

COLLEGE GREENS WEST
8341 - 8345 FOLSOM BLVD
SACRAMENTO, CA

FOR LEASE

1,083 SF - 3,439 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Joey Chiurazzi

DRE: #02123466

joey@ethanconradprop.com

Austin Barron

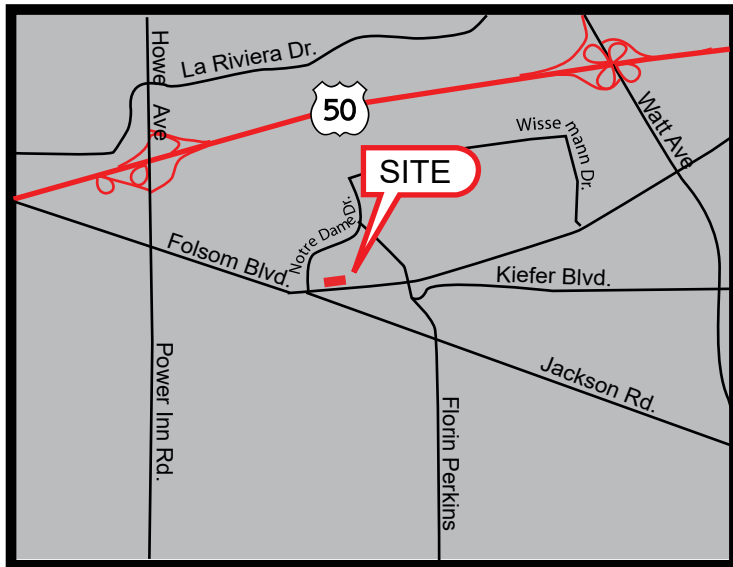
DRE: #02082721

abarron@ethanconradprop.com

916.779.1000

FEATURES:

- 2nd generation fitness/dance studio available
- Located along Folsom Blvd, a major thoroughfare in Sacramento
- Property remodeled and is in very attractive condition
- Shadow anchored by Raley’s, DollarTree, Starbucks, and Carl’s Jr
- Easy access to public transportation, College Greens light rail and bus station access are across the street



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.

LEASE RATES:

8343 Folsom Blvd			
Suite 100	1,235 SF	\$2,902.00	(\$2.35, NNN)
Suite 101	2,010 SF	\$4,000.00	(\$1.99, NNN)

8345 Folsom Blvd			
Suite 105*	3,439 SF	\$4,780.00	(\$1.39, NNN)
Suite 109*	1,244 SF	\$1,804.00	(\$1.45, NNN)
Suite 114*	1,816 SF	\$2,899.00	(\$1.59, NNN)
Suite 115	1,083 SF	\$1,722.00	(\$1.59, NNN)

NNN costs are approximately \$0.46 PSF.
 *Available with 30 days’ notice.

DEMOGRAPHICS:

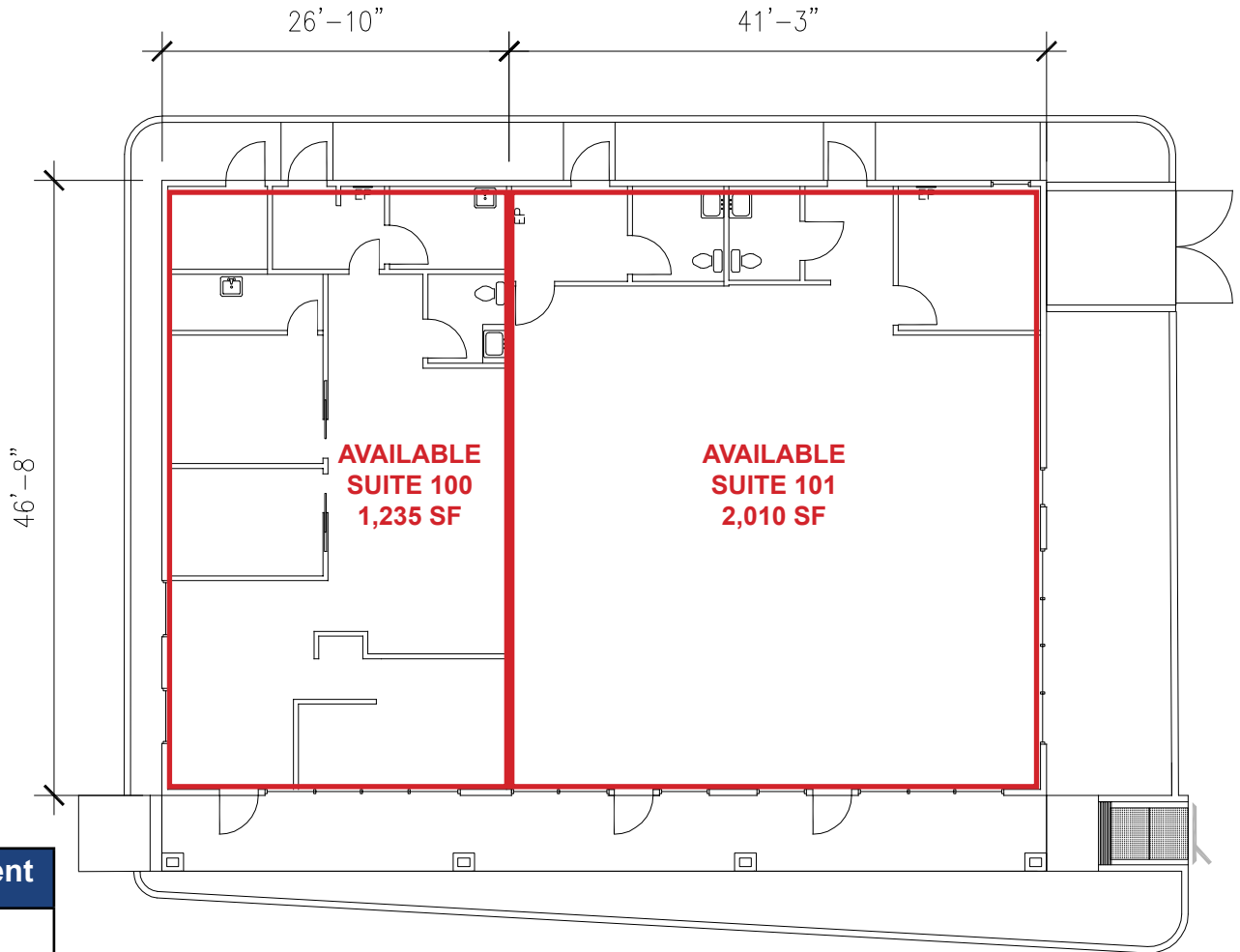
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	10,739	124,948	349,801
2023 Average HH Income:	\$84,744	\$105,163	\$100,530
Traffic Count @ Folsom Blvd:	40,310		

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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.

8343 FOLSOM BLVD - PAD BUILDING
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
100	1,235	\$2.35 PSF, NNN	\$2,902.00
101	2,010	\$1.99 PSF, NNN	\$4,000.00
NNN costs are approximately \$0.46 PSF.			

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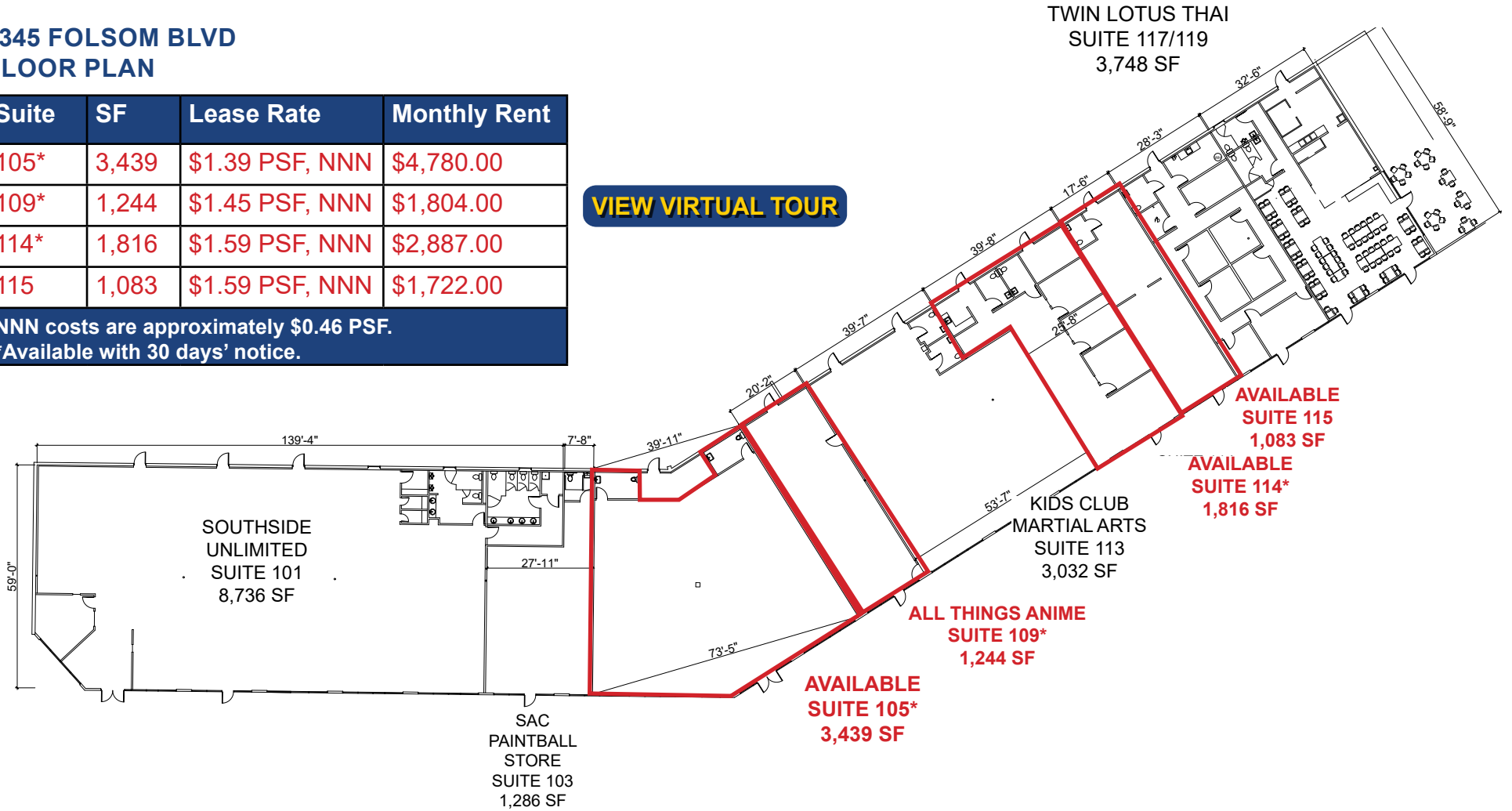
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8345 FOLSOM BLVD
FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
105*	3,439	\$1.39 PSF, NNN	\$4,780.00
109*	1,244	\$1.45 PSF, NNN	\$1,804.00
114*	1,816	\$1.59 PSF, NNN	\$2,887.00
115	1,083	\$1.59 PSF, NNN	\$1,722.00

NNN costs are approximately \$0.46 PSF.
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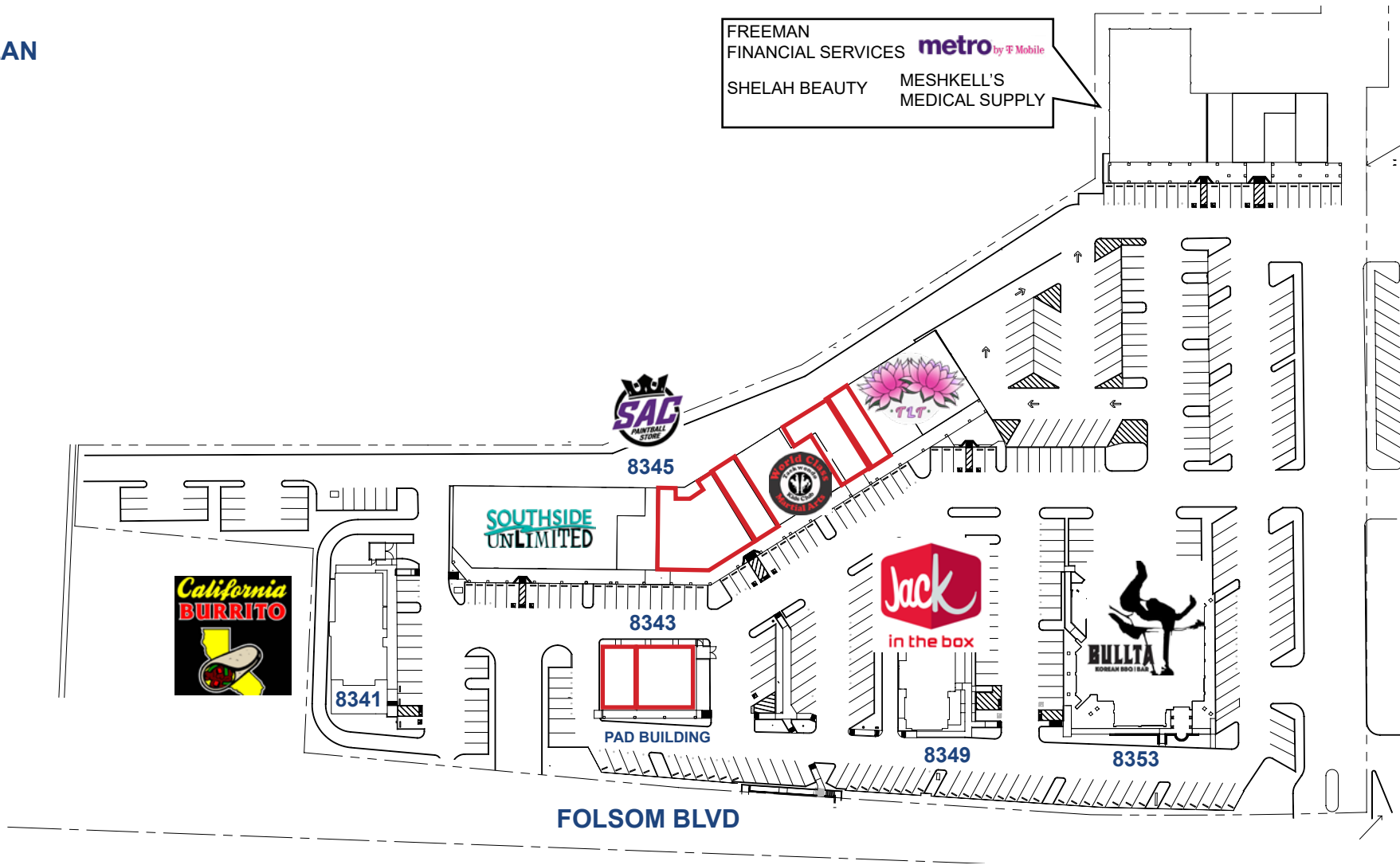
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SITE PLAN



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