

FOLSOM PAVILIONS
6606 - 6610 FOLSOM-AUBURN RD
FOLSOM, CA
FOR LEASE
1,212 SF RETAIL SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

- Located at the major intersection of Greenback Lane and Folsom-Auburn Rd, a major commute corridor
- Strong daytime population and excellent household income demographics
- Community shopping center with long-term tenants
- Monument signage available
- Walking distance to historic Folsom and Lake Natoma



PROPERTY DETAILS:

Established shopping center anchored by McDonald’s, and Spee-Dee Oil Change. Co-tenants Pete’s Pizza, Hoshalls Salon & Spa, Fleet Feet and Coffee Republic.

Near high density single-family developments.

LEASE RATES:

6610 - Suite 4: 1,212 SF \$2,897.00 (\$2.39 PSF, NNN)

NNN costs are approximately \$0.57 PSF.
 Available 01/01/25.

DEMOGRAPHICS:

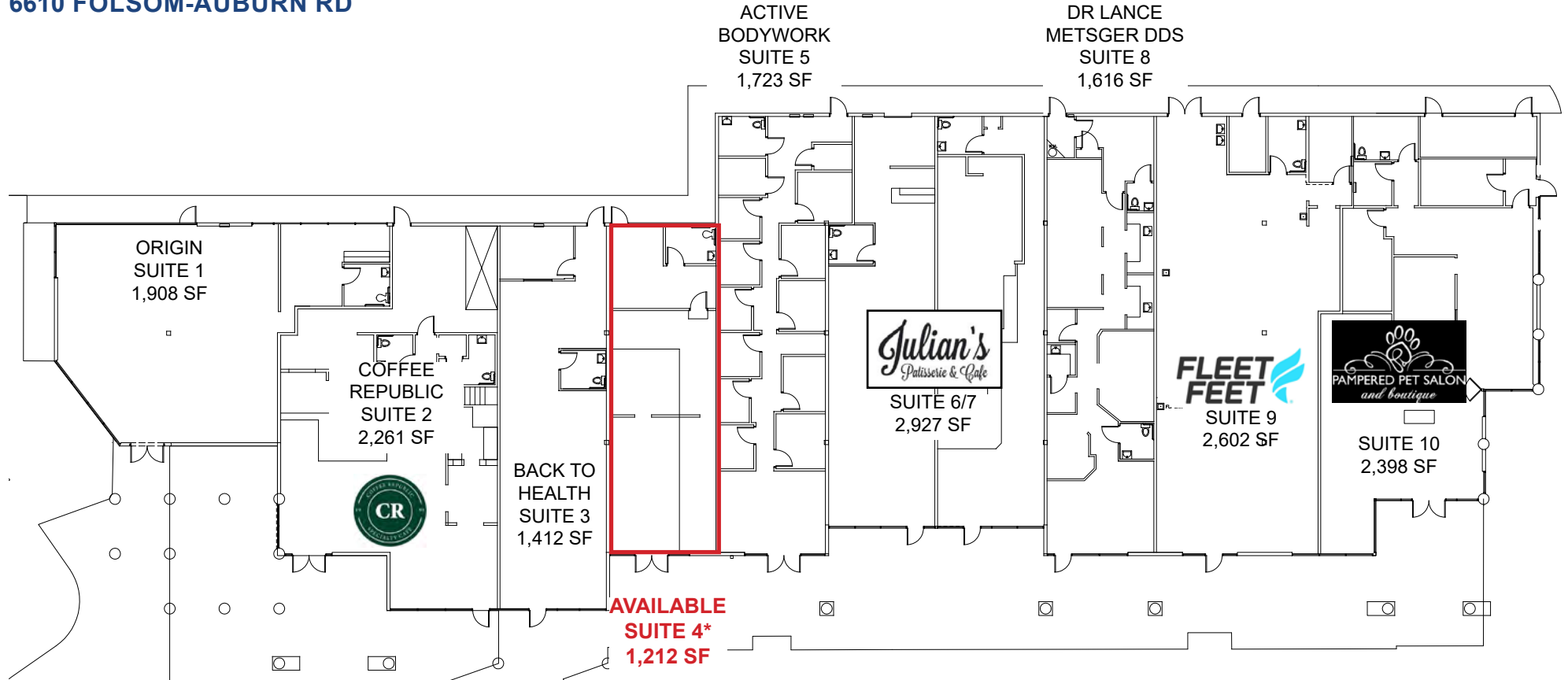
	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	8,096	82,057	188,720
2024 Average HH Income:	\$137,991	\$147,334	\$156,643
Traffic Count @ Blue Ravine Rd:	24,586		

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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.

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*Available 01/01/25.

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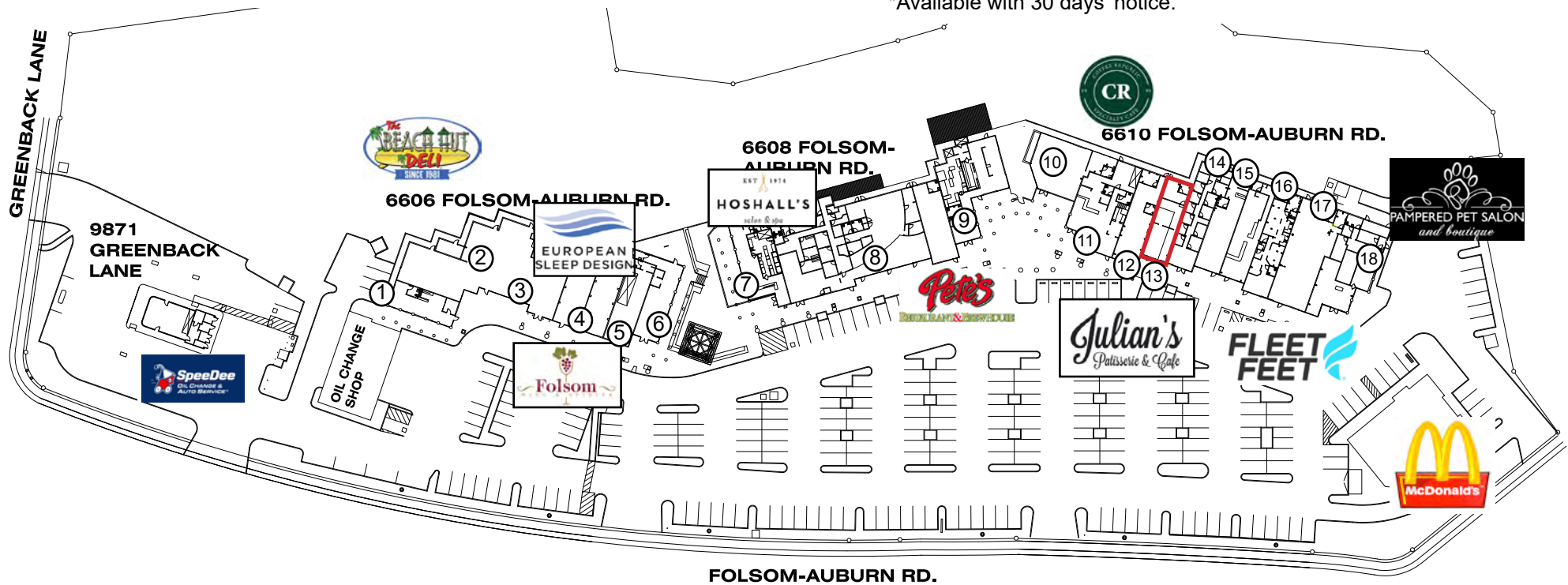
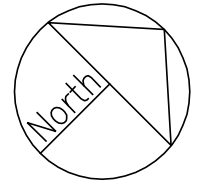
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SITE PLAN

#	Tenant	#	Tenant	#	Tenant
1	Argileh Cigar Lounge	7	Hoshall for Hair	13	Mon Bijou Jewelers*
2	De La Rosa Bridal & Tuxedo	8	Bloom at Ambiance	14	Active BodyWork
3	European Sleep Design	9	Pete's Restaurant	15	Julian's Patisserie & Cafe
4	Wines & More	10	Origin	16	Dr. Lance Metsger, DDS
5	Bonita Aesthetics	11	Coffee Republic	17	Fleet Feet Sports
6	La Calle	12	Back to Health Chiropractic	18	Pampered Pets

*Available with 30 days' notice.



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