

AMERICAN RIVER PLAZA
9500 GREENBACK LANE - 9475 MADISON AVE
FOLSOM, CA
FOR LEASE
5,317 SF TURN-KEY RESTAURANT SUITE

ETHAN CONRAD
PROPERTIES, INC.

COMING SOON!



MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Joey Chiurazzi

DRE: #02123466

joey@ethanconradprop.com

Austin Barron

DRE: #02082721

abarron@ethanconradprop.com

916.779.1000

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

FOR LEASE

AMERICAN RIVER PLAZA | RESTAURANT
9500 GREENBACK LANE - 9475 MADISON AVE
FOLSOM, CA

FEATURES:

- Turn-key restaurant suite (former Round Table Pizza)
- 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.

LEASE RATE:

9500 Greenback Lane
Suite 1 5,317 SF \$10,581.00 (\$1.99 PSF, NNN)

NNN costs are approximately \$0.55 PSF.

DEMOGRAPHICS:

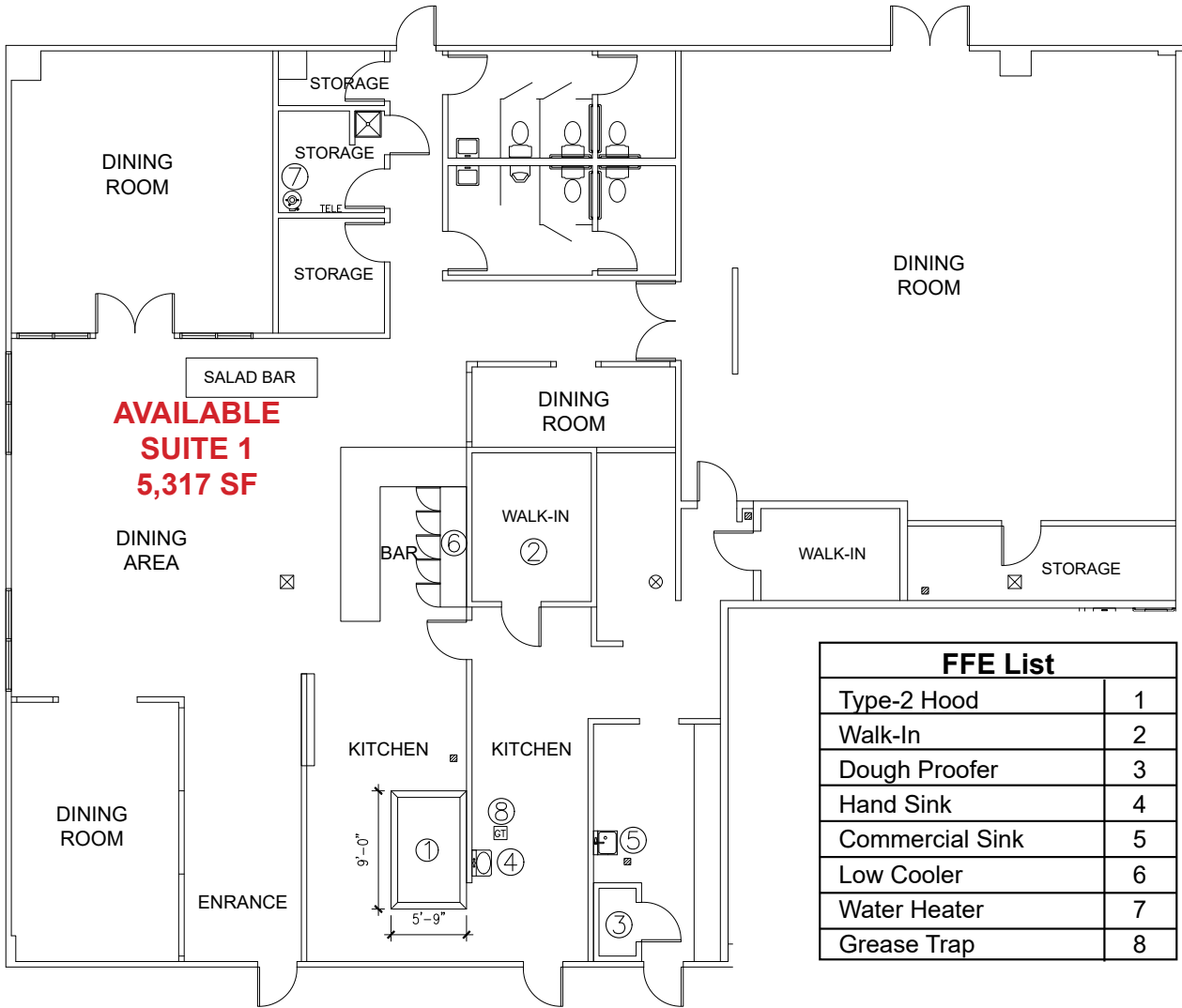
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	10,448	86,860	213,389
2023 Average HH Income:	\$94,194	\$117,266	\$122,404
Traffic Count @			
Greenback Lane:			19,368
Madison Ave:			17,662

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

9500 GREENBACK LANE
FLOOR PLAN



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

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

AMERICAN RIVER PLAZA | RESTAURANT

9500 GREENBACK LANE - 9475 MADISON AVE
FOLSOM, CA

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PAGE

4

FOR LEASE

AMERICAN RIVER PLAZA | RESTAURANT

9500 GREENBACK LANE - 9475 MADISON AVE
FOLSOM, CA



ETHAN CONRAD PROPERTIES, INC.

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

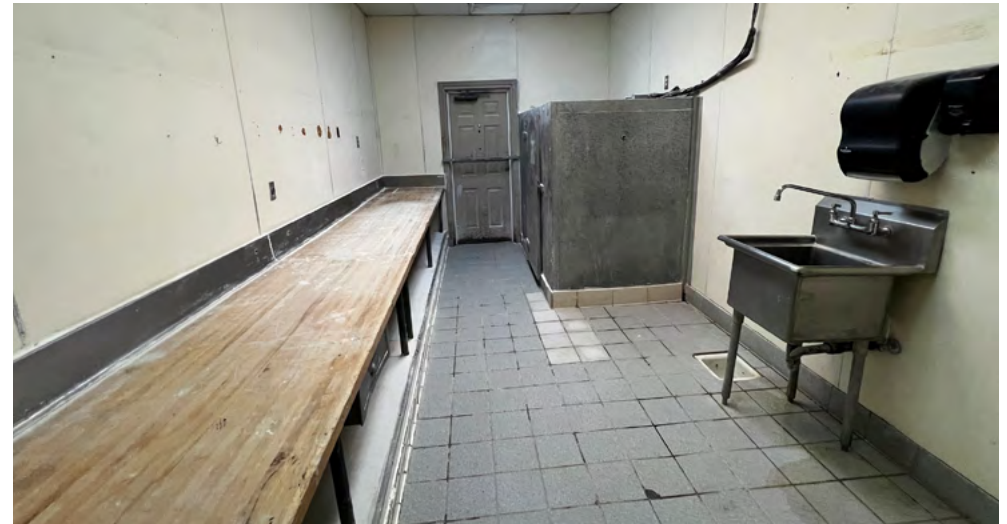
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

AMERICAN RIVER PLAZA | RESTAURANT

9500 GREENBACK LANE - 9475 MADISON AVE
FOLSOM, CA



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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

FOR LEASE

AMERICAN RIVER PLAZA | RESTAURANT

9500 GREENBACK LANE - 9475 MADISON AVE
FOLSOM, CA



ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.