

**FOLSOM VILLAGE**  
**9580 OAK AVENUE PARKWAY**  
**FOLSOM, CA**

2,265 SF - 13,863 SF AVAILABLE  
8,090 SF FULLY EQUIPPED FITNESS  
FACILITY AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.



**REMODEL COMPLETE**

EXCLUSIVELY REPRESENTED BY:

**Chase Burke**  
DRE: #01879336  
chase@romecre.com  
916-705-8132

**Andy Jonsson**  
DRE: #02076108  
andy@romecre.com  
916-813-8409

**ROME**  
REAL ESTATE GROUP

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC.  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200  
www.ethanconradprop.com

**FEATURES:**

- Fully equipped turn-key fitness facility
- Dollar Tree co-anchor
- Located at the major intersection of Oak Ave Pkwy & American River Canyon Dr
- Strong daytime population and excellent household income demographics
- Community shopping center with long term tenants
- Monument signage available

**PROPERTY DETAILS:**

Folsom Village is part of the American River Canyon neighborhood, one of Folsom’s most affluent, the only retail center in the area. National tenants include: Starbucks and Fitness 19.

In close proximity to Folsom Lake which draws about 2 million people annually.



**LEASE RATES:**

See additional pages for Lease Rates.

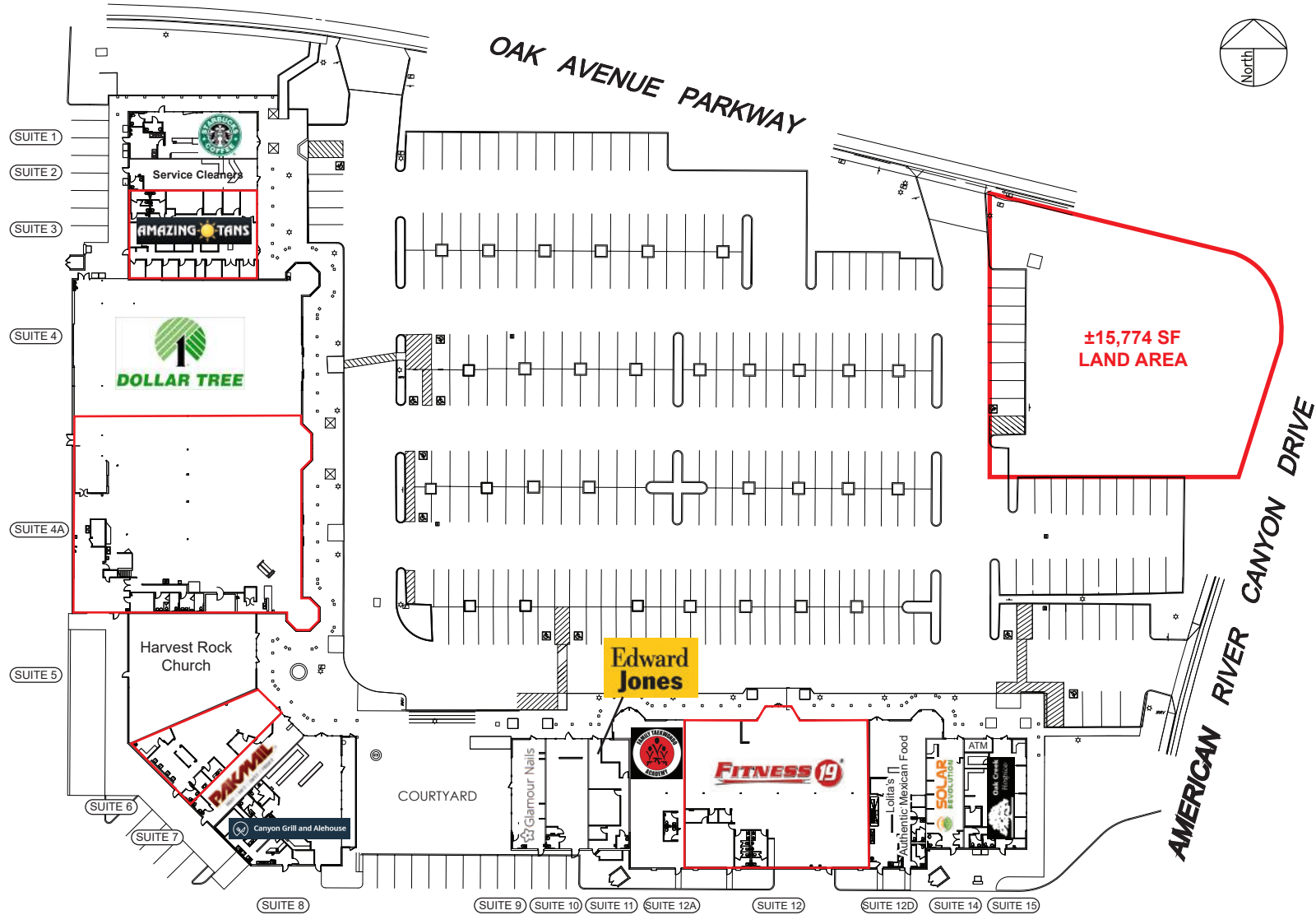
NNN costs are approximately \$0.34 - \$0.46 PSF

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2018 Est Population:	7,983	70,271	208,250
2018 Avg. HH Income:	\$121,901	\$111,206	\$112,527
Daily Traffic Count:	Oak Ave & American River Canyon Dr 15,858		

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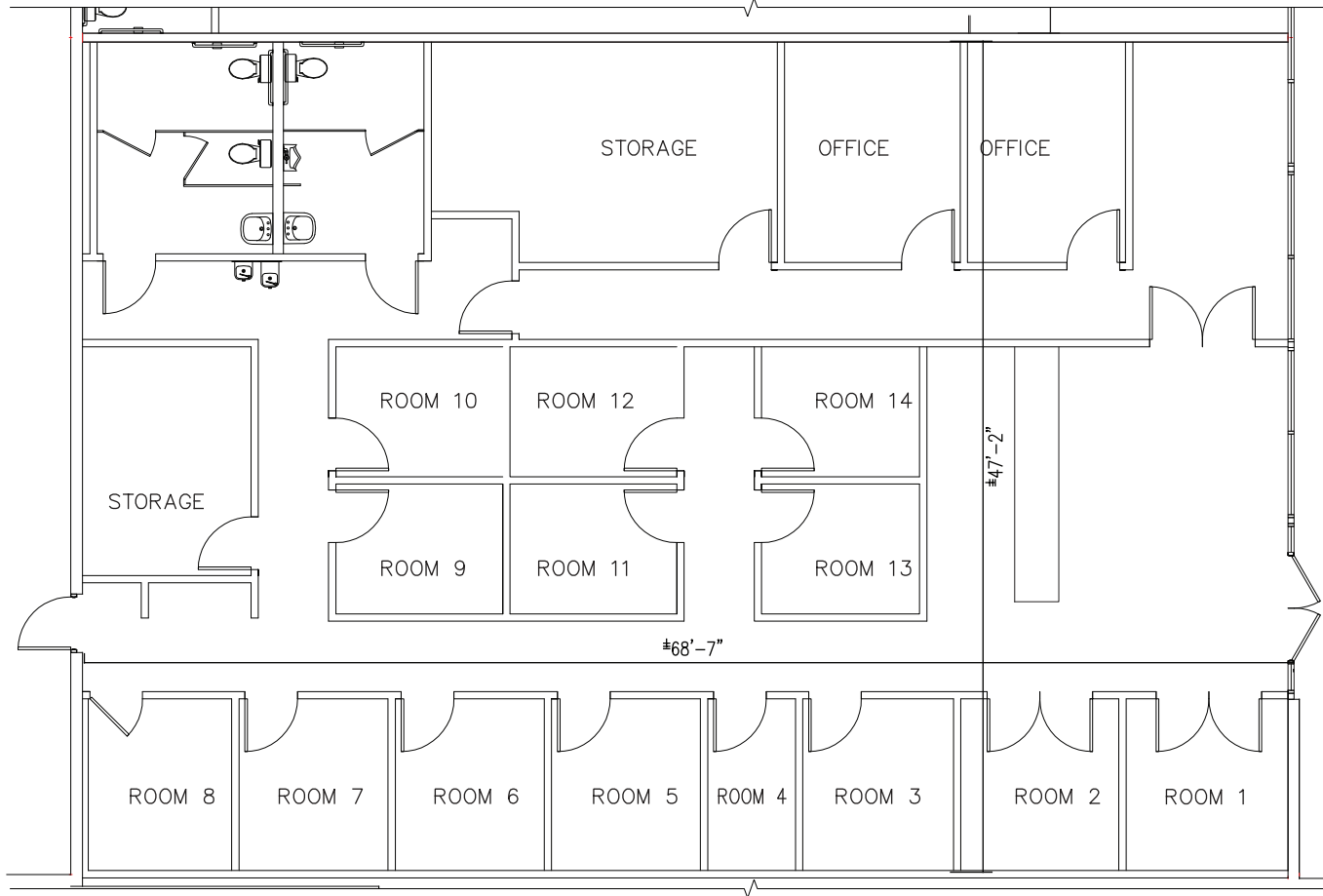
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SITE PLAN



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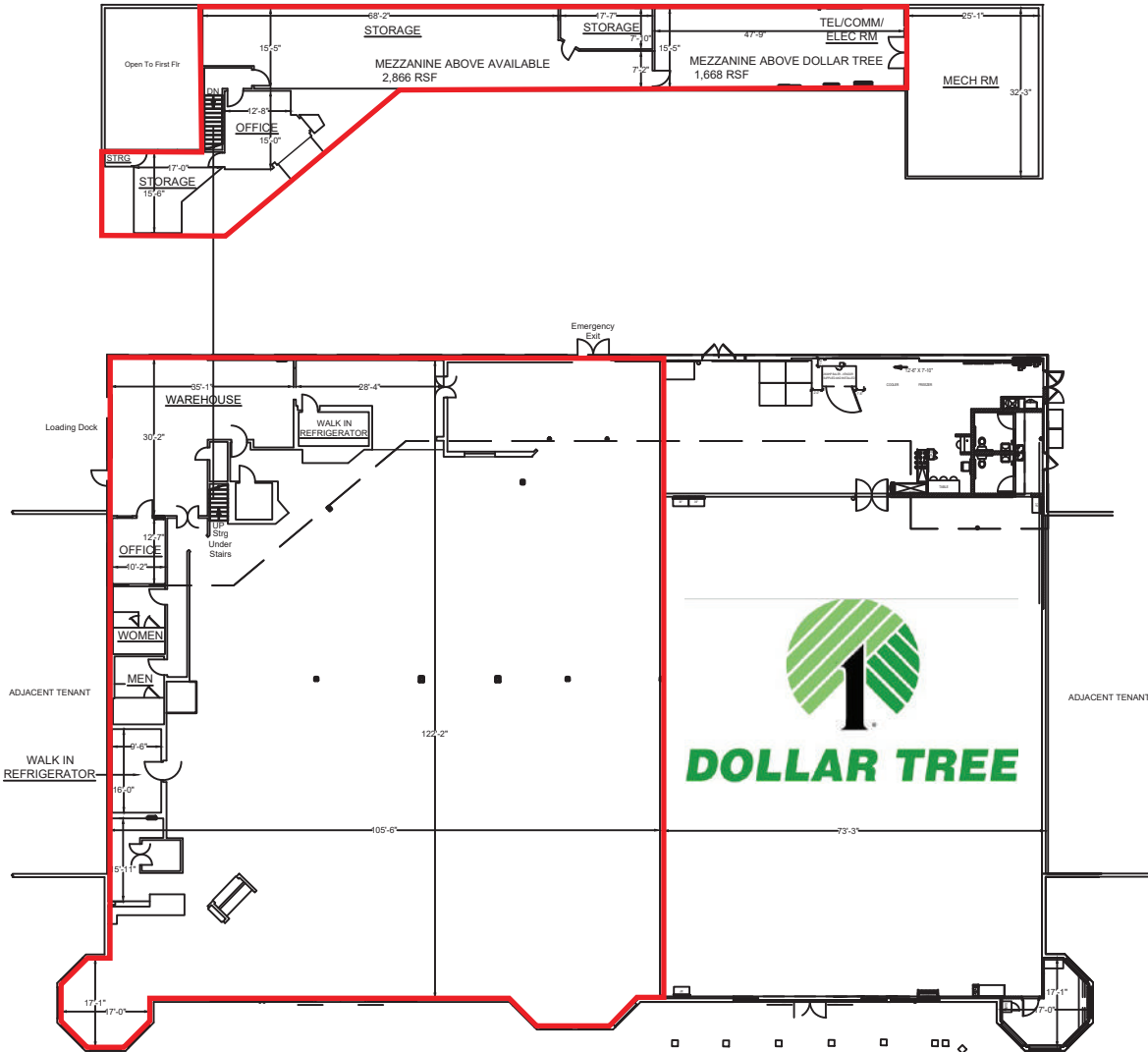
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



SUITE	SF	LEASE RATES	MONTHLY RENT
3*	3,309	\$1.69 PSF	\$ 5,592.00
NNN costs are approximately \$0.46 PSF. Lease Pending.			

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MEZZANINE +/- 4,535 RSF

1st FLOOR

Suite	SF	Lease Rates	Monthly Rent
4	13,448	\$1.09	\$14,658.00
NNN costs are approximately \$0.34 PSF.			

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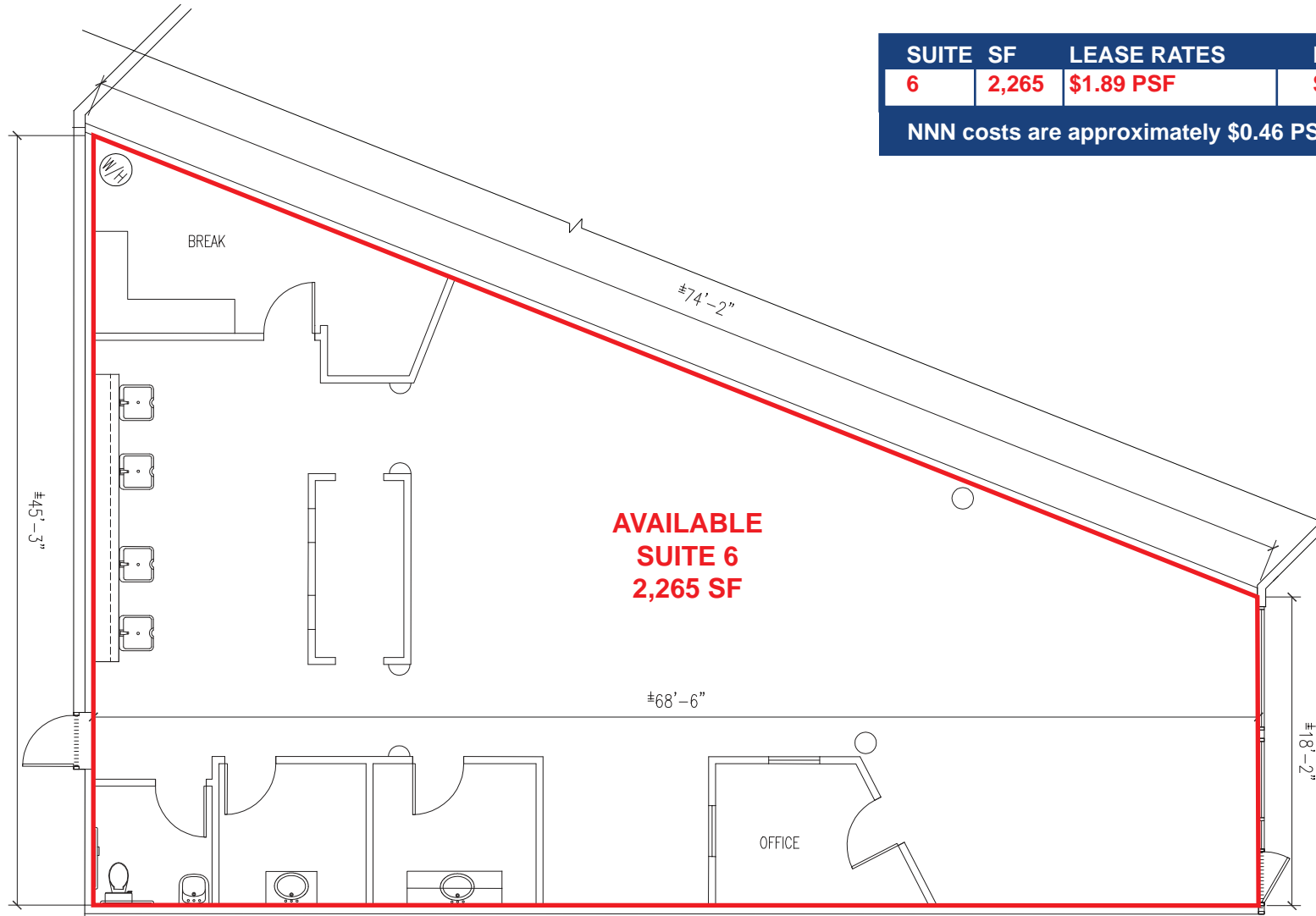
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SUITE	SF	LEASE RATES	MONTHLY RENT
6	2,265	\$1.89 PSF	\$4,281.00

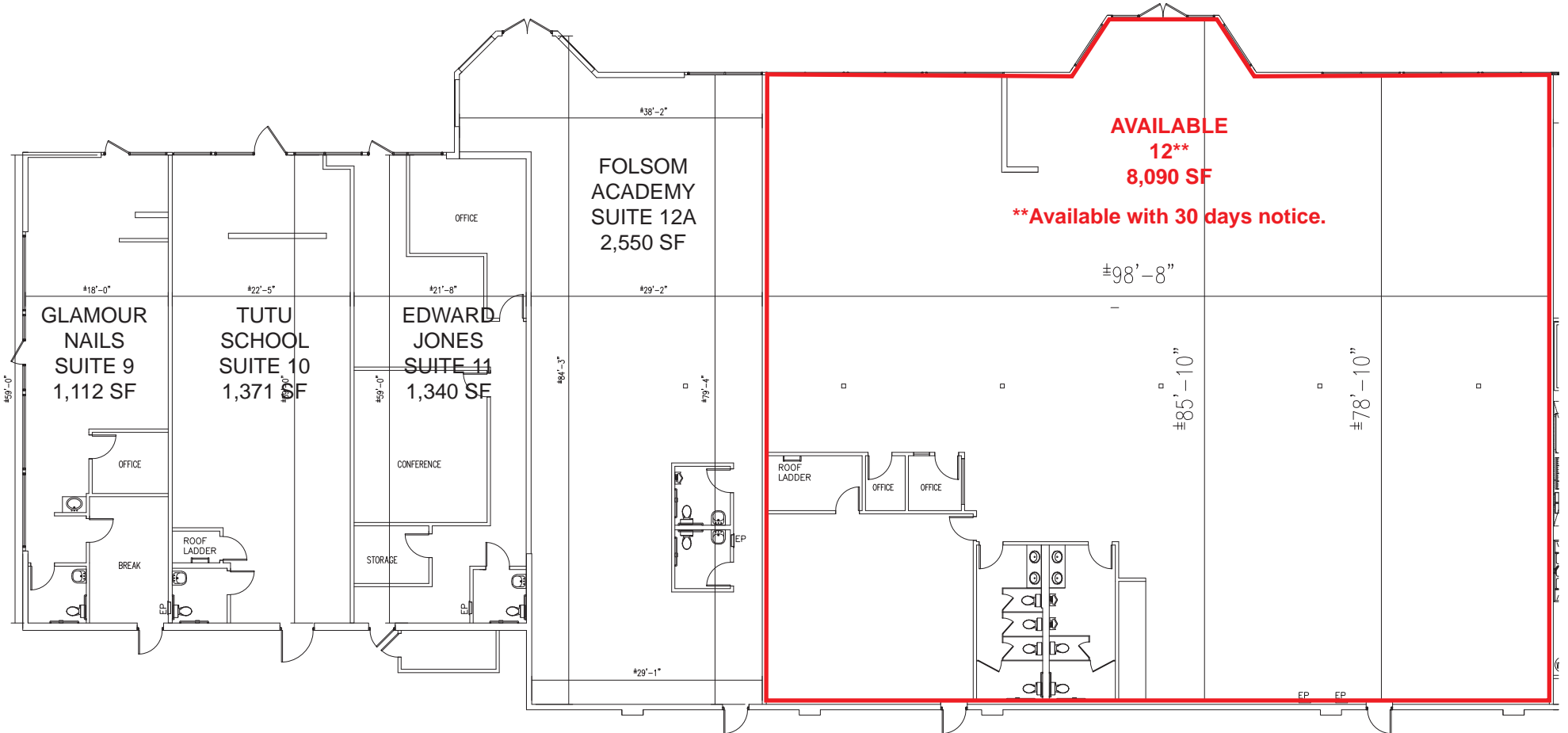
NNN costs are approximately \$0.46 PSF.



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SUITE	SF	LEASE RATES	MONTHLY RENT
12*	8,090	\$1.29 PSF	\$10,436.00
*w /FFE Additional \$1,850.00/month			
NNN costs are approximately \$0.46 PSF.			



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FOR LEASE

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FOLSOM, CA



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