

FOLSOM VILLAGE
9580 OAK AVENUE PARKWAY
FOLSOM, CA
FOR LEASE 1,897 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

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FEATURES:

- Dollar Tree co-anchor
- 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
- Monument signage available
- 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.

LEASE RATE:

Suite 15: 1,897 SF \$3,699.00 (\$1.95 PSF, NNN)

NNN costs are approximately \$0.46 PSF.

Pad brochure [available](#).

DEMOGRAPHICS:

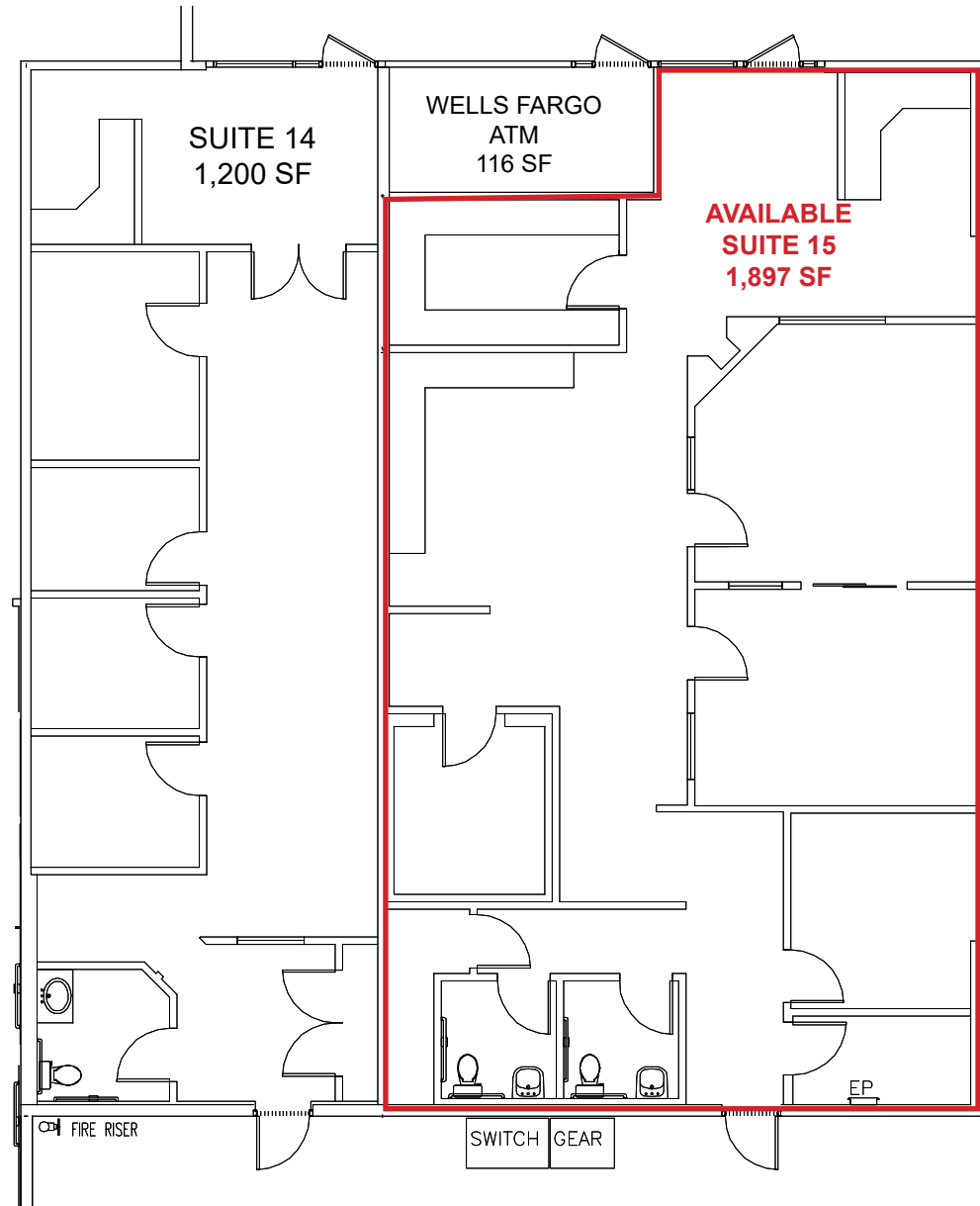
	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	9,880	72,206	214,865
2025 Average HH Income:	\$176,180	\$163,042	\$164,316
Traffic Count @ Oak Ave Pkwy & American River Canyon:	15,858		

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FLOOR PLAN



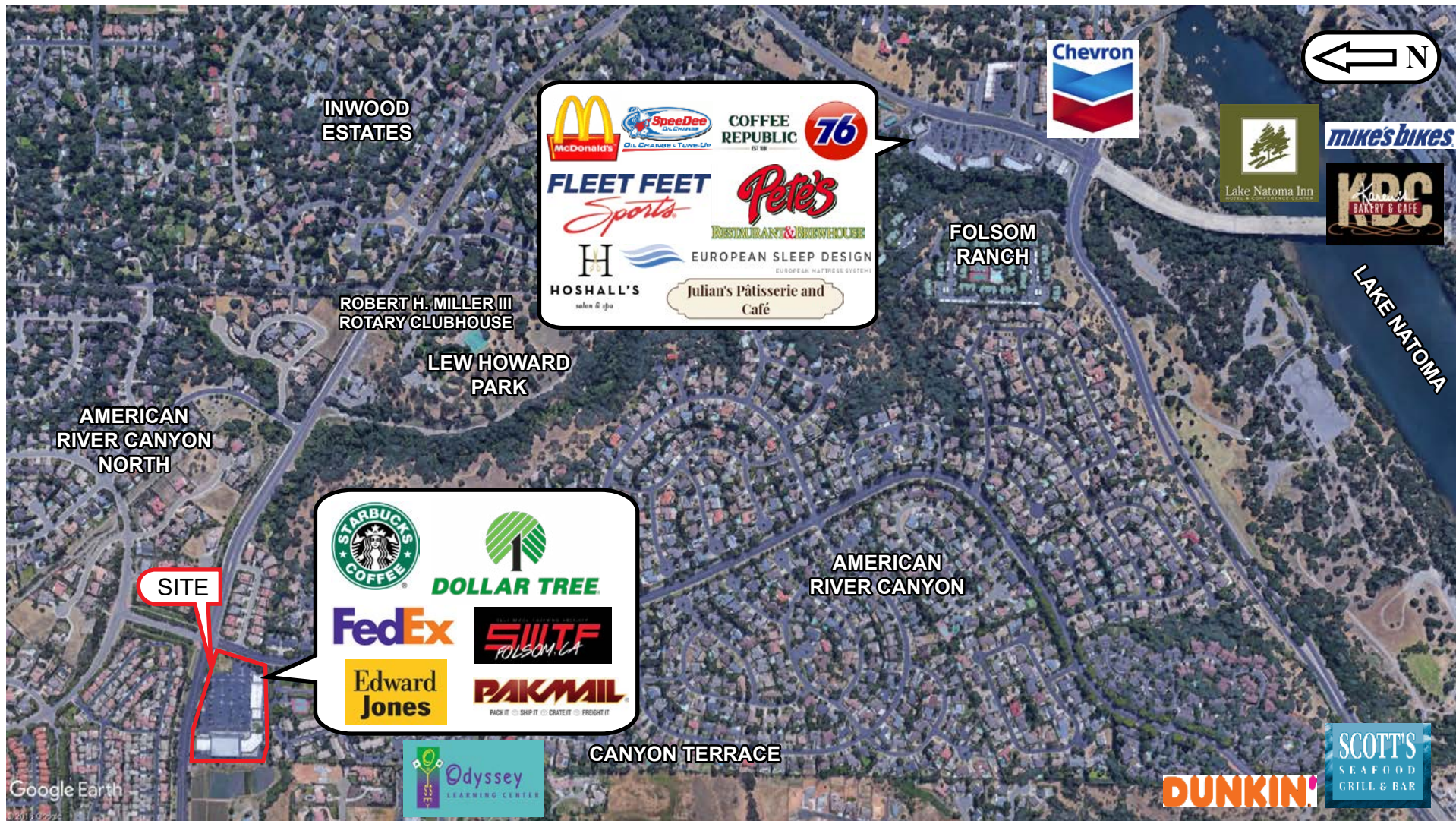
Suite	SF	Lease Rate	Monthly Rent
15	1,897	\$1.95 PSF, NNN	\$3,699.00
NNN costs are approximately \$0.46 PSF.			

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SITE PLAN



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