

# COLLEGE GREENS WEST

8343 FOLSOM BLVD

SACRAMENTO, CA

FOR LEASE

1,235 SF RETAIL MEDICAL SPACE

ETHAN CONRAD

PROPERTIES INC.



**COMPLETELY REMODELED**

**VIEW VIRTUAL TOUR**

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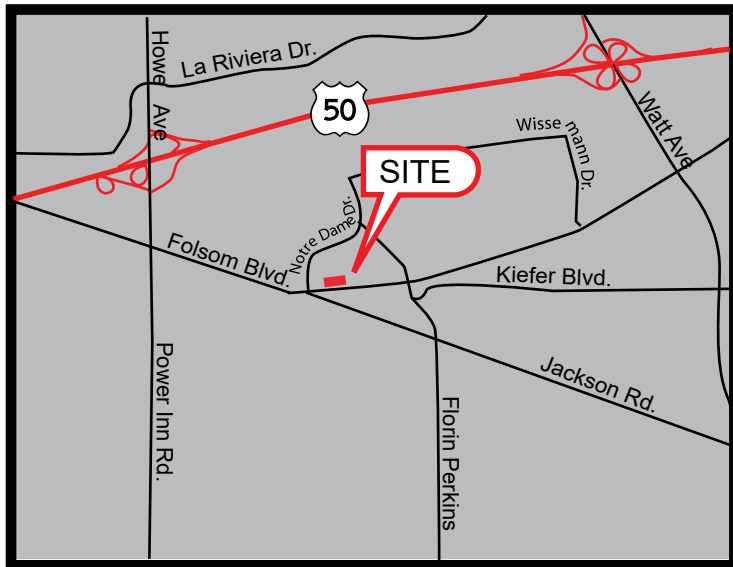
**916.779.1000**

**FEATURES:**

- Turn-key retail/medical suite
- 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)

NNN costs are approximately \$0.46 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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		

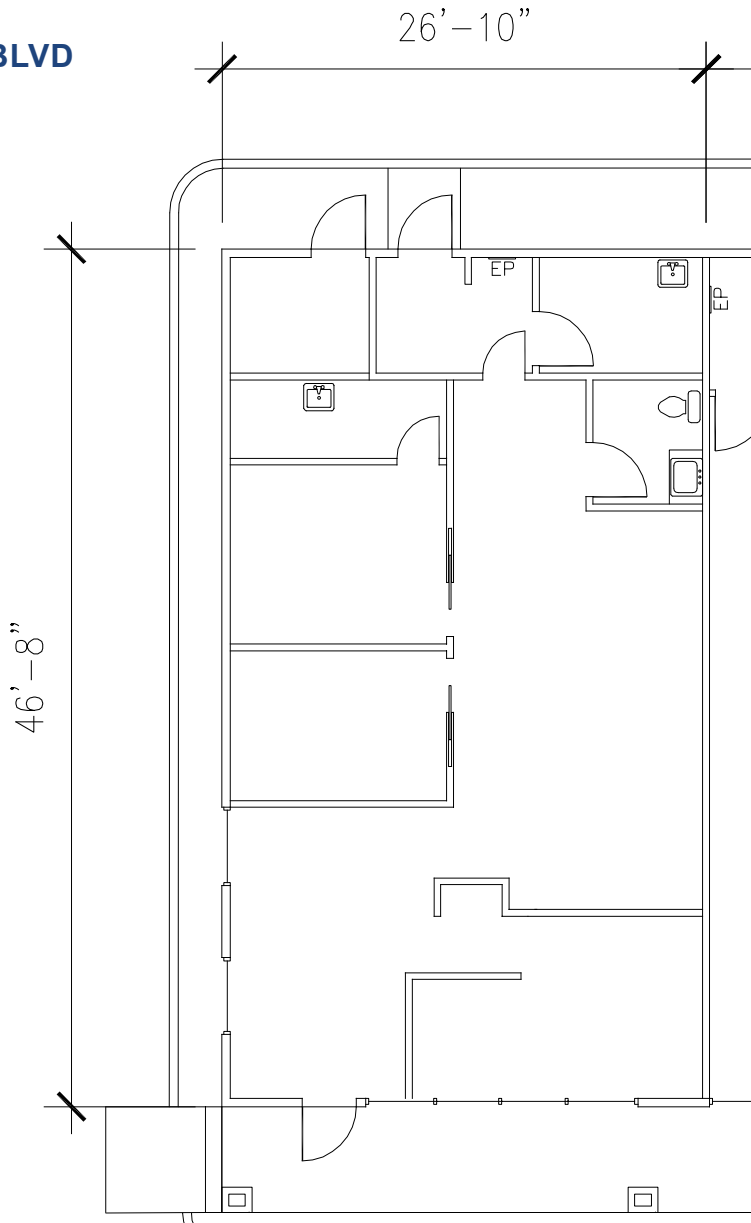
**ETHAN CONRAD PROPERTIES, INC.**

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.

8343 FOLSOM BLVD  
FLOOR PLAN



AVAILABLE  
SUITE 100  
1,235 SF

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

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SITE PLAN



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