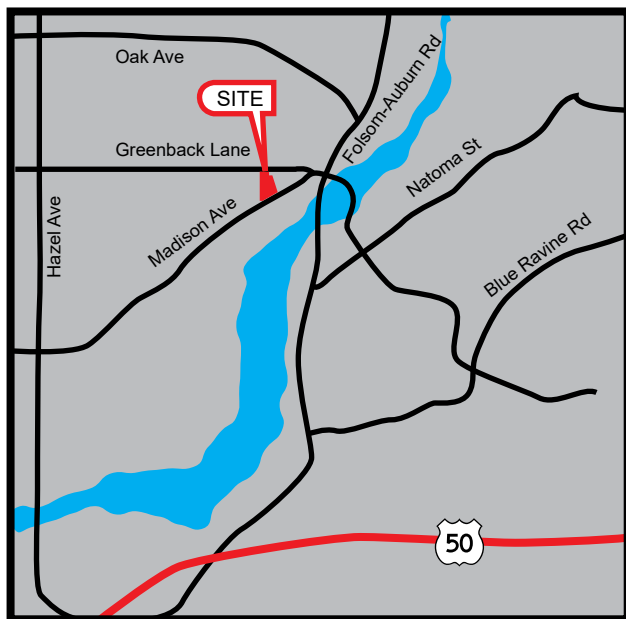
9500 Greenback Lane			
Suite 1	5,317 SF	\$10,581.00	\$1.99 PSF, NNN
Suite 4 ¹	1,924 SF	\$ 3,252.00	\$1.69 PSF, NNN
Suite 28*	1,676 SF	\$ 2,832.00	\$1.69 PSF, NNN
Suite 35	1,686 - 3,450 SF		\$1.85 - \$2.15 PSF, NNN

NNN costs are approximately \$0.42 PSF.

*Available with 30 days notice. ¹Lease pending.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	10,448	86,860	213,389
2023 Average HH Income:	\$94,194	\$117,266	\$122,404
Traffic Count @			
	Greenback Lane:		19,368
	Madison Ave:		17,662

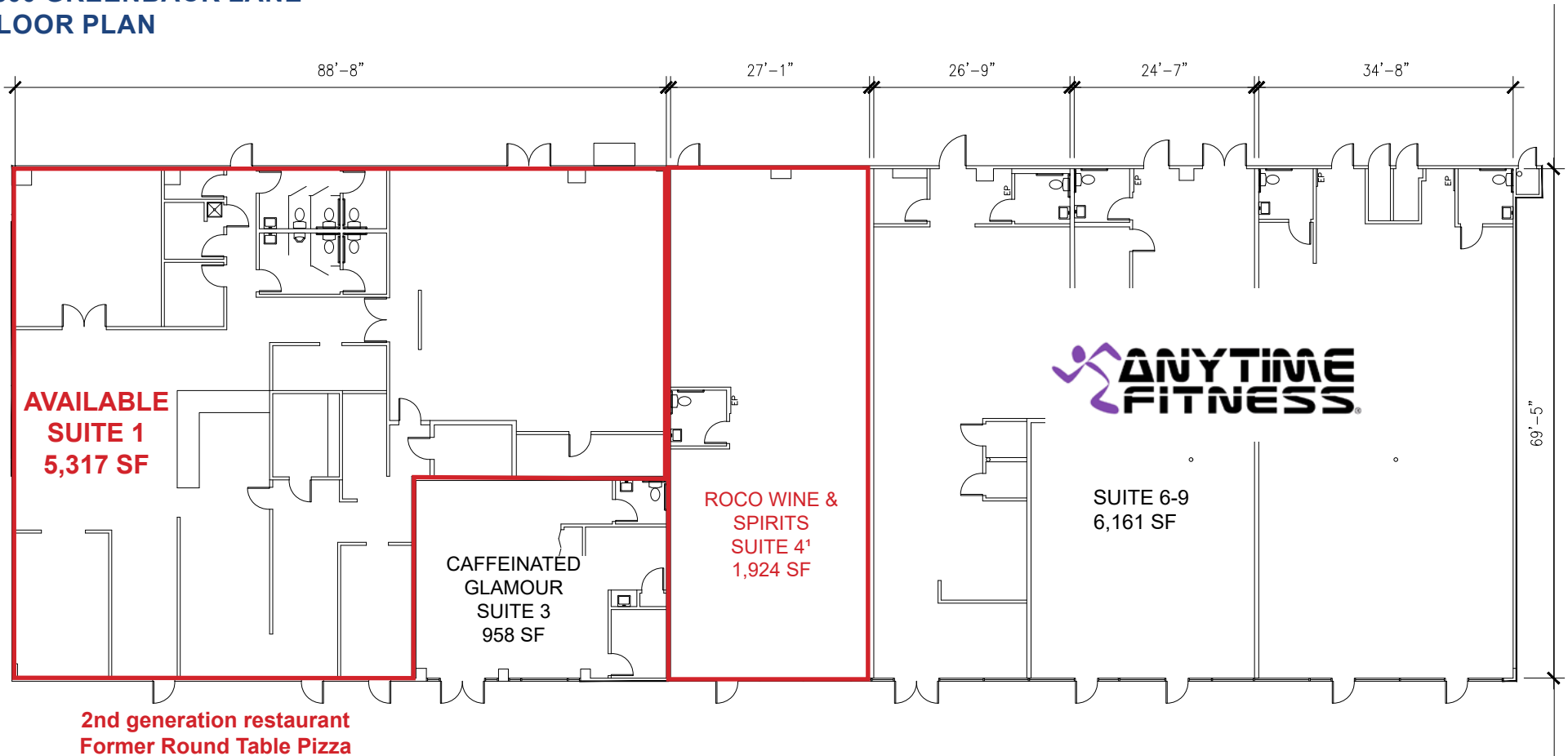


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9500 GREENBACK LANE
FLOOR PLAN



¹Lease pending.

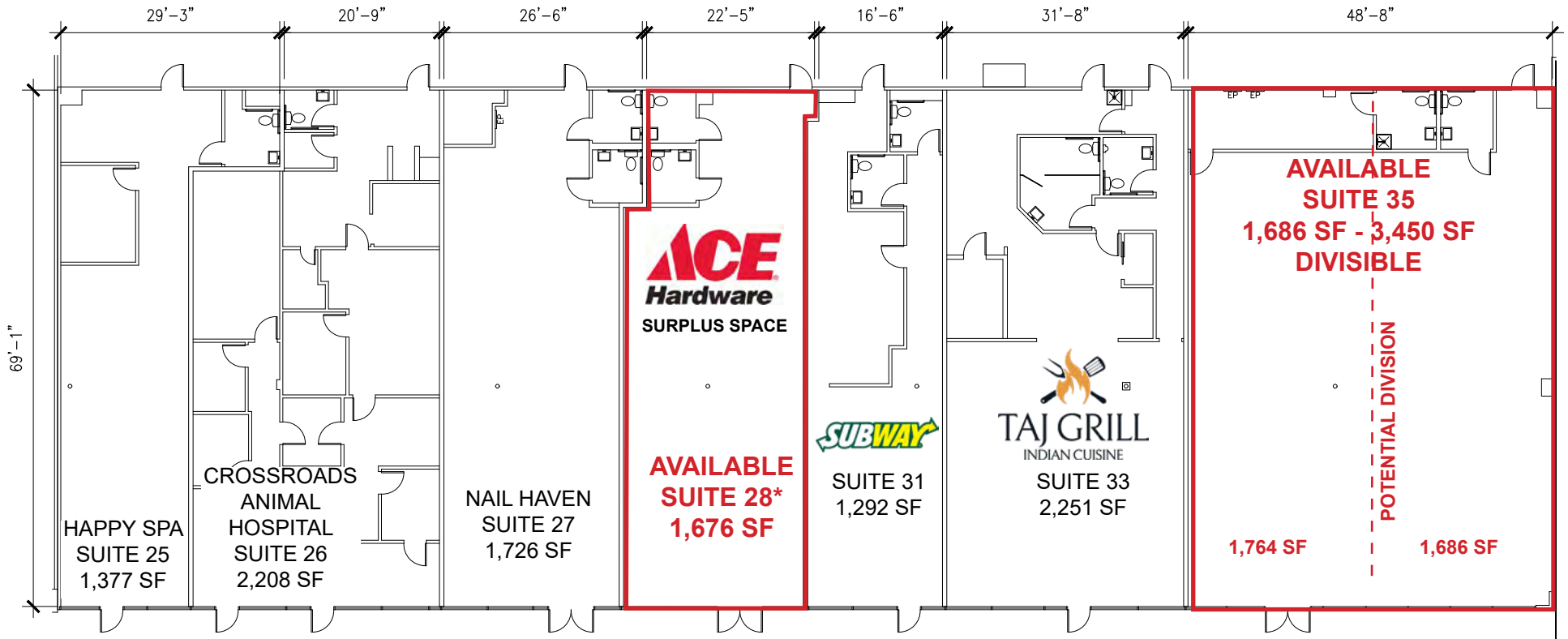
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SITE PLAN



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