

BRIGGS RANCH
24988 - 25004 BLUE RAVINE RD
FOLSOM, CA
FOR LEASE
1,615 SF RETAIL SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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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:

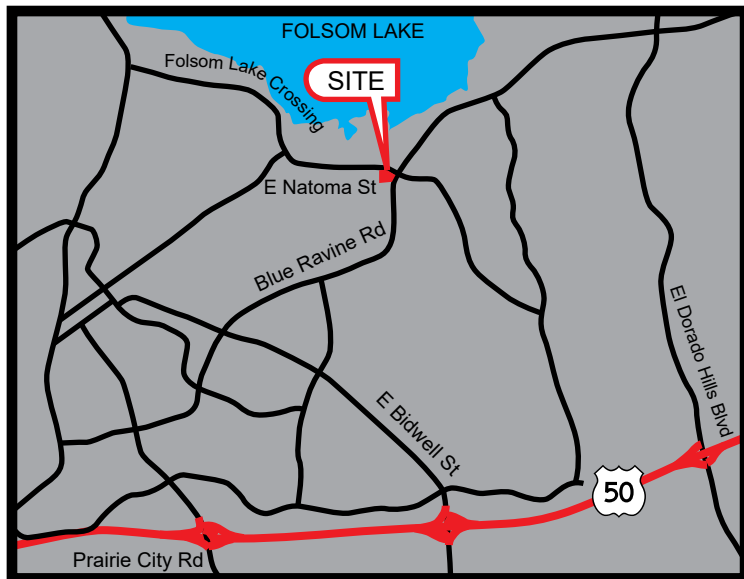
24988 Blue Ravine Rd:

Suite 102*: 1,615 SF \$3,860.00 (\$2.39 PSF, NNN)

NNN costs are approximately \$0.55 PSF. *Lease pending.

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 | | |

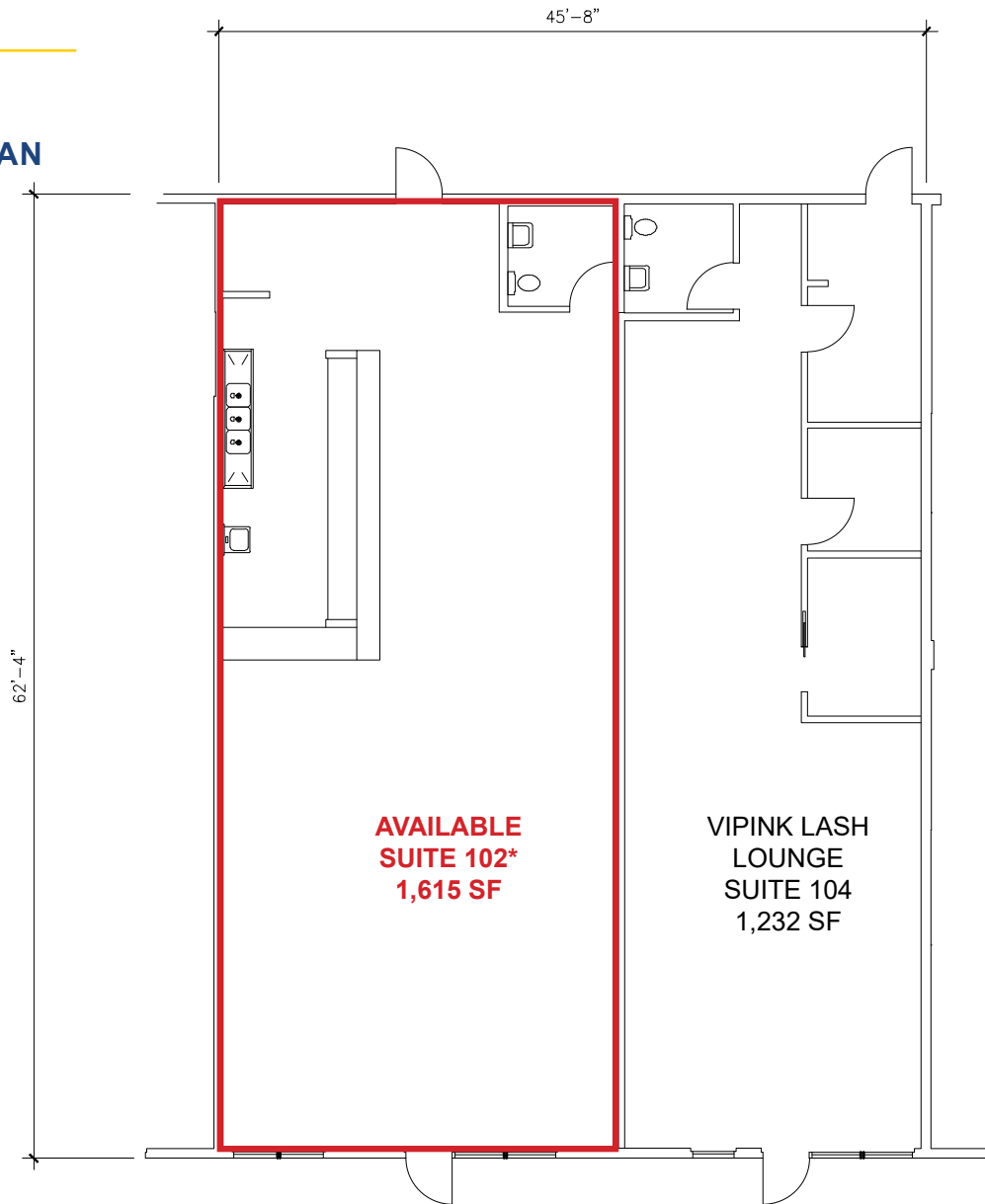


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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
 www.ethanconradprop.com

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.

**24988
 FLOOR PLAN**



| Suite | SF | Lease Rate | Monthly Rent |
|--|-------|-----------------|--------------|
| 102* | 1,615 | \$2.39 PSF, NNN | \$3,860.00 |
| NNN costs are approximately \$0.55 PSF. *Lease pending. | | | |

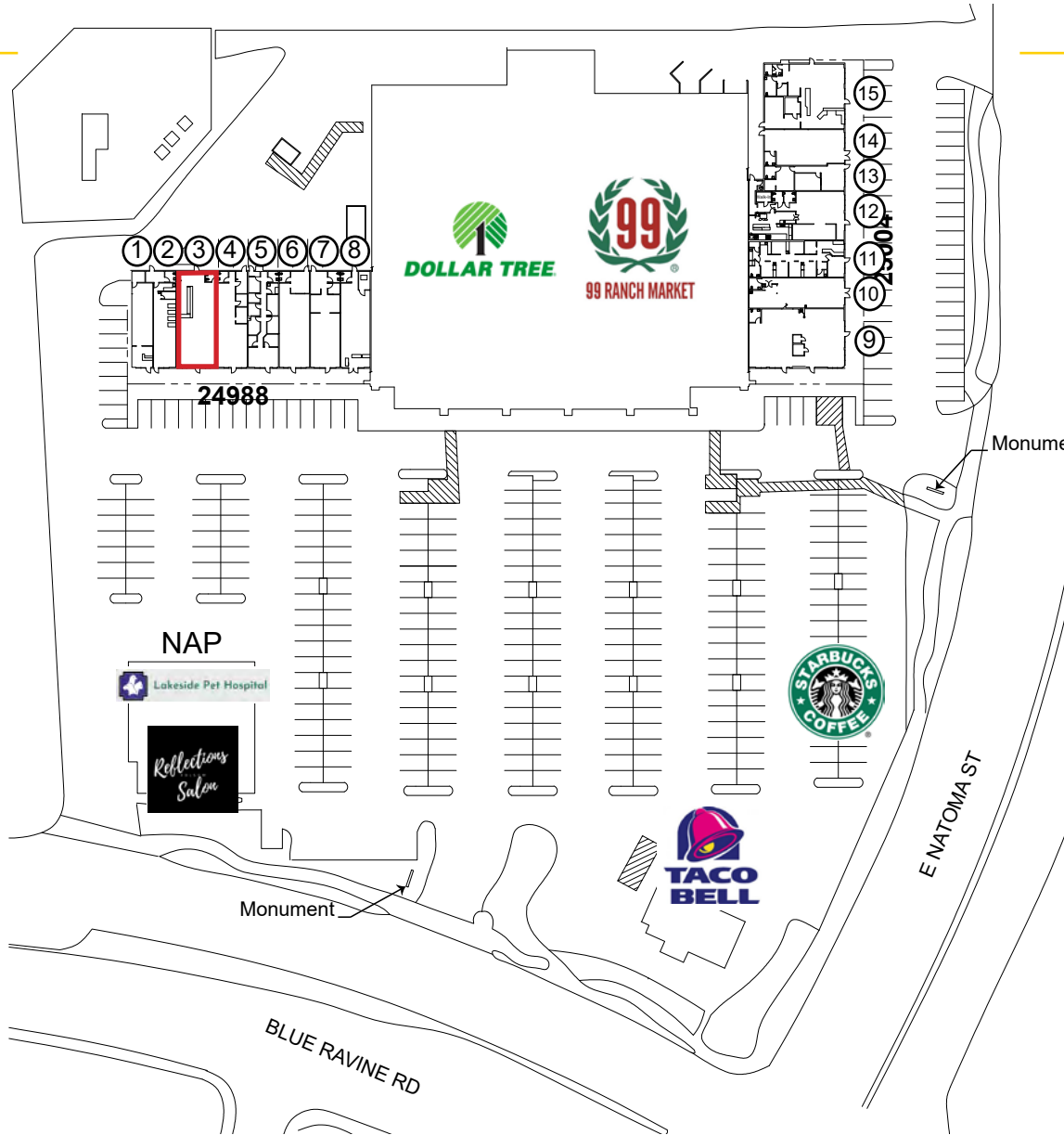
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SITE PLAN



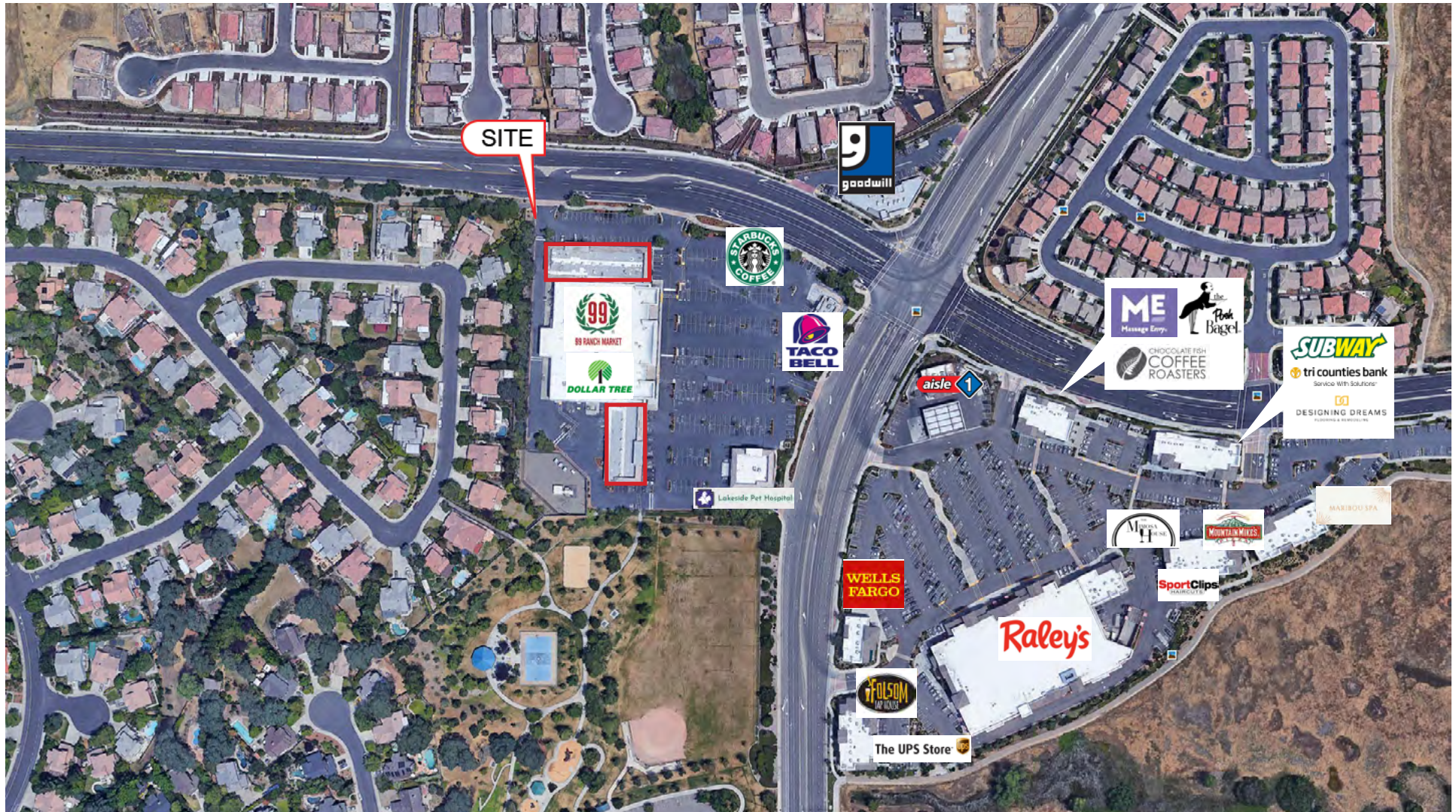
| 24988 BLUE RAVINE RD | | |
|----------------------|---------|------------------------------|
| # | Suite | Tenant |
| 1 | 100-A | The Shade Home |
| 2 | 100-B | BeBe Nails |
| 3 | 102 | Lease Pending |
| 4 | 104 | Lash Lounge |
| 5 | 106 | Jasmine Day Spa |
| 6 | 108 | Bobaology |
| 7 | 110 | Great Cuts |
| 8 | 112 | N.G. Cleaners |
| 25004 BLUE RAVINE RD | | |
| 9 | 105/107 | Hisui Sushi |
| 10 | 109 | Crazy for Yogurt & Ice Cream |
| 11 | 111 | Express Mobile Repair |
| 12 | 115 | New Rice Express |
| 13 | 117 | Cali Botanicals |
| 14 | 119 | Marco's Pizza |
| 15 | 121 | Pho & Rolls |

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