



TRI Commercial Real Estate Services. Building Great Relationships.

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# FOR LEASE

RETAIL & OFFICE SPACE AVAILABLE

FOR LEASE Suite 319 (B): ±1,200 SF - ±3,460 SF

Contact: **Graham Clemons** Sr. Retail Advisor **Tel: 916.677.8182** gclemons@tricommercial.com DRE: 01326134

John Hynes Associate Tel: 916.677.8184 john.hynes@tricommercial.com BRE: 02077645

> 532 Gibson Drive Suite 200 Roseville, CA 95678





### RETAIL AERIAL



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# PROPERTY DETAILS

### **HIGHLIGHTS**

- Available from ±1,200 SF to ±3,460 SF
- · High visibility location in affluent, growing Folsom, CA
- Anchored by DMV and Dimple Records
- Strong demographic and employment area
- · Located in the hub of the Folsom Retail Market

### **PROPERTY INFORMATION**

Folsom Lake Shopping Center is a  $\pm$  40,821 SF Neighborhood Center located in Folsom, CA, one of Sacramento's most desirable and affluent submarkets. The Property is anchored by Dimple Records and DMV with a good mixture of Shop Tenants.

The Property is located on East Bidwell Street near Folsom Lake High School and Sutter Middle School, within a cluster of 11 shopping centers in Folsom's central core.

#### **DEMOGRAPHICS**

<u>3 Miles</u>	<u>5 Miles</u>
82,830	150,892
\$99,948	\$110,326
38,995	60,435
	82,830 \$99,948

Traffic Counts: E Bidwell St - ±15,657 ADT (2014) Riley Street - ±14,554 ADT (2011)



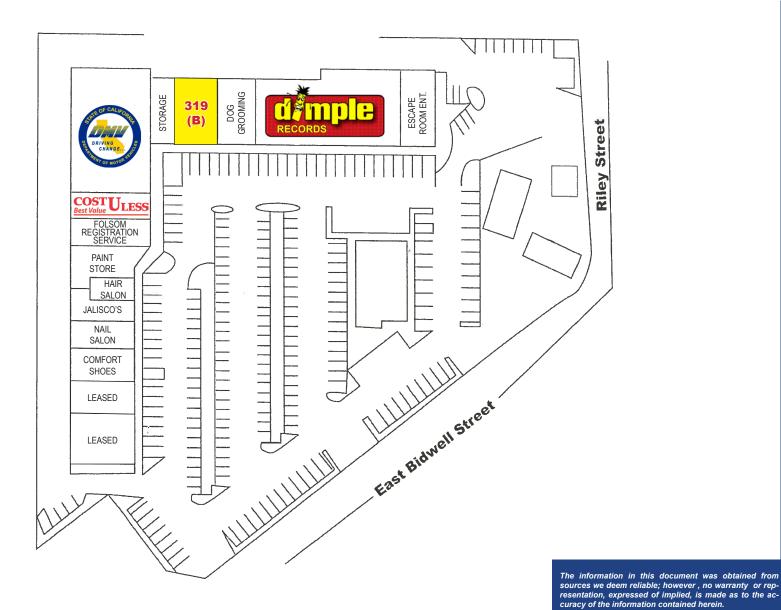


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