

NOW LEASING

Folsom Village

9580 OAK AVENUE PARKWAY & AMERICAN RIVER CANYON DRIVE, FOLSOM, CA 95630

±22,846 SQ. FT. ANCHOR SPACE & SHOP SPACE AVAILABLE



RETAIL

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DEMOGRAPHICS (2016 est.)

Population

1-mile radius	9,089
3-mile radius	68,134

Average Household Income

1-mile radius	\$101,746
3-mile radius	\$95,618

Median Household Income

1-mile radius	\$78,517
3-mile radius	\$73,658

Daytime Employment (3-mile radius)

Employees	24,953
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Significant Employers (3-mile radius)

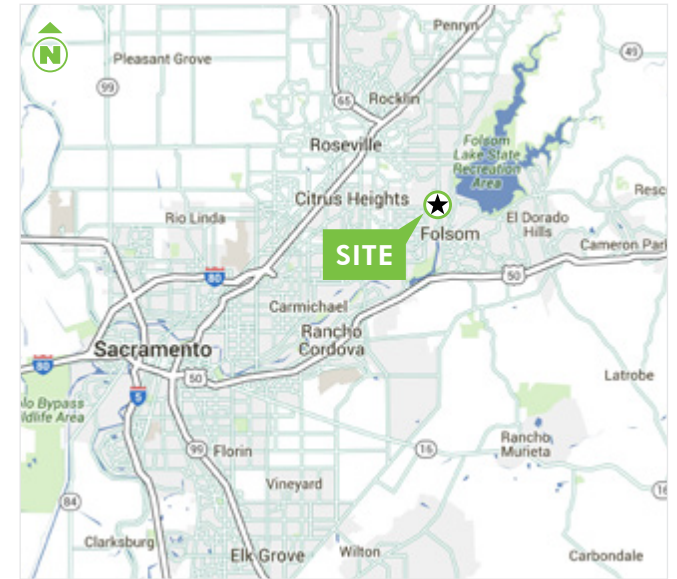
Employers	# Employees
CA Prison - Folsom	1,500
Folsom City Hall	700
Video Products Dist.	400

Source: Nielsen

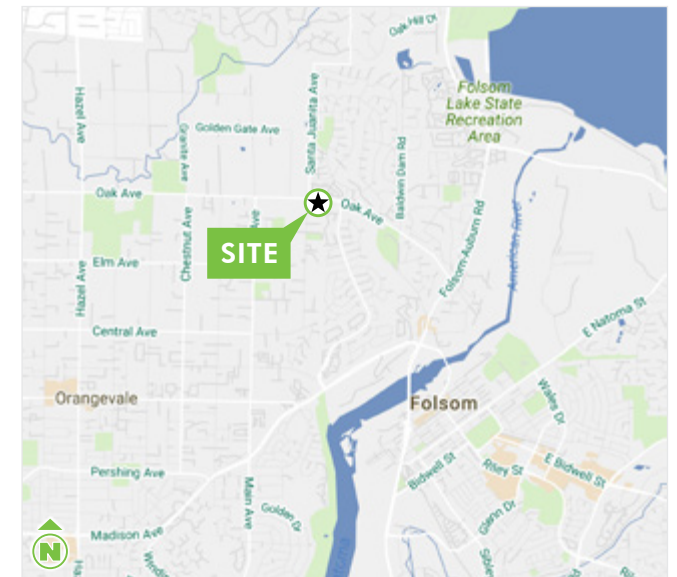
Traffic Counts (2011)

Oak Avenue Pkwy	9,052 ADT
American River Canyon Dr	3,394 ADT

Source: City of Folsom



MAPS NOT TO SCALE.



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PROPERTY INFORMATION

Folsom Village is a $\pm 62,000$ sq. ft. neighborhood shopping center anchored by Fitness 19, located in the affluent community of American River Canyon in Folsom, California.

Folsom Village offers some of the most competitive rental rates in all of Folsom.

PROPERTY FEATURES

- + $\pm 22,846$ sq. ft. anchor space and shop space available
- + Above average demographics
- + Densely populated area
- + Anchored by Fitness 19
- + Signalized intersection
- + Aggressive rental structure



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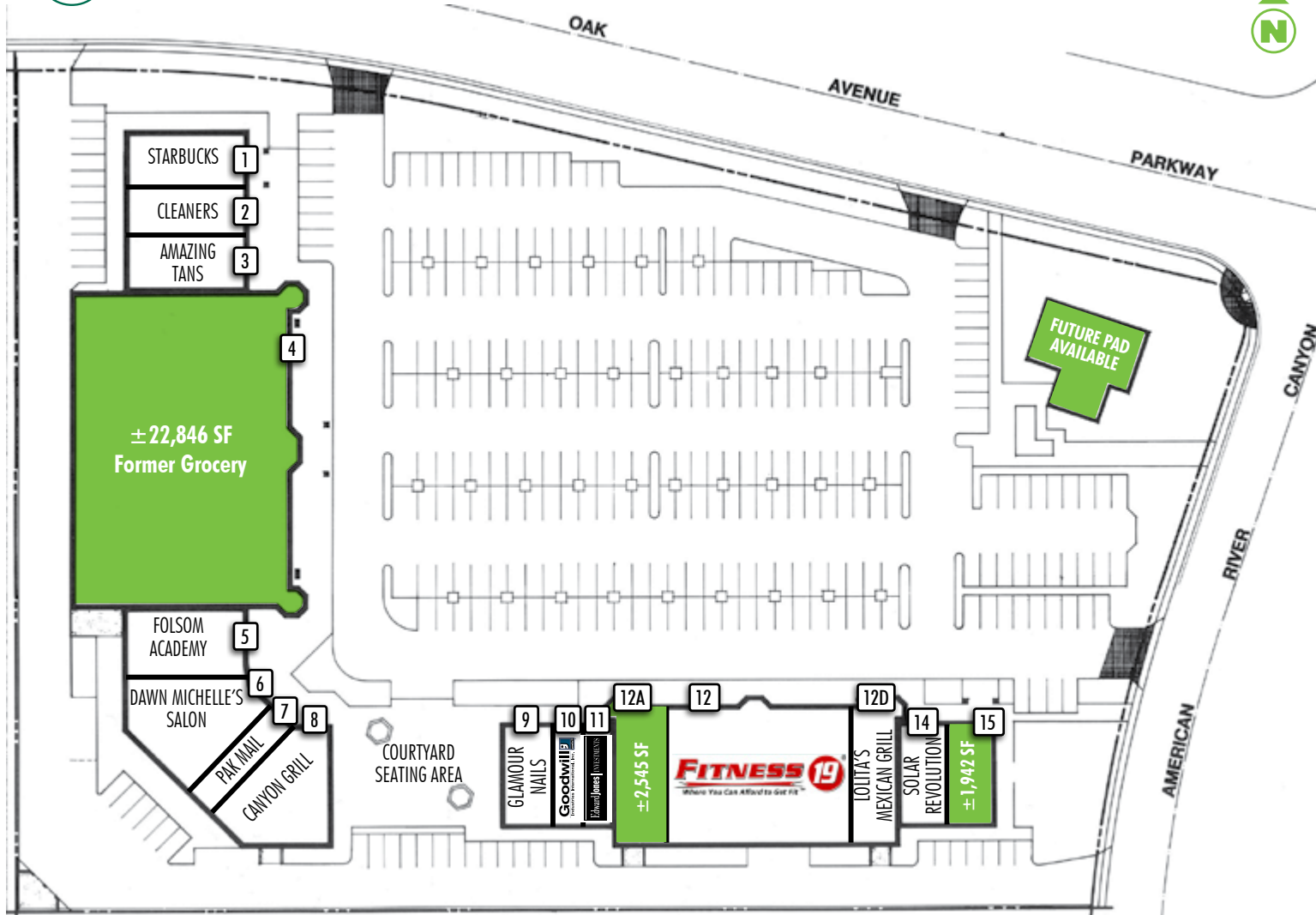
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SITE PLAN



Suite #	Tenant	SF
1	Starbucks	1,750
2	Service Cleaners	1,190
3	Amazing Tans Inc.	3,360
4	AVAILABLE	22,846
5	Folsom Academy	3,836
6	Dawn Michelle's at the Canyon	2,260
7	Pakmail	1,200
8	Canyon Grill	3,486
9	Glamour Nails	1,080
10	Goodwill	1,350
11	Edward Jones	1,350
12A	AVAILABLE	2,545
12	Fitness 19	8,188
12D	Lolita's Authentic Mexican Grill	2,545
14	Solar Revolution	1,200
15	AVAILABLE	1,942
15A	Wells Fargo ATM	0

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SITE PLAN IS NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

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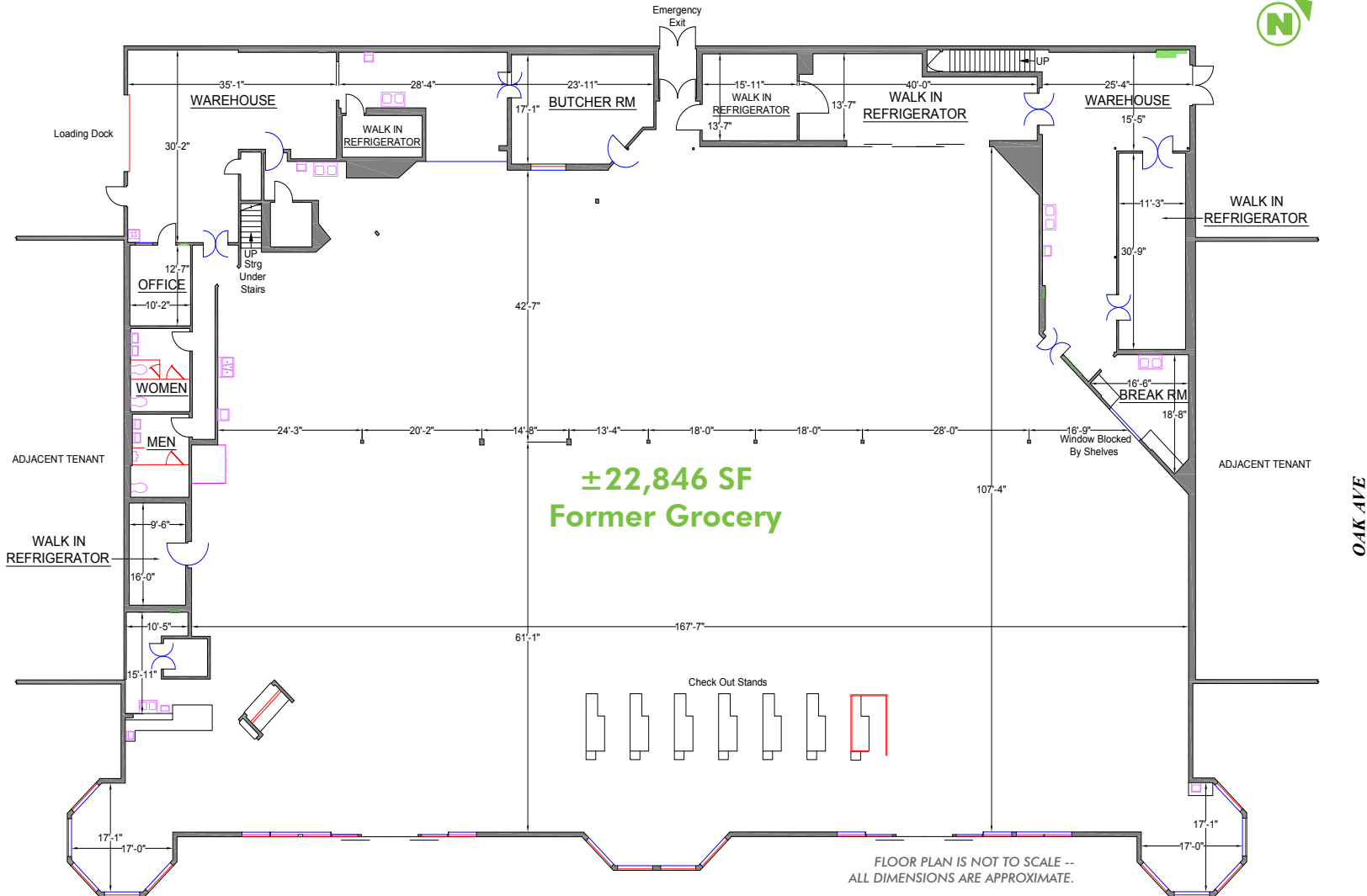
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ANCHOR FLOOR PLAN



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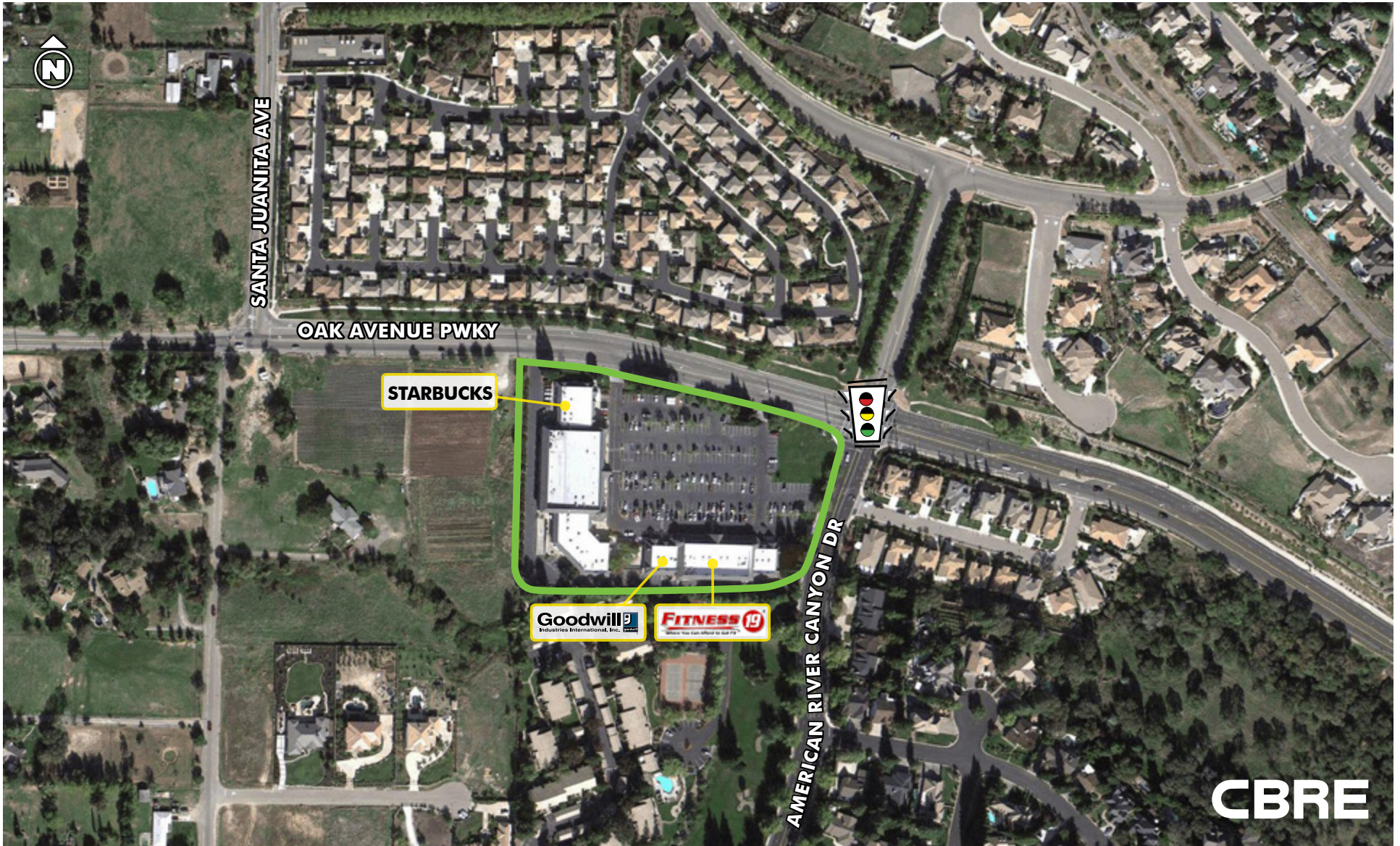


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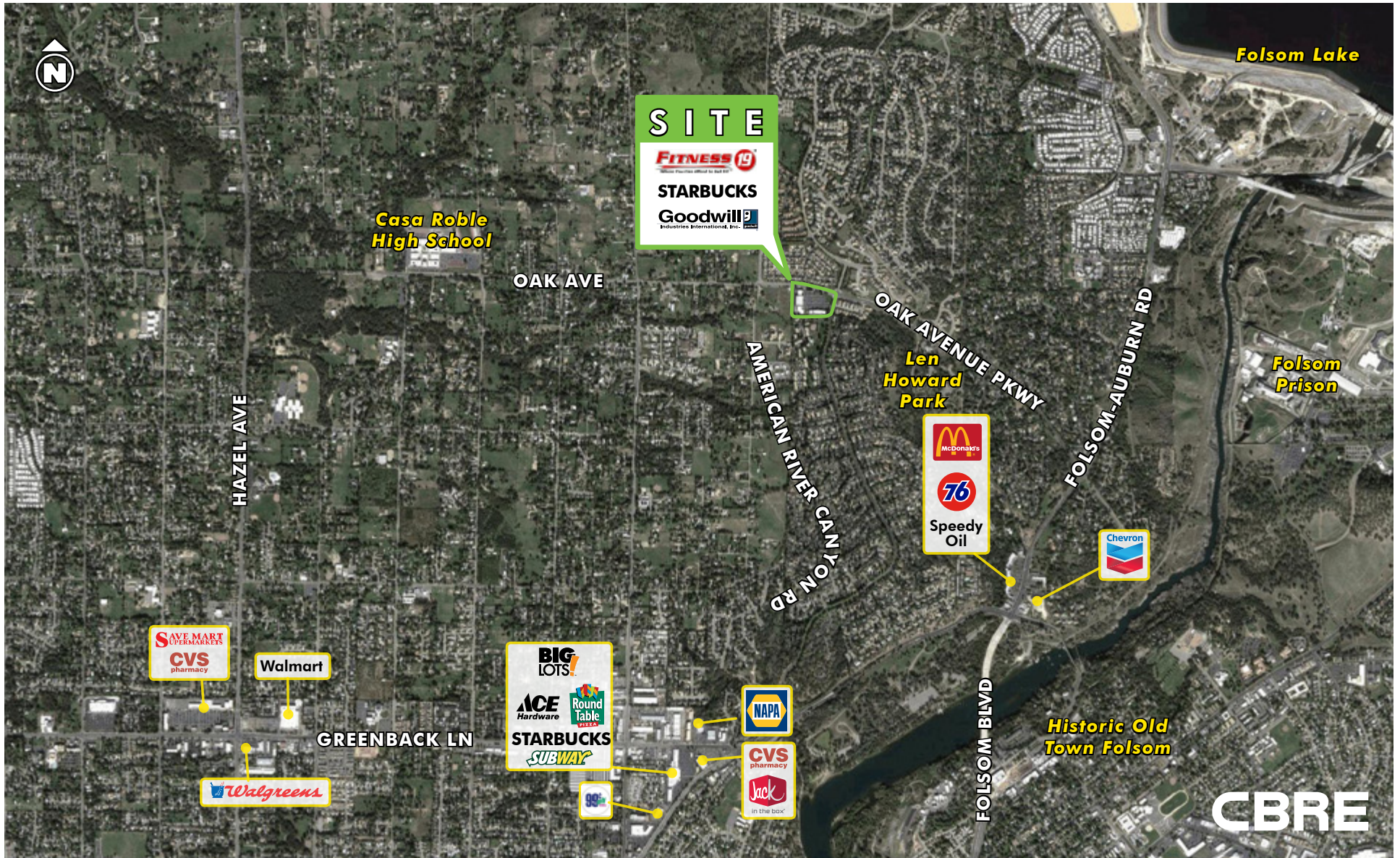


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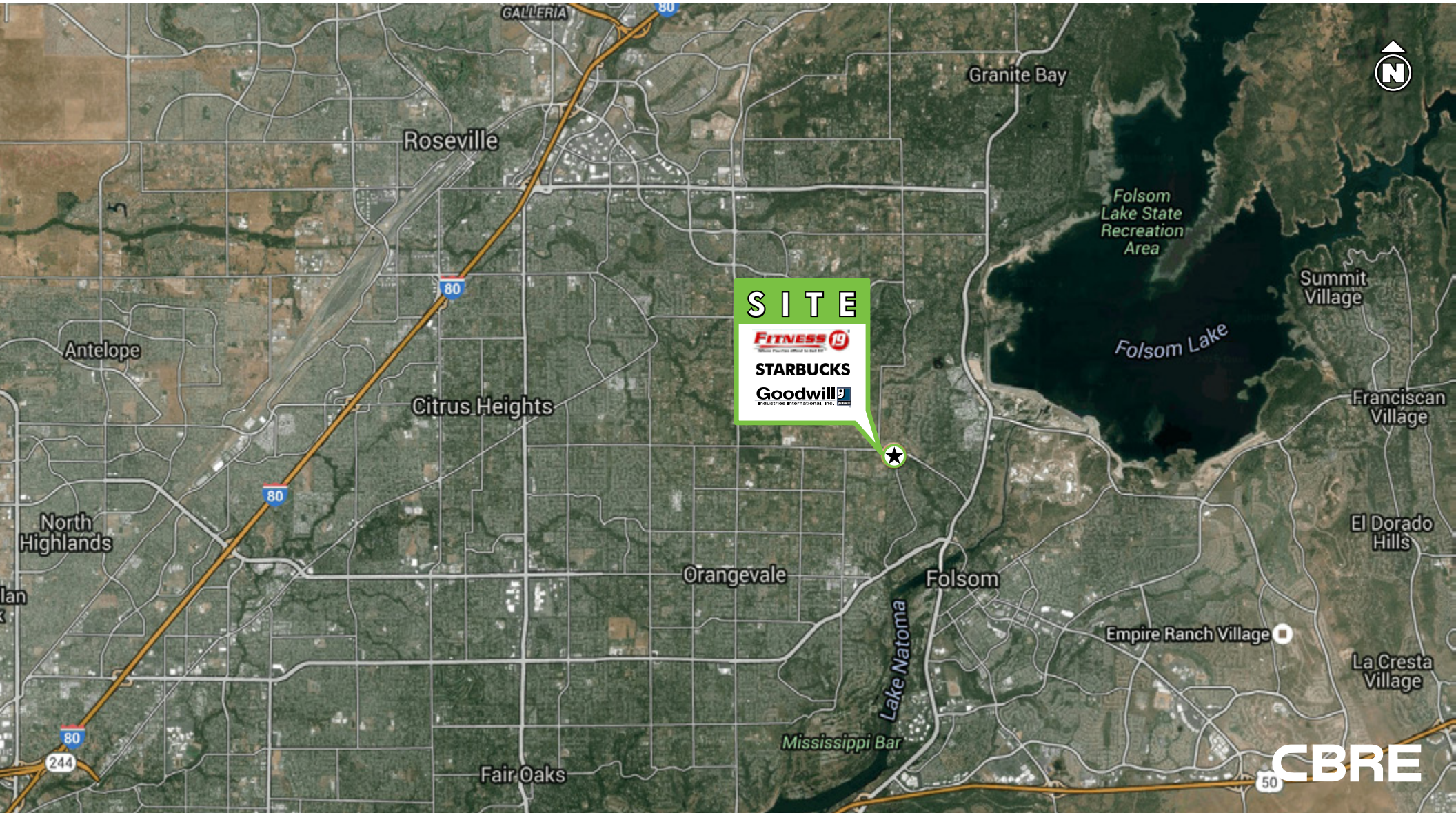


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