

FOLSOM VILLAGE
9580 OAK AVENUE PARKWAY
FOLSOM, CA
FOR LEASE 1,371 SF RETAIL SUITE

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 10: 1,371 SF \$2,536.00 (\$1.85 PSF, NNN)

NNN costs are approximately \$0.43 PSF.

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		

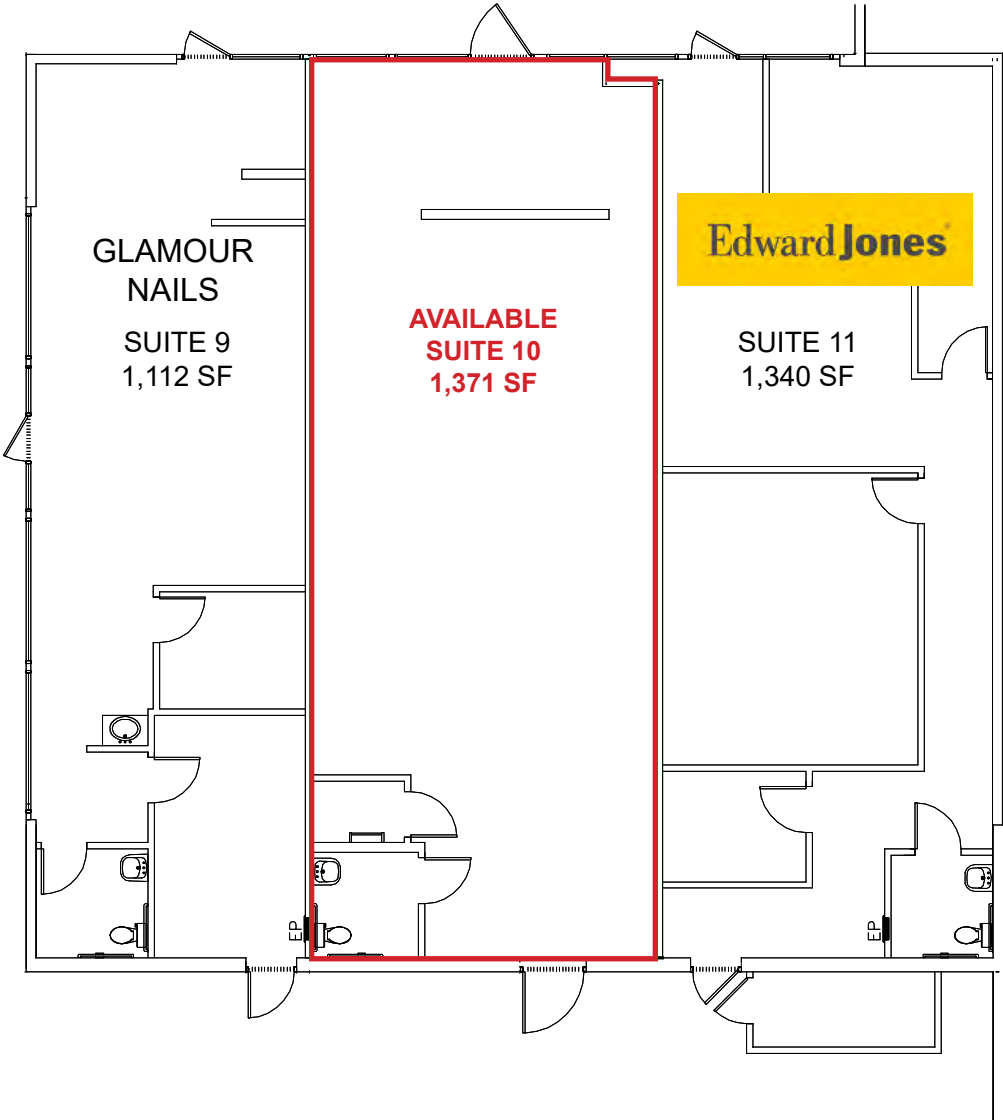
ETHAN CONRAD PROPERTIES, INC.

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

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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
10	1,371	\$1.85 PSF, NNN	\$2,220.00
NNN costs are approximately \$0.43 PSF.			

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SITE PLAN



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