

BRIGGS RANCH
24988 - 25004 BLUE RAVINE RD
FOLSOM, CA
FOR LEASE
1,232 SF - 2,847 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETE

EXCLUSIVELY REPRESENTED BY:

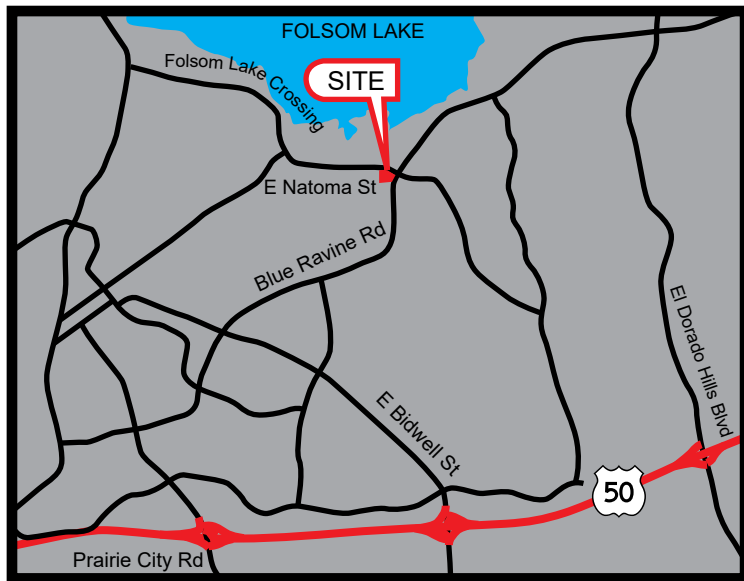
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916.779.1000

FEATURES:

- 99 Ranch and Dollar Tree co-anchors
- Located at the major intersection of Blue Ravine Rd and E Natoma St
- Strong daytime population and excellent household income demographics
- Close proximity to Folsom Lake



PROPERTY DETAILS:

This grocery-anchored shopping center is situated at the signalized intersection of E Natoma St and Blue Ravine Rd on the border of Folsom, CA and El Dorado Hills, CA. This center services Briggs Ranch and Empire Ranch, two of the largest upscale master-planned residential projects in the City of Folsom.

Surrounded by residential and retail developments and directly across the street from Raley’s anchored shopping center.

LEASE RATES:

24988 Blue Ravine Rd:

Suite 102*:	1,615 SF	\$3,860.00 (\$2.39 PSF, NNN)
Suite 104*:	1,232 SF	\$2,944.00 (\$2.39 PSF, NNN)
Suite 102/104*:	2,847 SF	\$6,406.00 (\$2.25 PSF, NNN)

NNN costs are approximately \$0.55 PSF. *Available with 30 days’ notice.

DEMOGRAPHICS:

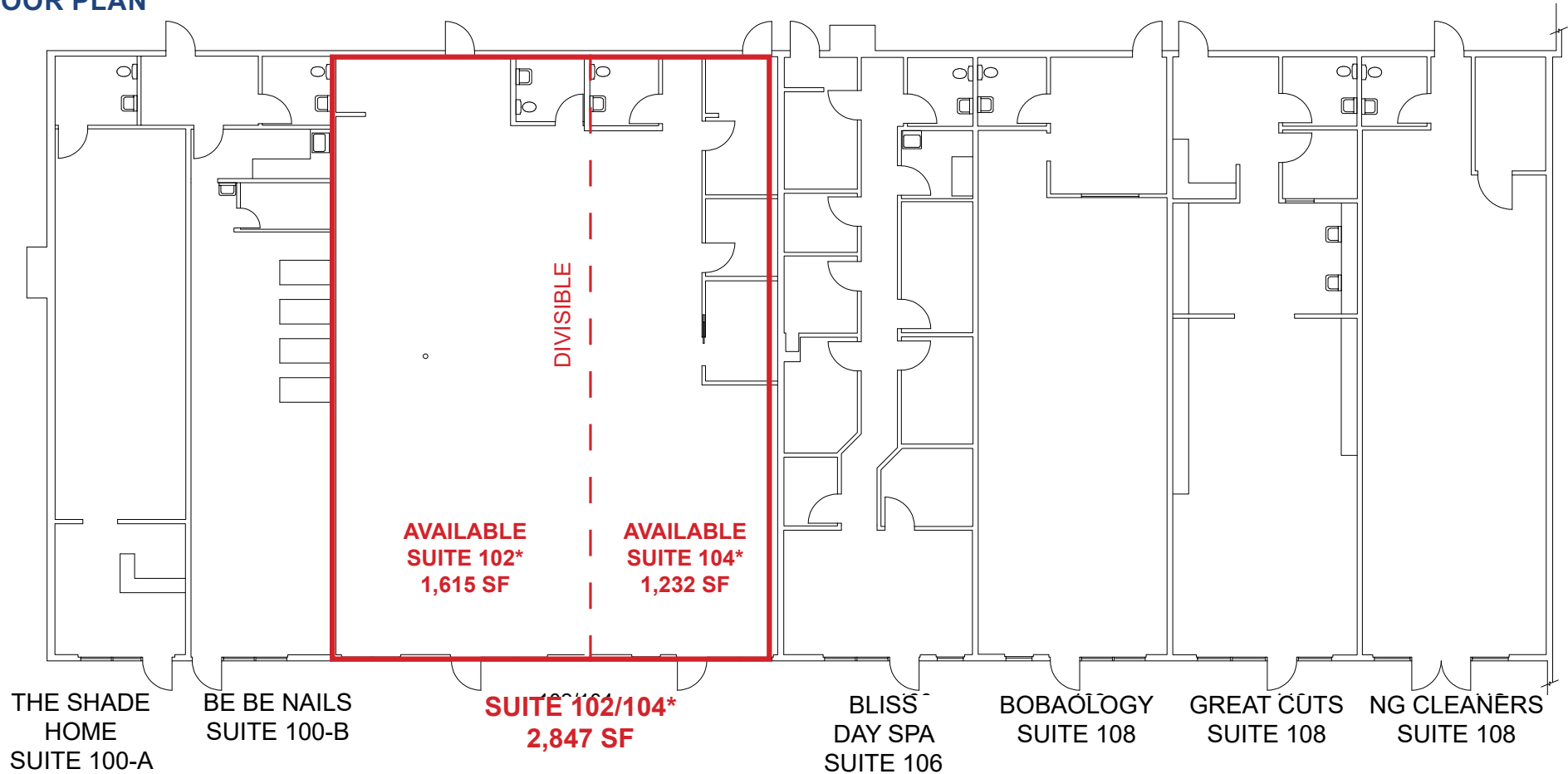
	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	10,264	73,434	143,701
2024 Average HH Income:	\$184,476	\$180,301	\$181,956
Traffic Count @ Blue Ravine Rd:	24,586		

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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.

24988
FLOOR PLAN



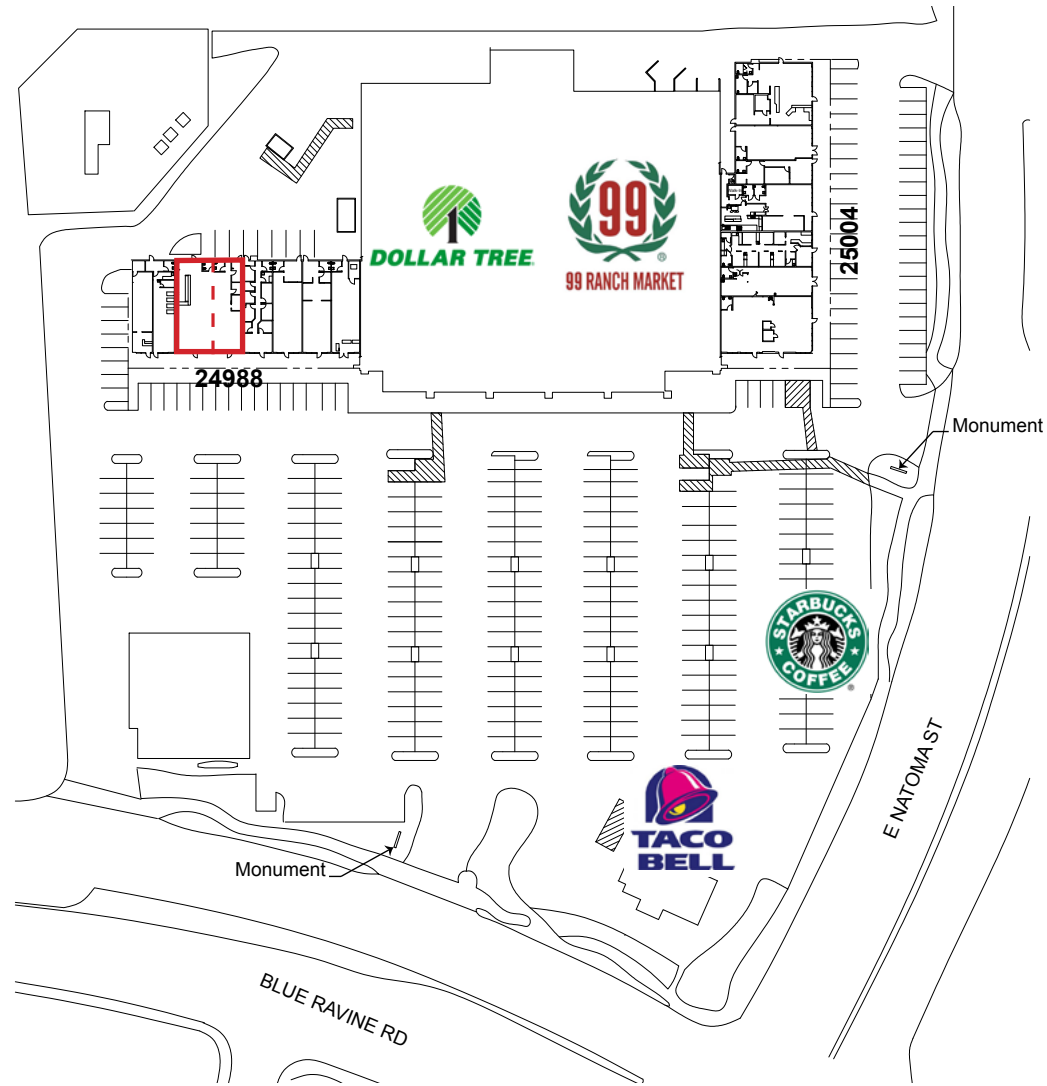
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SITE PLAN



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