

FOR LEASE | SIBLEY RETAIL CENTER

700 GLENN DR, FOLSOM, CA 95630

LOCATED ON THE CORNER OF SIBLEY ST AND GLENN DR OFF OF FOLSOM BLVD



Christina Snyder

Senior Vice President

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3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

RETAIL SPACE FOR LEASE

FOLSOM, CA
RETAIL STRIP CENTER

Available For Lease

- **Former Karate Studio: ±2,000 RSF**
 - 10' to lights
 - 9' to hvac ducting

Property Highlights

- Turn key martial arts space
- Close proximity to the heart of Folsom
- Surrounded by dense and mature residential community
- Excellent Demographics



LEASE RATE: \$1.75/SF/MONTH; NNN

NNN Estimated \$0.51/SF

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FOLSOM, CA
RETAIL STRIP CENTER

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RETAIL SPACE FOR LEASE

FOLSOM, CA
RETAIL STRIP CENTER



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,146	84,913	162,831
Households	5,473	30,577	59,018
Average Household Income	\$118,215	\$127,595	\$137,936
Median Age	36.0	39.7	41.2
Total Businesses	1,191	3,988	5,883
Daytime Demographics 16+	14,542	65,652	106,407
White Collar Workers	75.1%	74.1%	75.4%
Blue Collar Workers	24.9%	25.9%	24.6%

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