

FOLSOM VILLAGE
9580 OAK AVENUE PARKWAY
FOLSOM, CA

1,200 SF - 13,448 SF RETAIL SUITES
FORMER GROCERY STORE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Dollar Tree co-anchor
- 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
- Monument signage available



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.

LEASE RATE:

Suite 4	13,448 SF	\$14,658.00 (\$1.09 PSF, NNN)
Suite 14*:	1,200 SF	\$ 2,220.00 (\$1.85 PSF, NNN)

NNN costs are approximately \$0.34 PSF.
*Available 01/01/25.

Pad brochure [available](#).

DEMOGRAPHICS:

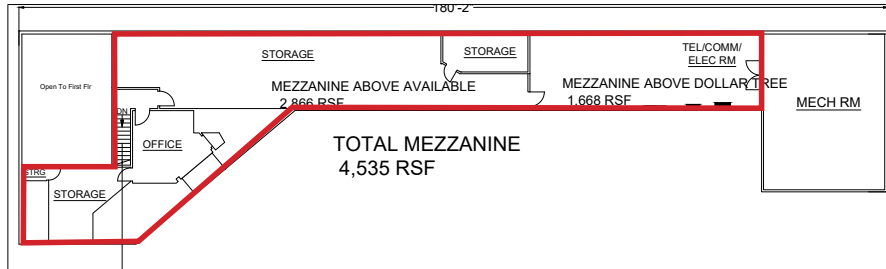
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	9,072	71,324	209,780
2023 Average HH Income:	\$134,374	\$125,842	\$125,092
Traffic Count @ Oak Ave Pkwy & American River Canyon:	15,858		

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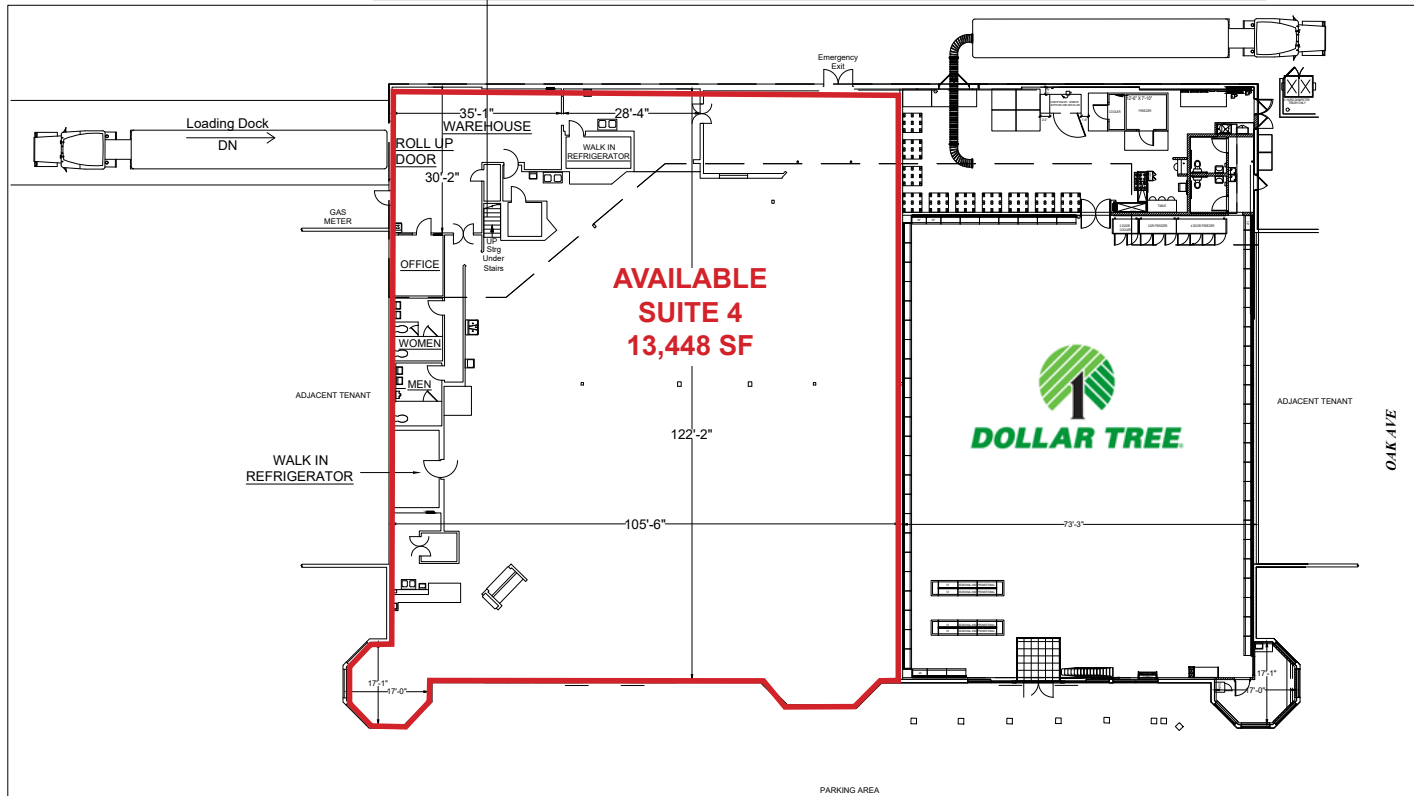
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
4	13,448	\$1.09 PSF, NNN	\$14,458.00
NNN costs are approximately \$0.34 PSF.			



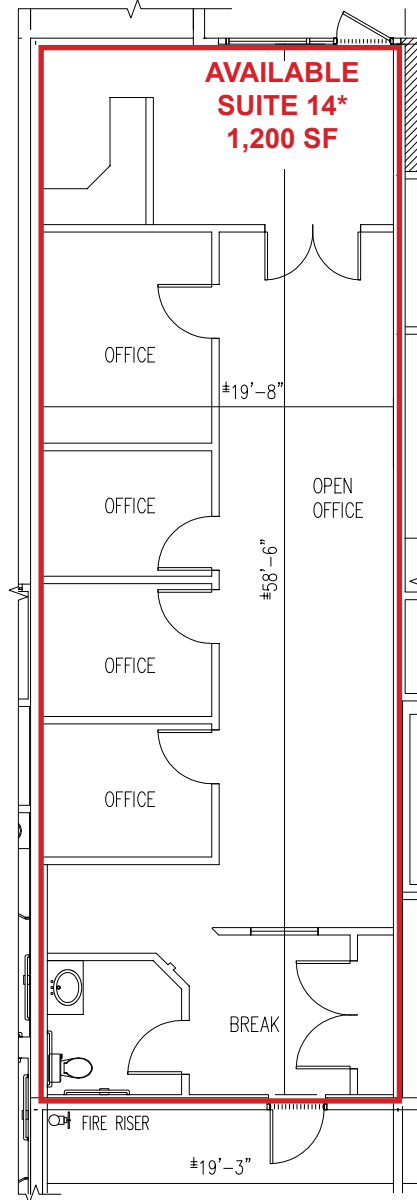
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
14*	1,200	\$1.85 PSF, NNN	\$2,220.00
NNN costs are approximately \$0.34 PSF. *Available 01/01/25.			

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SITE PLAN



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