

COLLEGE GREENS WEST
8341 - 8345 FOLSOM BLVD
SACRAMENTO, CA
FOR LEASE
1,235 SF - 9,531 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!

EVgo **IONNA**
FAST CHARGING

COMPLETELY REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Joey Chiurazzi

DRE: #02123466

joey@ethanconradprop.com

Austin Barron

DRE: #02082721

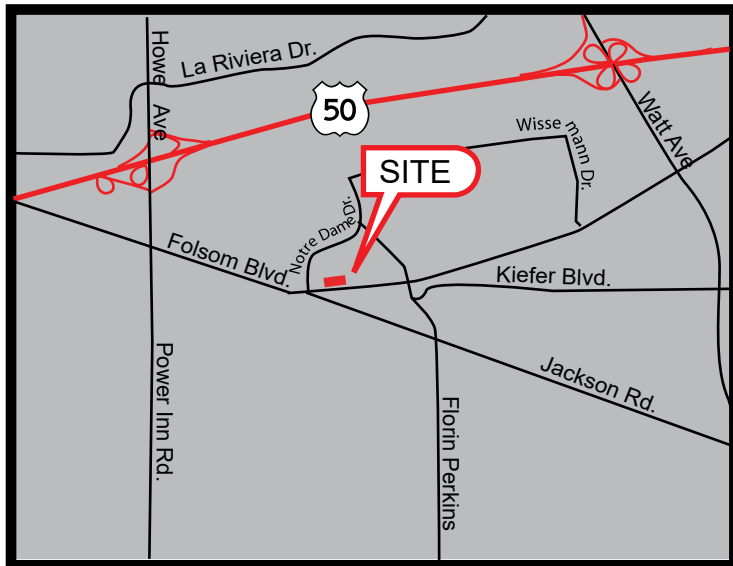
abarron@ethanconradprop.com

916.779.1000

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

FEATURES:

- 2nd generation fitness/dance studio available
- Located along Folsom Blvd, a major thoroughfare in Sacramento
- Property remodeled and is in very attractive condition
- Shadow anchored by Raley's, DollarTree, Starbucks, and Carl's Jr
- Easy access to public transportation, College Greens light rail and bus station access are across the street

**PROPERTY DETAILS:**

Very busy neighborhood shopping center that is the gateway to large residential populations as well as services many daytime traffic generators like the Sacramento Sheriff Department headquarters and the Sacramento County Court House.

EVgo fast chargers and IONNA EV chargers on-site.

LEASE RATES:

\$1.39 - \$2.35 PSF, NNN

NNN costs are approximately \$0.51 PSF.

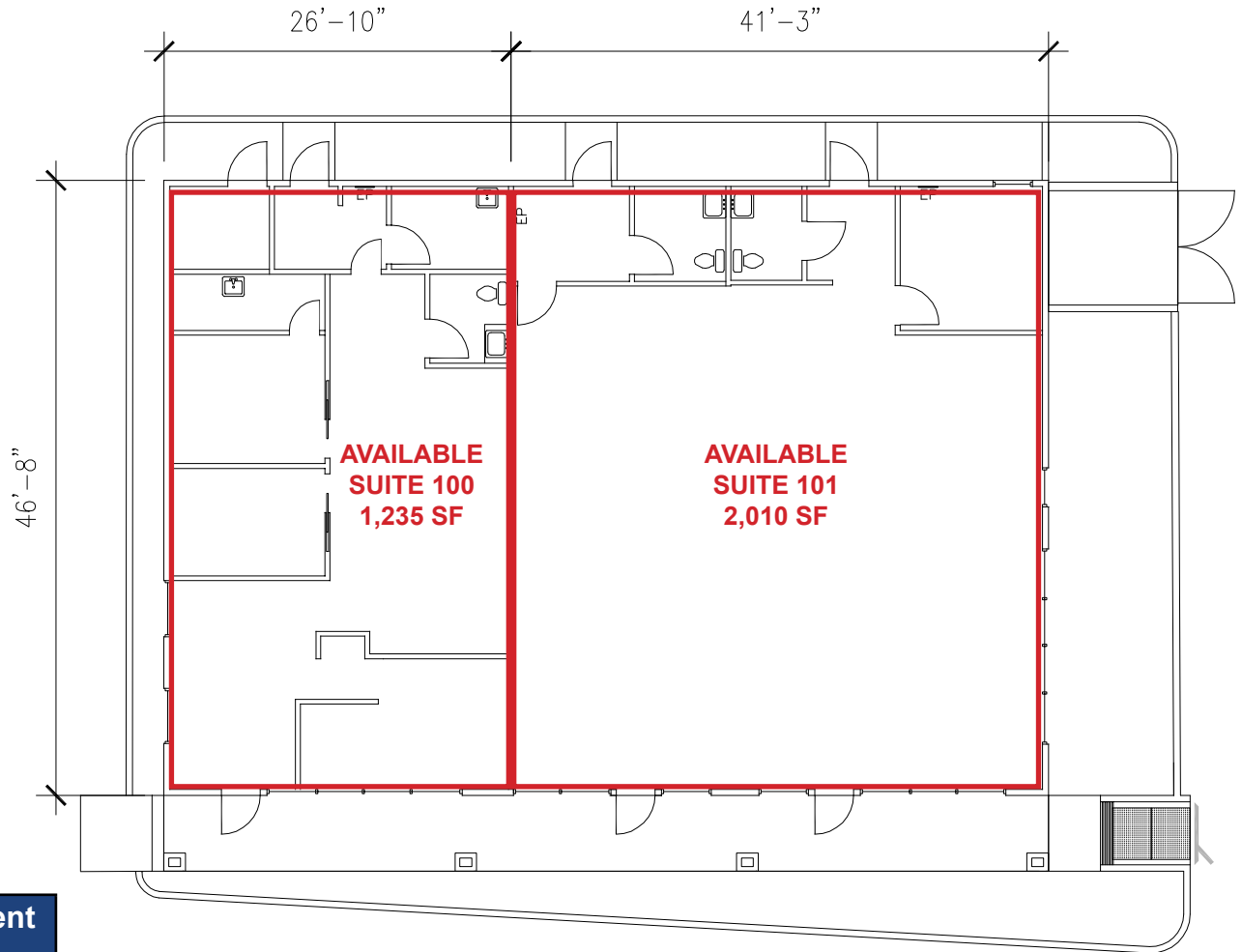
DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	10,722	124,717	350,664
2025 Average HH Income:	\$99,640	\$122,813	\$118,520
Traffic Count @ Folsom Blvd:	40,310		

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8343 FOLSOM BLVD - PAD BUILDING
FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
100	1,235	\$2.35 PSF, NNN	\$2,902.00
101	2,010	\$1.99 PSF, NNN	\$4,000.00

NNN costs are approximately \$0.51 PSF.

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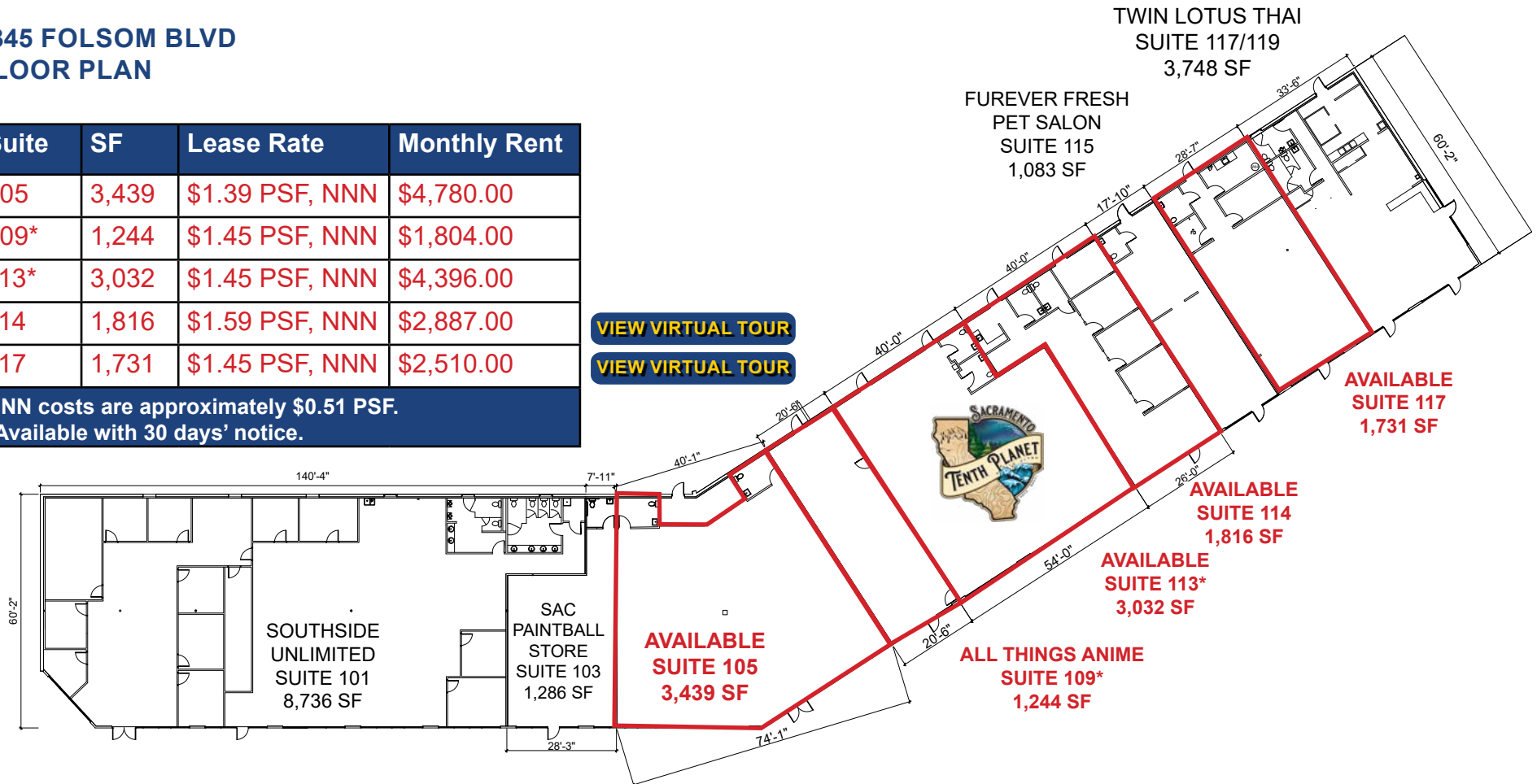
8345 FOLSOM BLVD
FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
105	3,439	\$1.39 PSF, NNN	\$4,780.00
109*	1,244	\$1.45 PSF, NNN	\$1,804.00
113*	3,032	\$1.45 PSF, NNN	\$4,396.00
114	1,816	\$1.59 PSF, NNN	\$2,887.00
117	1,731	\$1.45 PSF, NNN	\$2,510.00

NNN costs are approximately \$0.51 PSF.
*Available with 30 days' notice.

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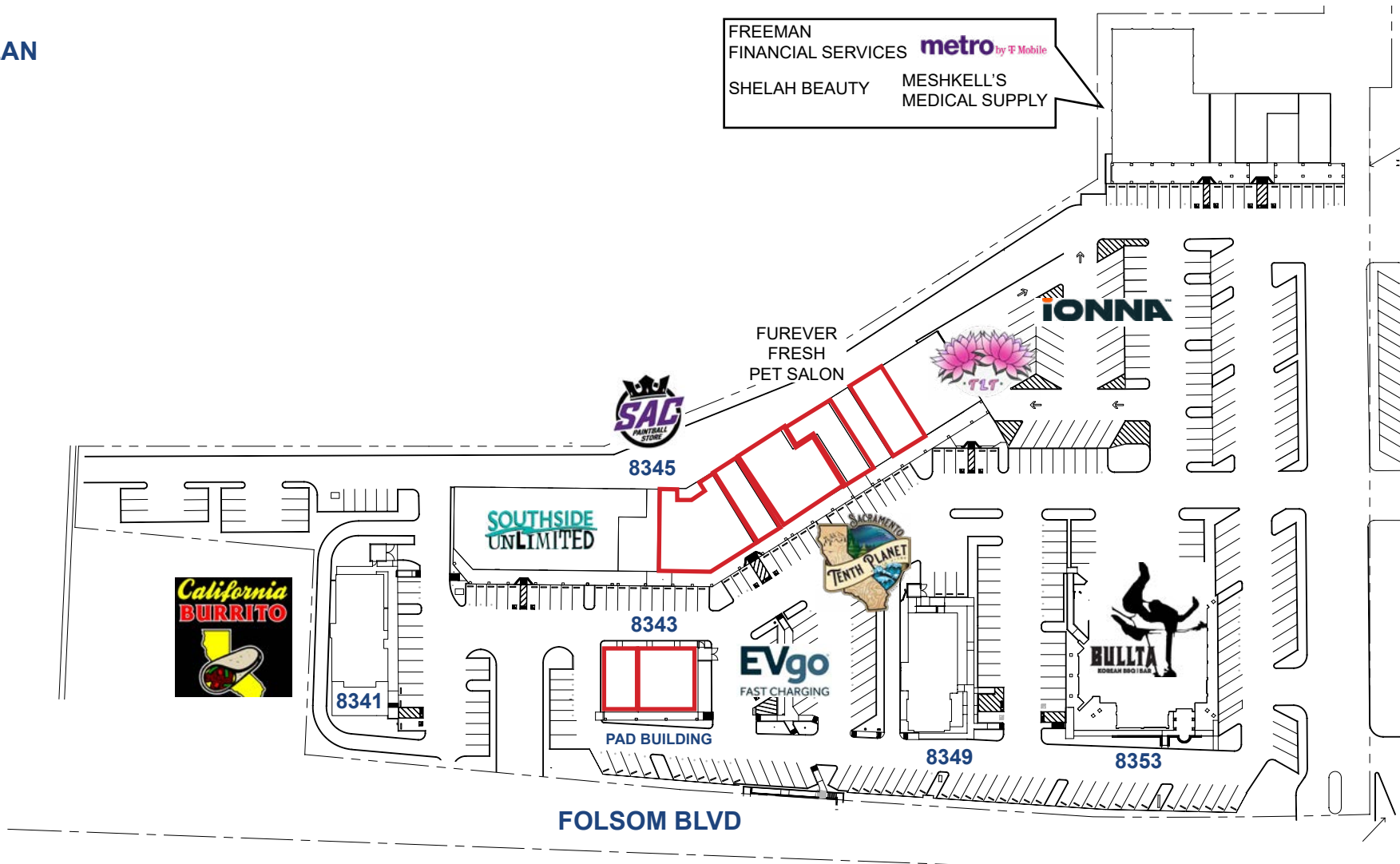
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COLLEGE GREENS WEST
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SITE PLAN



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