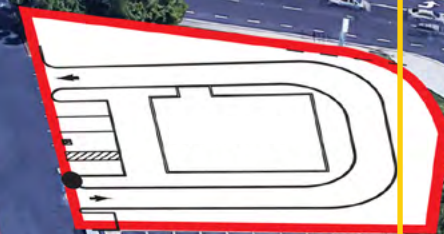


**FOLSOM VILLAGE**  
**9580 OAK AVENUE PARKWAY**  
**FOLSOM, CA**

FOR SALE OR LEASE  
±19,875 SF - ±29,650 SF  
PAD IDEAL FOR DRIVE-THRU

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

**Race Merritt**  
DRE: #01700659  
race@ethanconradprop.com

**Joey Chiurazzi**  
DRE: #02123466  
joey@ethanconradprop.com

**916.779.1000**



# FOR SALE OR LEASE

# FOLSOM VILLAGE | PAD 9580 OAK AVENUE PARKWAY FOLSOM, CA

## FEATURES:

- Can create parcel from 19,875 SF to 29,650 SF (see site plans on pages 3 and 4)
- Located at the major intersection of Oak Avenue Parkway and American River Canyon Dr
- Strong daytime population and excellent household income demographics
- Community shopping center with long-term tenants



## PROPERTY DETAILS:

Folsom Village is part of the American River Canyon neighborhood, one of Folsom's most affluent, the only retail center in the area. National tenants include: Starbucks and Dollar Tree.

In close proximity to Folsom Lake which draws about 2 million people annually.

## GROUND LEASE RATE:

19,875 SF - 29,650 SF: \$54,000.00, NNN/yr (\$2.28 - \$2.54 PSF)

## PURCHASE PRICE:

\$695,625.00 - \$1,037,750.00 (\$35.00 - \$39.00 PSF)

## DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	9,072	71,324	209,780
2023 Average HH Income:	\$134,374	\$125,842	\$125,092
Traffic Count @ Oak Ave Pkwy & American River Canyon:	15,858		

## ETHAN CONRAD PROPERTIES, INC.

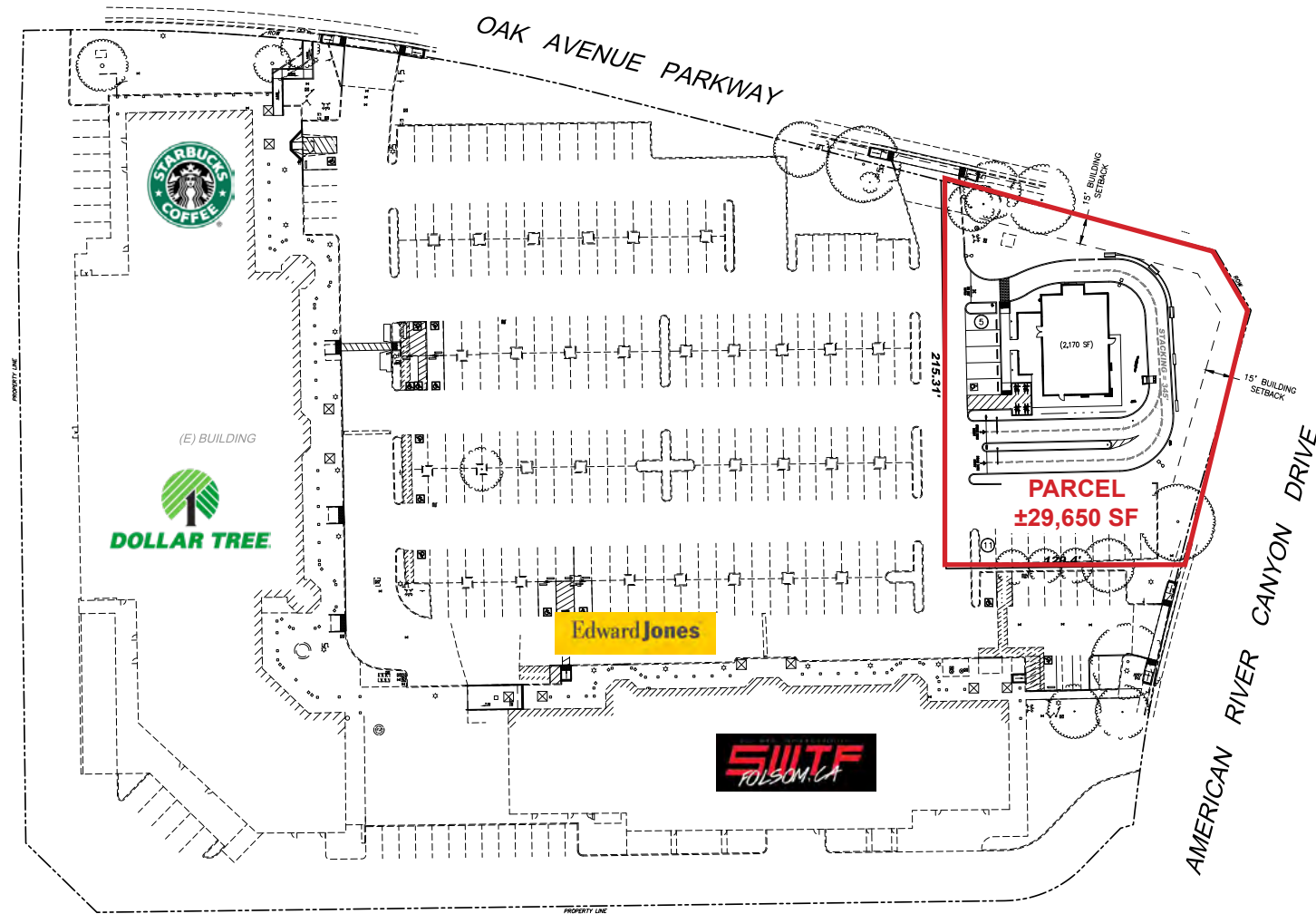
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

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.

FOR SALE  
OR LEASE

FOLSOM VILLAGE | PAD  
9580 OAK AVENUE PARKWAY  
FOLSOM, CA

CONCEPTUAL  
CAFE SITE PLAN



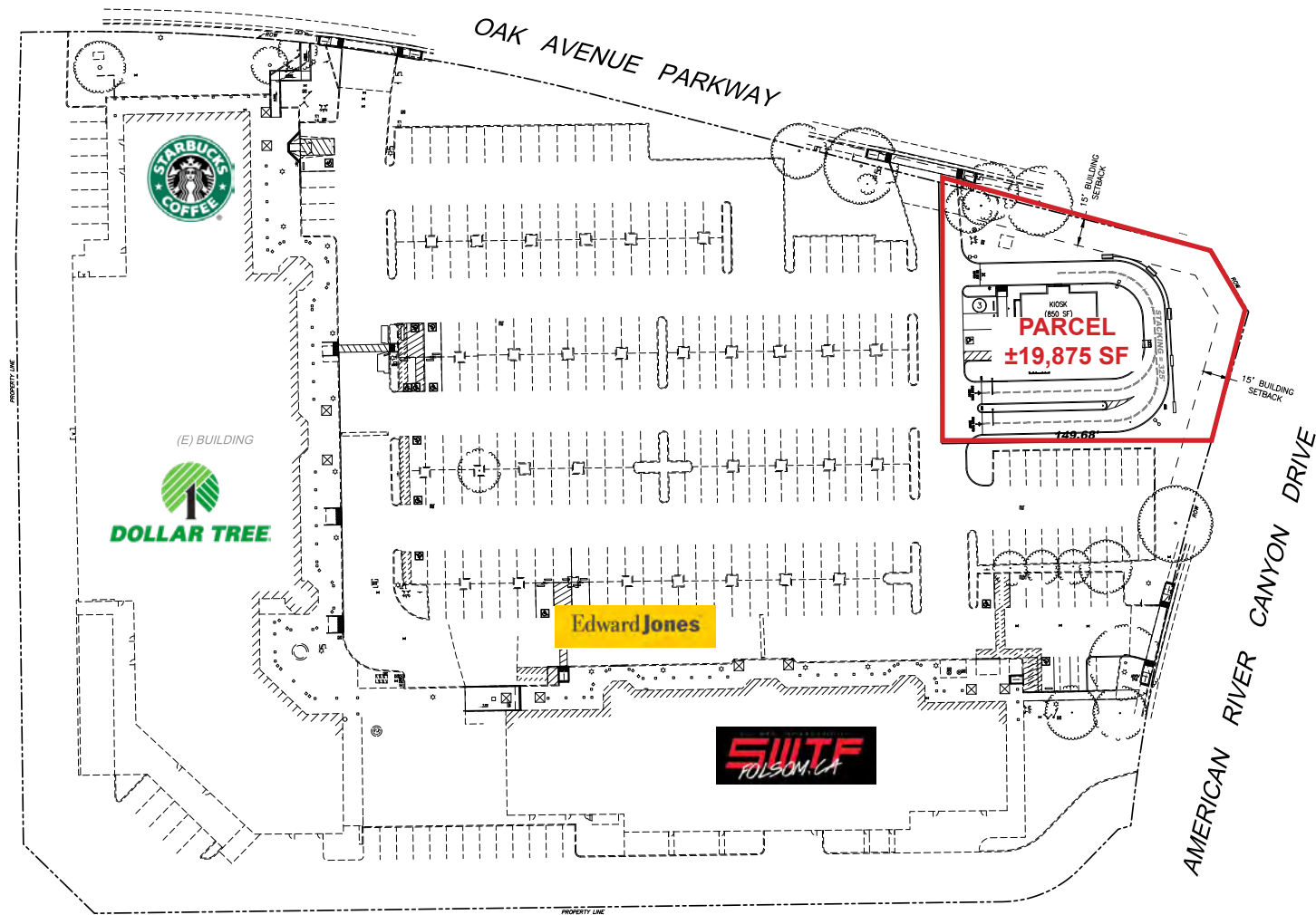
**ETHAN CONRAD PROPERTIES, INC.**  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.

FOR SALE  
OR LEASE

FOLSOM VILLAGE | PAD  
9580 OAK AVENUE PARKWAY  
FOLSOM, CA

CONCEPTUAL  
KIOSK SITE PLAN



**ETHAN CONRAD PROPERTIES, INC.**  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://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.



FOR SALE  
OR LEASE

FOLSOM VILLAGE | PAD  
9580 OAK AVENUE PARKWAY  
FOLSOM, CA



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.



**FOR SALE  
OR LEASE**

**FOLSOM VILLAGE | PAD**  
**9580 OAK AVENUE PARKWAY**  
FOLSOM, CA



**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://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.