

AMERICAN RIVER PLAZA FOR LEASE 1,666 SF - 10,834 SF RETAIL SPACE



9500 GREENBACK LANE - 9475 MADISON AVE FOLSOM CA

FEATURES:

- Located at the major intersection of Greenback Lane & Madison Ave, a major commute corridor.
- Strong daytime population.
- Community shopping center with national tenants.
- Close proximity to Folsom Lake.

COMMENTS:

Established shopping center anchored by Big Lots! and Ace Hardware.
Co-tenants Starbucks, Round Table Pizza, Curves, Carl's Jr, Subway, Jimboy's Tacos and Sport Clips.
Near high density single-family developments.

LEASE RATES:

See page 2 for Lease Rates.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2016 Avg. Population:	11,507	84,253	211,063
2016 Avg. HH Income:	\$79,733	\$100,311	\$100,930
Daily Traffic Count:	Greenback Lane 19,368 Madison Ave 17,662		

NNN costs are approximately \$0.47 PSF.

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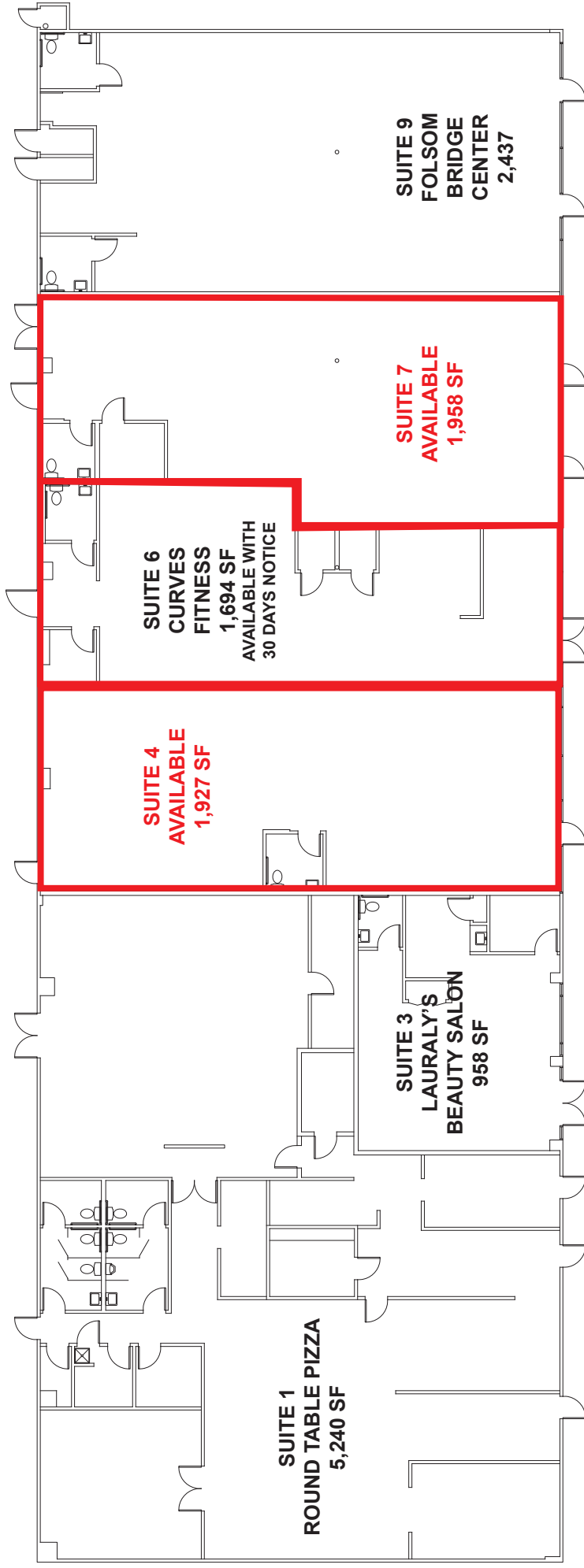
Site Plan



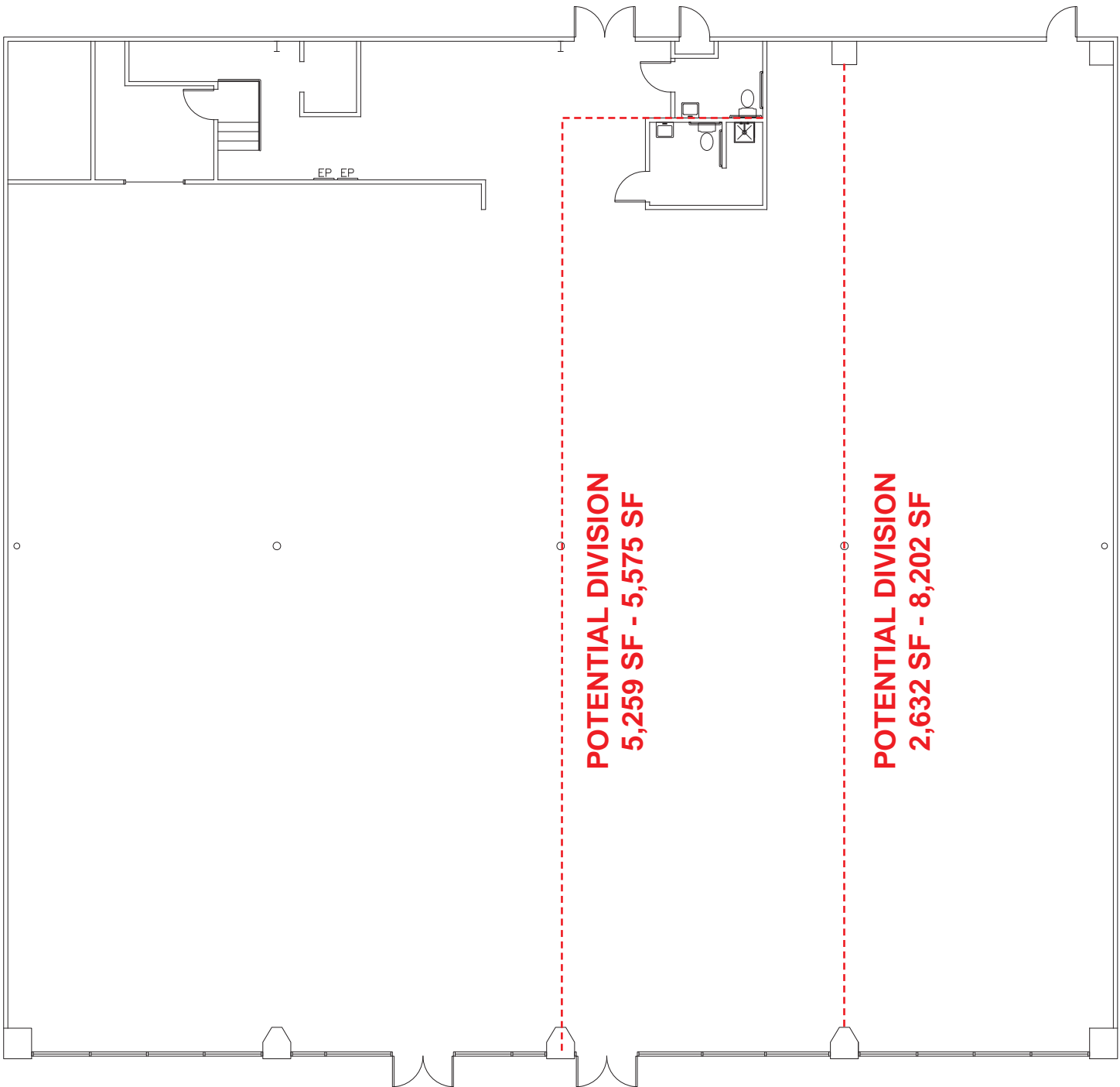
9500 Greenback Lane		9522 Greenback Lane		9475 Madison Ave			
Suite	Tenant	Suite Size	Lease Rates	Suite	Tenant	Suite Size	Lease Rates
1	Round Table Pizza	5,240		26	Crossroads Animal Hospital	2,199	
3	Lauraly's Beauty Salon	958		27	AVAILABLE	1,714	\$1.65 PSF
4	AVAILABLE	1,927	\$1.65 PSF	28	AVAILABLE	1,666	\$1.65 PSF
6	Curves (avail 30 days)	1,694	\$1.65 PSF	31	Subway	1,285	
7	AVAILABLE	1,958	\$1.65 PSF	33	Jimbo's Tacos	2,337	
9	Folsom Bridge Center	2,437		35	AVAILABLE (Divisible)	1,750 - 3,394	\$1.85 - \$2.15 PSF
10	Ace Hardware	15,579		9522 Greenback Lane			
24	AVAILABLE (Divisible)	10,834	\$1.49 - \$1.65 PSF	22	Big Lots	41,384	
25	Happy Spa	1,329		9475 Madison Ave			
				100	Starbucks	1,617	
				110/120	Hi-Tek Nails	1,570	
				130	Sport Clips	866	

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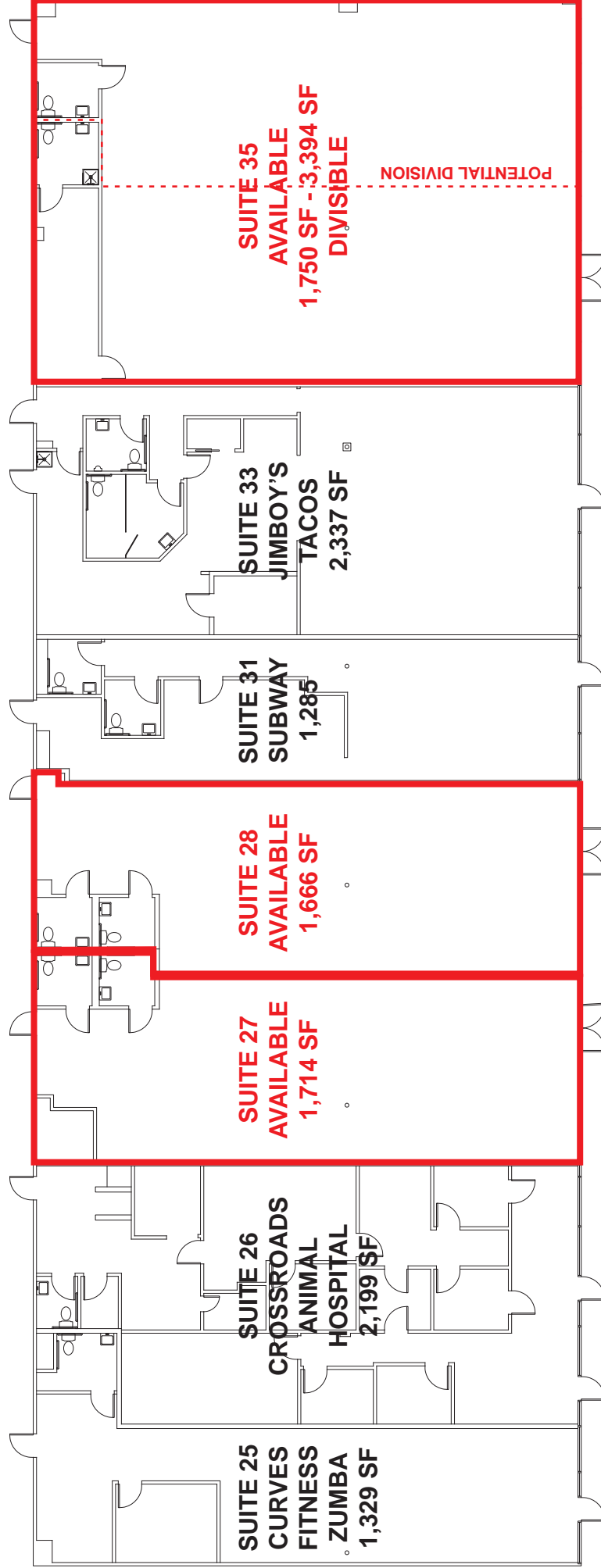


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SUITE 24 - 10,834 SF

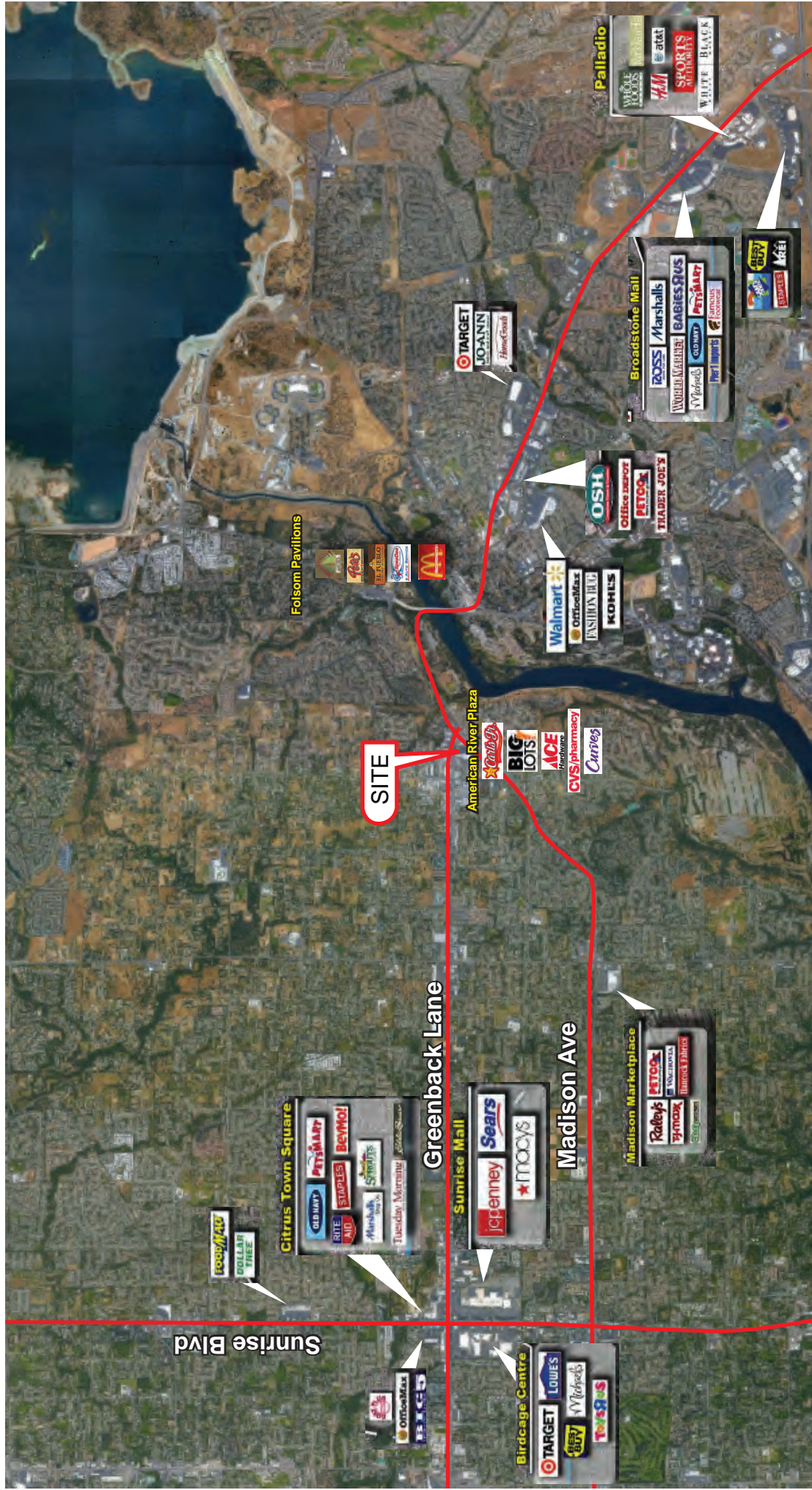
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