

COLLEGE GREENS WEST
8341 - 8345 FOLSOM BLVD
SACRAMENTO, CA
FOR LEASE
1,235 SF - 9,531 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!

EVgo **IONNA**
FAST CHARGING



COMPLETELY REMODELED

VIEW VIRTUAL TOUR

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FEATURES:

- 2nd generation fitness/dance studio available
- Located along Folsom Blvd, a major thoroughfare in Sacramento
- Property remodeled and is in very attractive condition
- Shadow anchored by Raley’s, DollarTree, Starbucks, and Carl’s Jr
- Easy access to public transportation, College Greens light rail and bus station access are across the street

PROPERTY DETAILS:

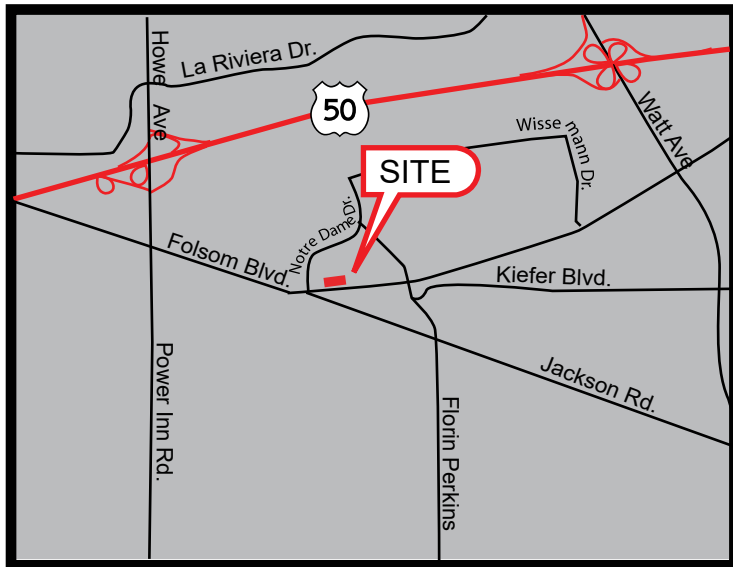
Very busy neighborhood shopping center that is the gateway to large residential populations as well as services many daytime traffic generators like the Sacramento Sheriff Department headquarters and the Sacramento County Court House.

EVgo fast chargers and IONNA EV chargers on-site.

LEASE RATES:

\$1.39 - \$2.35 PSF, NNN

NNN costs are approximately \$0.51 PSF.



DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	10,722	124,717	350,664
2025 Average HH Income:	\$99,640	\$122,813	\$118,520
Traffic Count @ Folsom Blvd:	40,310		

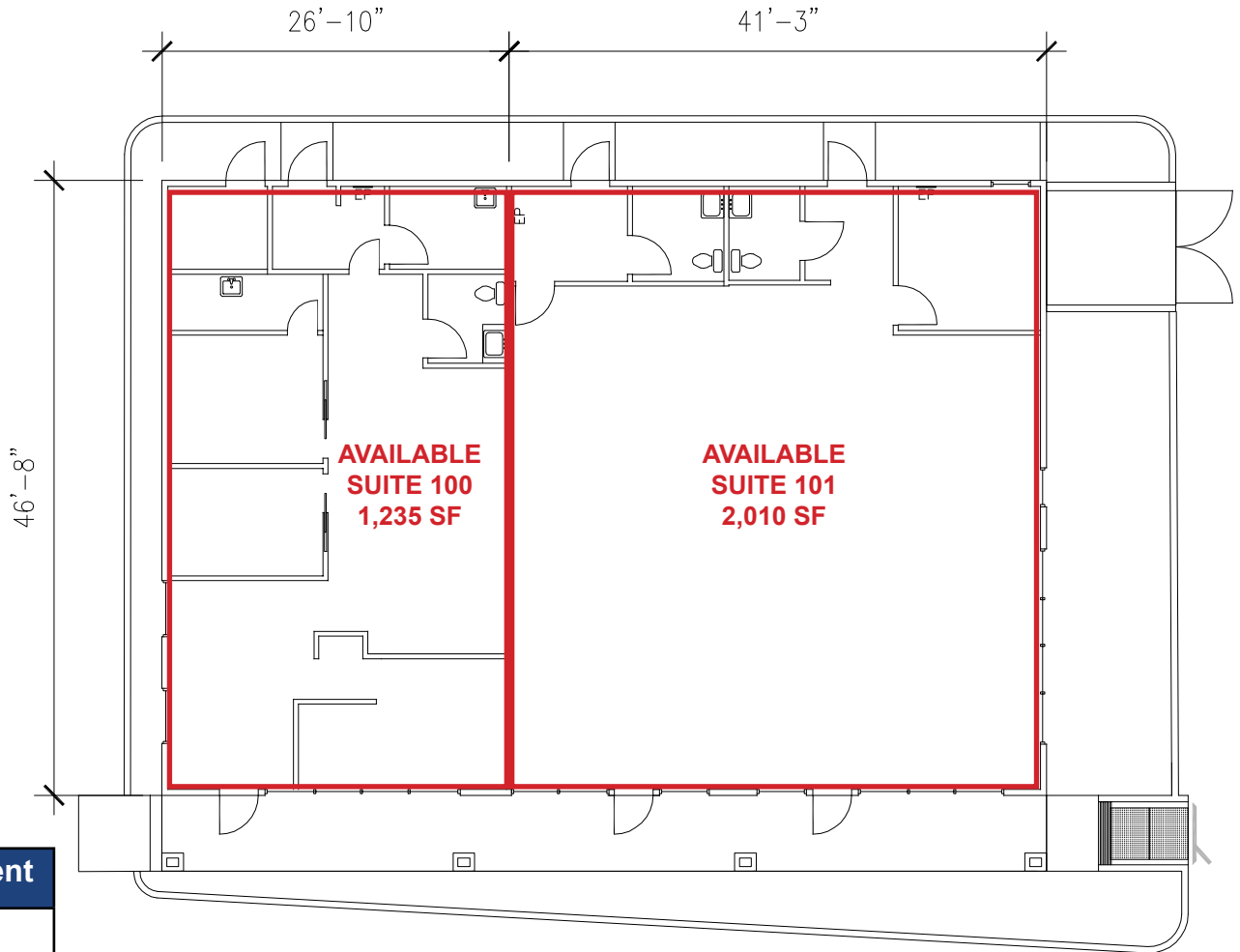
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

8343 FOLSOM BLVD - PAD BUILDING
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
100	1,235	\$2.35 PSF, NNN	\$2,902.00
101	2,010	\$1.99 PSF, NNN	\$4,000.00
NNN costs are approximately \$0.51 PSF.			

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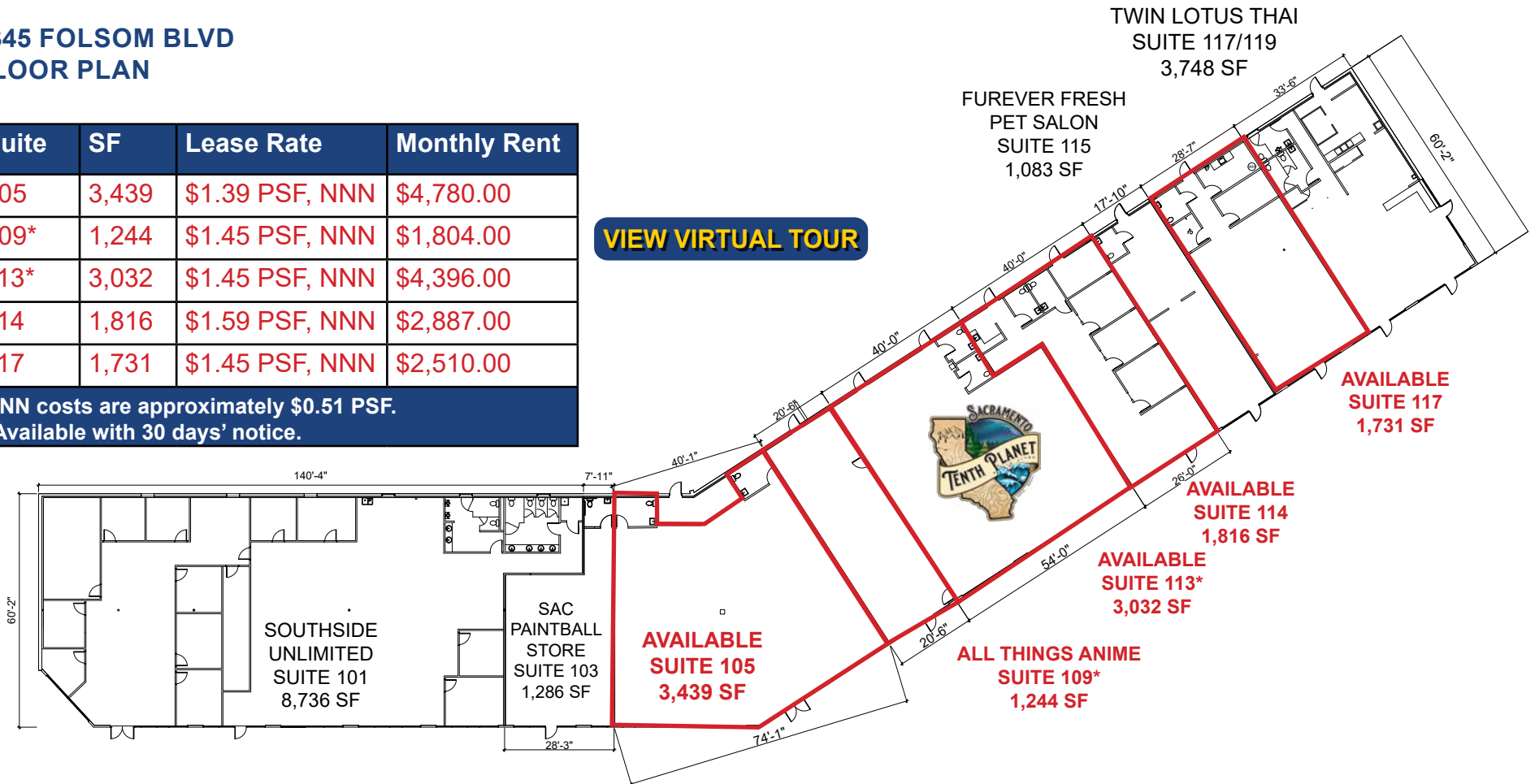
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8345 FOLSOM BLVD
FLOOR PLAN

Suite	SF	Lease Rate	Monthly Rent
105	3,439	\$1.39 PSF, NNN	\$4,780.00
109*	1,244	\$1.45 PSF, NNN	\$1,804.00
113*	3,032	\$1.45 PSF, NNN	\$4,396.00
114	1,816	\$1.59 PSF, NNN	\$2,887.00
117	1,731	\$1.45 PSF, NNN	\$2,510.00

NNN costs are approximately \$0.51 PSF.
*Available with 30 days' notice.

VIEW VIRTUAL TOUR



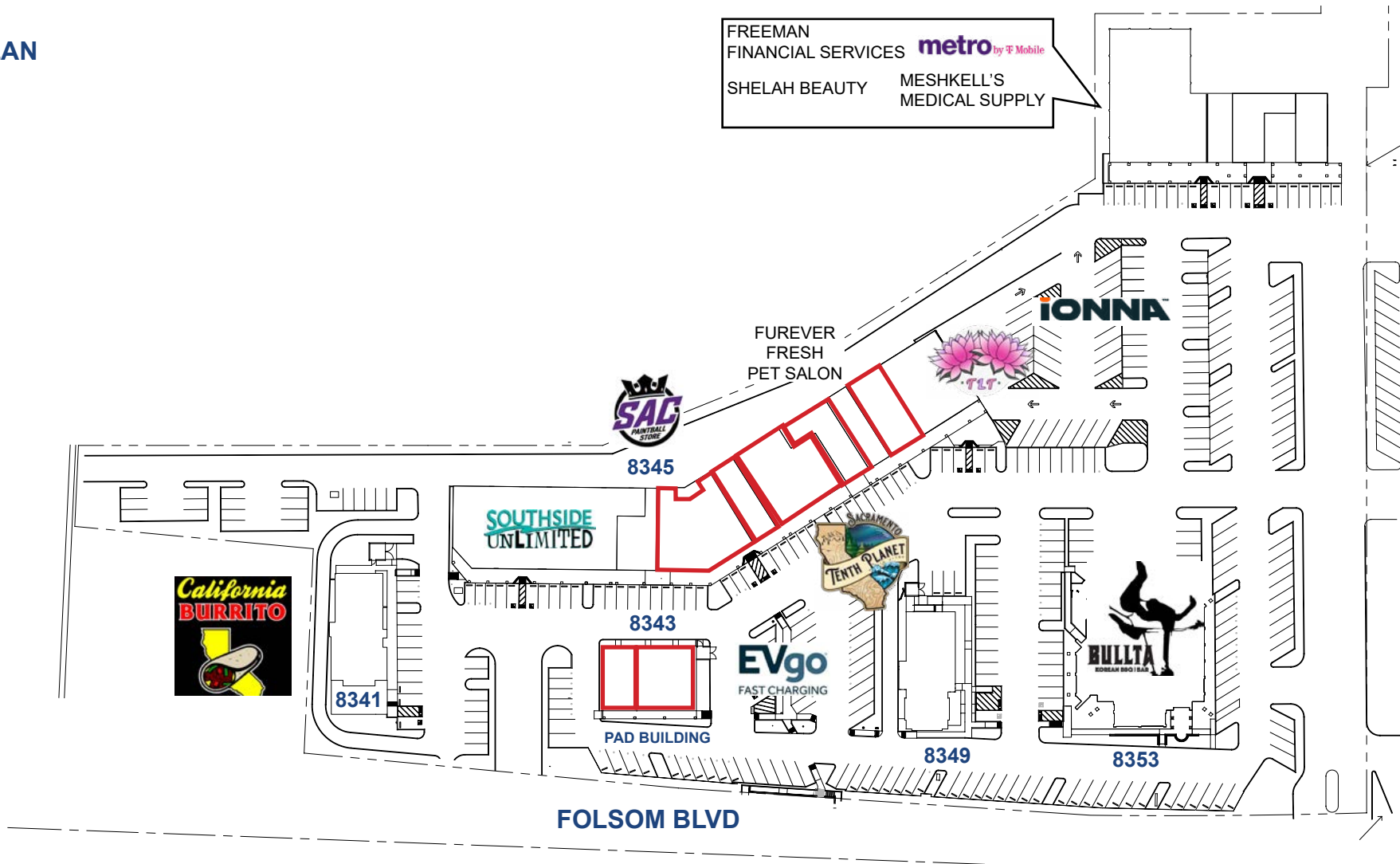
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SITE PLAN



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