

FOLSOM PAVILIONS
6606 - 6610 FOLSOM-AUBURN RD
FOLSOM, CA
1,412 SF - 1,723 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

EXCLUSIVELY REPRESENTED BY:

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

- Located at the major intersection of Greenback Lane & Folsom-Auburn Rd, a major commute corridor.
- Strong daytime population and excellent household income demographics.
- Community shopping center with long term tenants.
- Monument signage available.
- Walking distance from historic Folsom and Lake Natoma.
- Professionally managed.

PROPERTY DETAILS:

Established shopping center anchored by McDonald's, and Spee-Dee Oil Change. Co-tenants Pete's Pizza, Hoshalls Salon & Spa, Fleet Feet and Coffee Republic.

Near high density single-family developments.

LEASE RATES:

6610 Suite 3: 1,412 SF - \$2,951.00, NNN (\$2.09 PSF)
6610 Suite 5: 1,723 SF - \$3,256.00, NNN (\$1.89 PSF)

NNN costs are approximately \$0.57 PSF

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Est Population:	8,161	76,087	158,587
2019 Avg. HH Income:	\$94,298	\$98,006	\$107,975
Daily Traffic Count: Folsom-Auburn Rd & Greenback Lane	35,997		

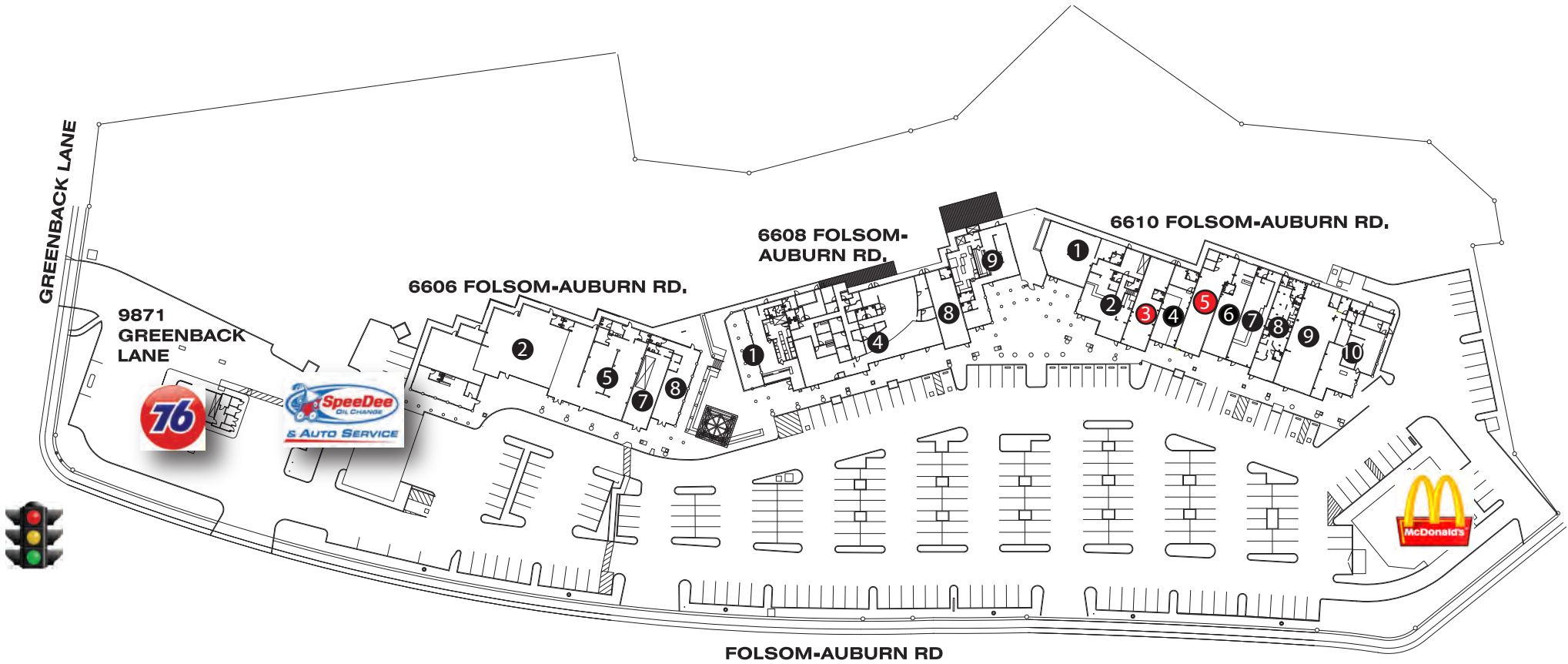


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SITE PLAN



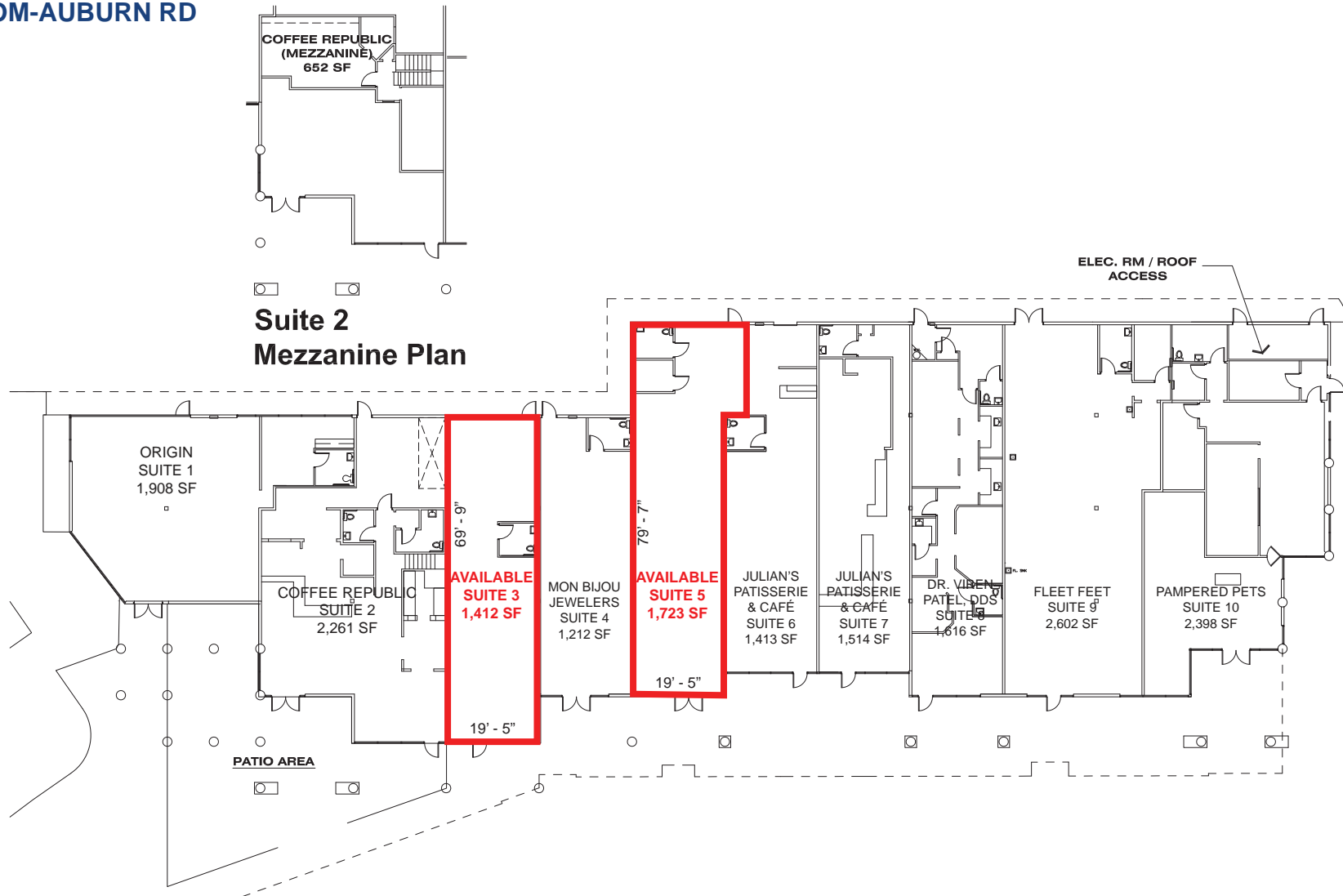
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