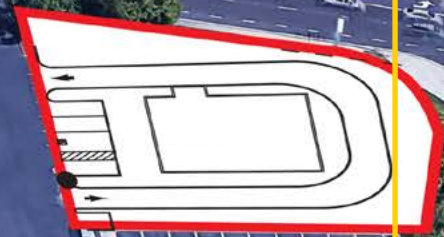


FOLSOM VILLAGE
9580 OAK AVENUE PARKWAY
FOLSOM, CA

FOR SALE OR LEASE
±19,875 SF - ±29,650 SF
PAD IDEAL FOR DRIVE-THRU

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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Joey Chiurazzi
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joey@ethanconradprop.com

916.779.1000

FEATURES:

- Can create parcel from 19,875 SF to 29,650 SF (see site plans on pages 3 and 4)
- Located at the major intersection of Oak Avenue Parkway and American River Canyon Dr
- Strong daytime population and excellent household income demographics
- Community shopping center with long-term tenants
- IONNA EV charging stations on-site



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 Dollar Tree.

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

PARCEL FROM 19,875 SF TO 29,650 SF

GROUND LEASE RATES:

19,875 SF: \$4,373.00, NNN (\$0.22 PSF)
29,650 SF: \$5,634.00, NNN (\$0.19 PSF)

PURCHASE PRICES:

19,875 SF \$735,000.00 (\$37.00 PSF)
29,650 SF \$949,000.00 (\$32.00 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	9,072	71,324	209,780
2023 Average HH Income:	\$134,374	\$125,842	\$125,092
Traffic Count @ Oak Ave Pkwy & American River Canyon:	15,858		

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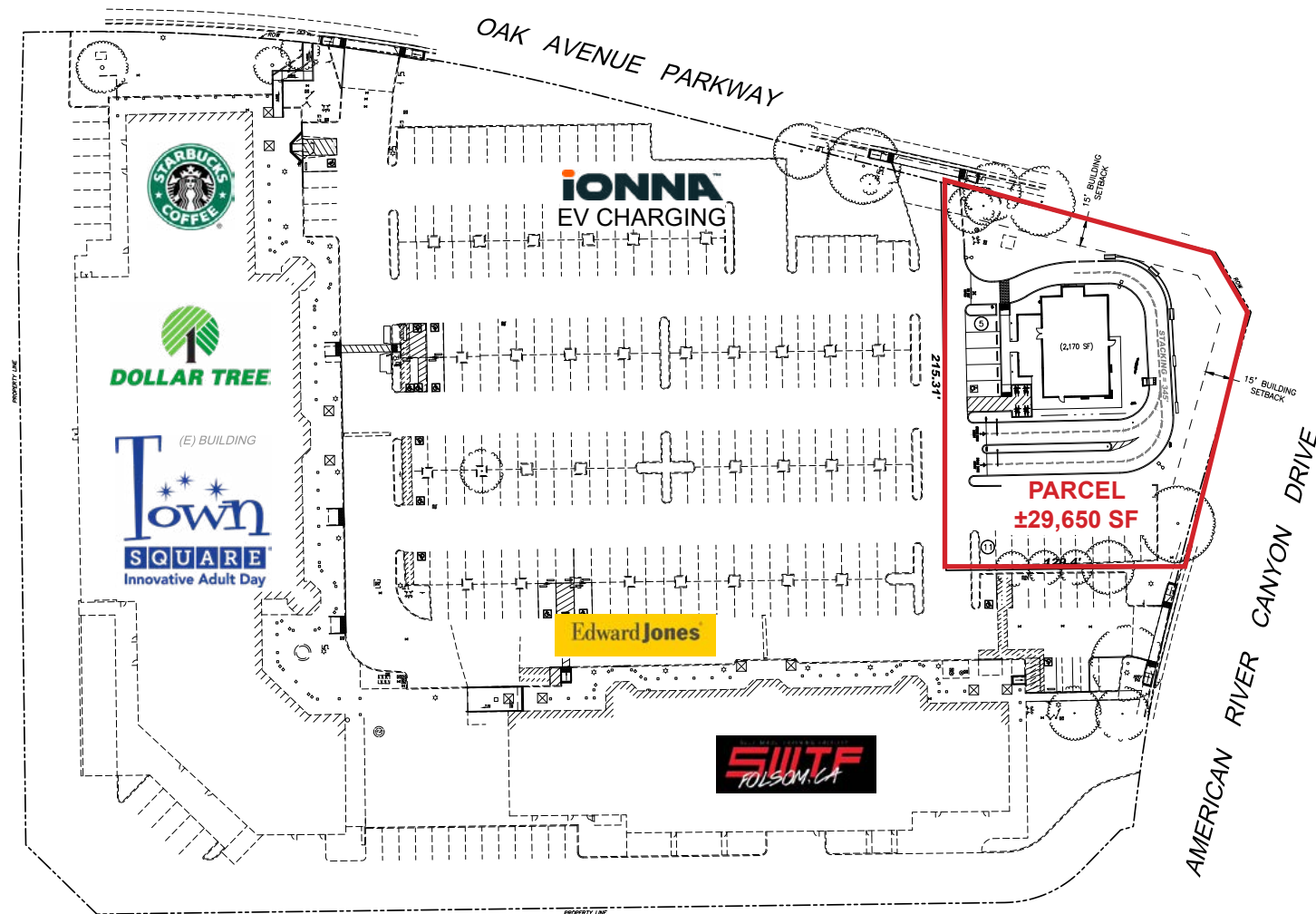
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FOR SALE
OR LEASE

FOLSOM VILLAGE | PAD
9580 OAK AVENUE PARKWAY
FOLSOM, CA

CONCEPTUAL
CAFE SITE PLAN
29,650 SF OPTION



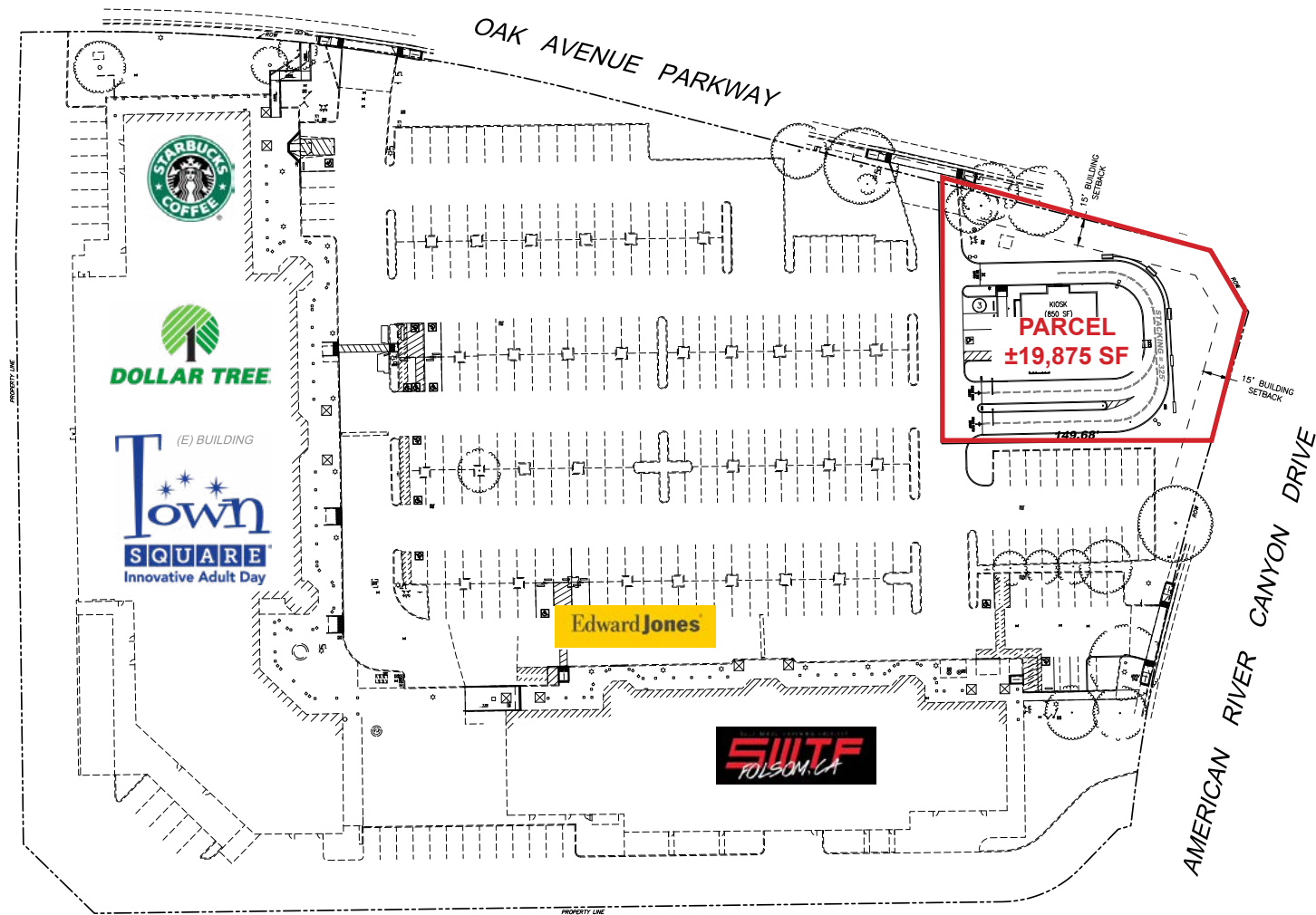
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FOR SALE
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FOLSOM VILLAGE | PAD
9580 OAK AVENUE PARKWAY
FOLSOM, CA

CONCEPTUAL
KIOSK SITE PLAN
19,875 SF OPTION



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