

AMERICAN RIVER PLAZA FOR LEASE 958 SF - 8,103 SF RETAIL SPACE

**NOW
REMODELED**



9500 GREENBACK LANE - 9475 MADISON AVE FOLSOM CA

FEATURES:

- Located at the major intersection of Greenback Lane & Madison Ave, a major commute corridor.
- Strong daytime population.
- Community shopping center with national tenants.
- Close proximity to Folsom Lake.
- Suite 9 has a large patio ideal for restaurant user.

COMMENTS:

Established shopping center anchored by Big Lots! and Ace Hardware.
Co-tenants Starbucks, Round Table Pizza, Carl's Jr, Subway, Jimboy's Tacos and Sport Clips.
Near high density single-family developments.

LEASE RATES:

See page 2 for Lease Rates.

DEMOGRAPHICS	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2018 Avg. Population:	11,879	85,545	213,456
2018 Avg. HH Income:	\$89,703	\$109,267	\$110,085
Daily Traffic Count:	Greenback Lane 19,368		
	Madison Ave 17,662		

NNN costs are approximately \$0.51 PSF.

FOR MORE INFORMATION, CONTACT:

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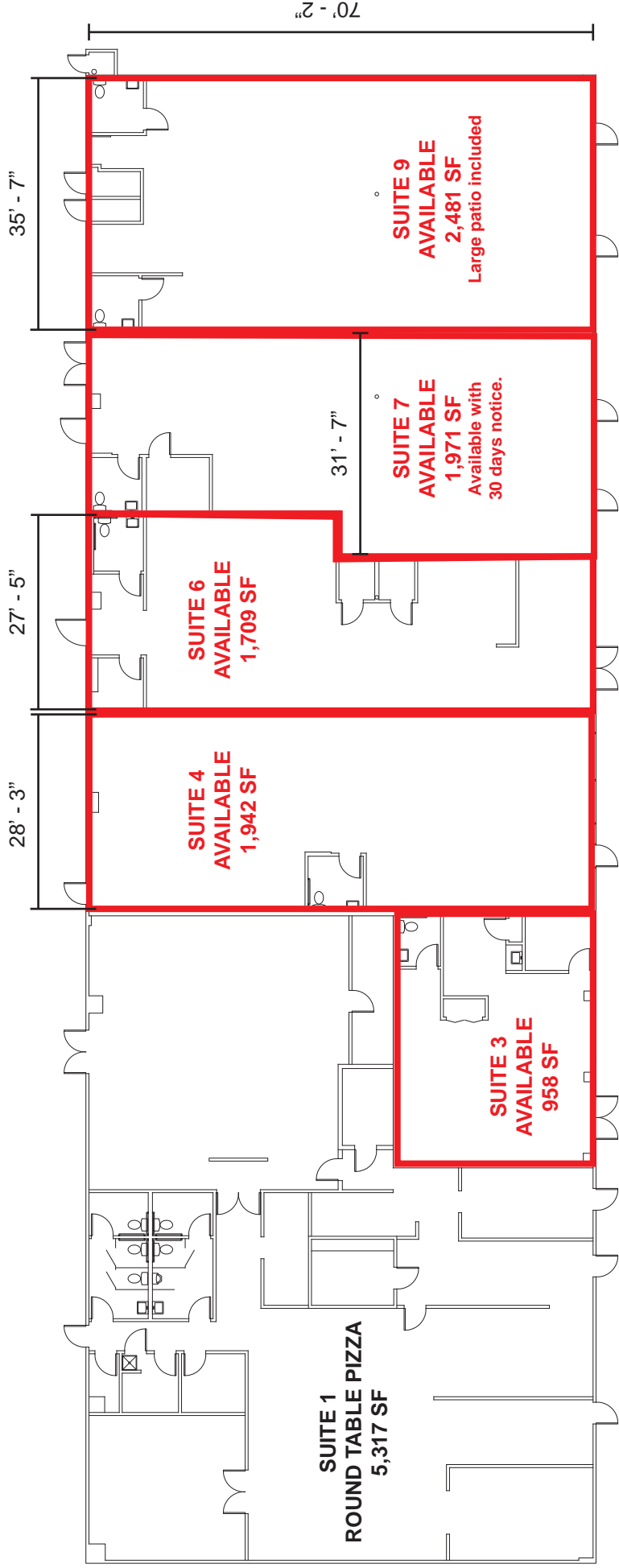
Site Plan



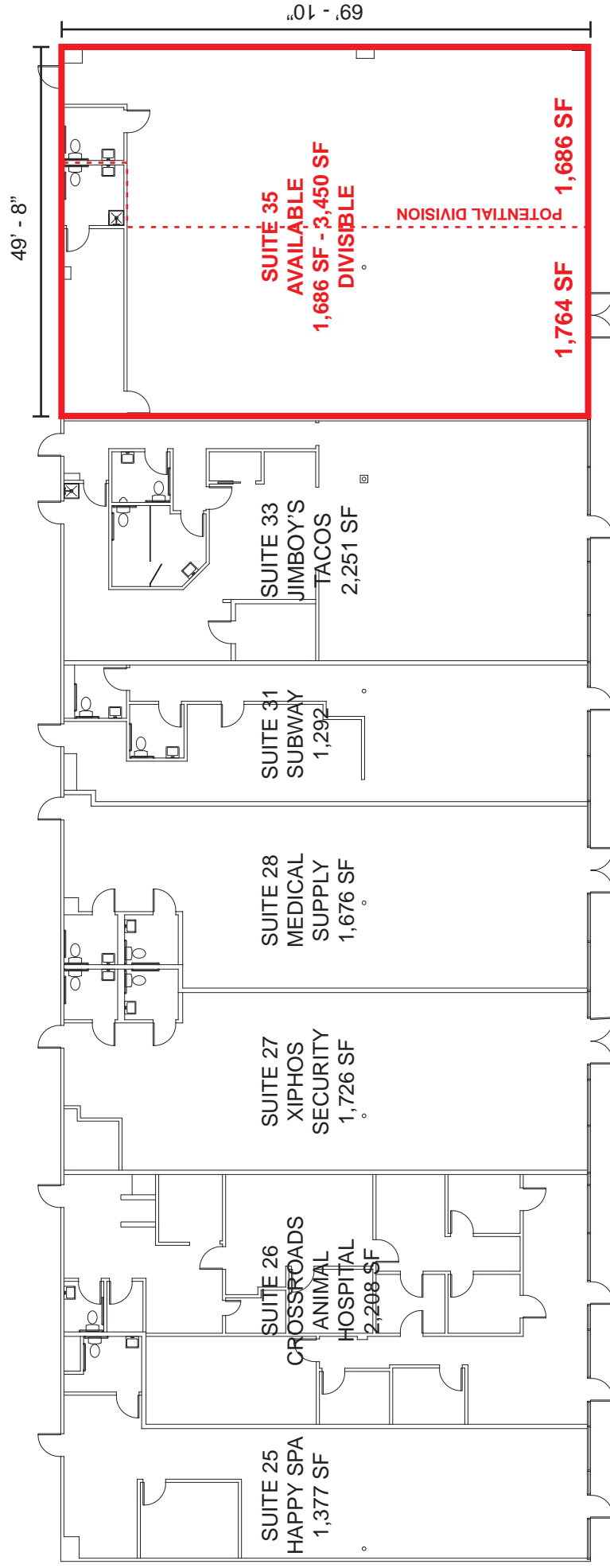
9500 Greenback Lane	Lease Rates	Rent
Suite SF		
3	\$1.99 PSF	\$1,906.00
4	\$1.55 PSF	\$3,010.00
6	\$1.55 PSF	\$2,649.00
7*	\$1.55 PSF	\$3,055.00
9	\$1.65 PSF	\$4,094.00
35	\$1.85 - \$2.15 PSF	\$6,383.00

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

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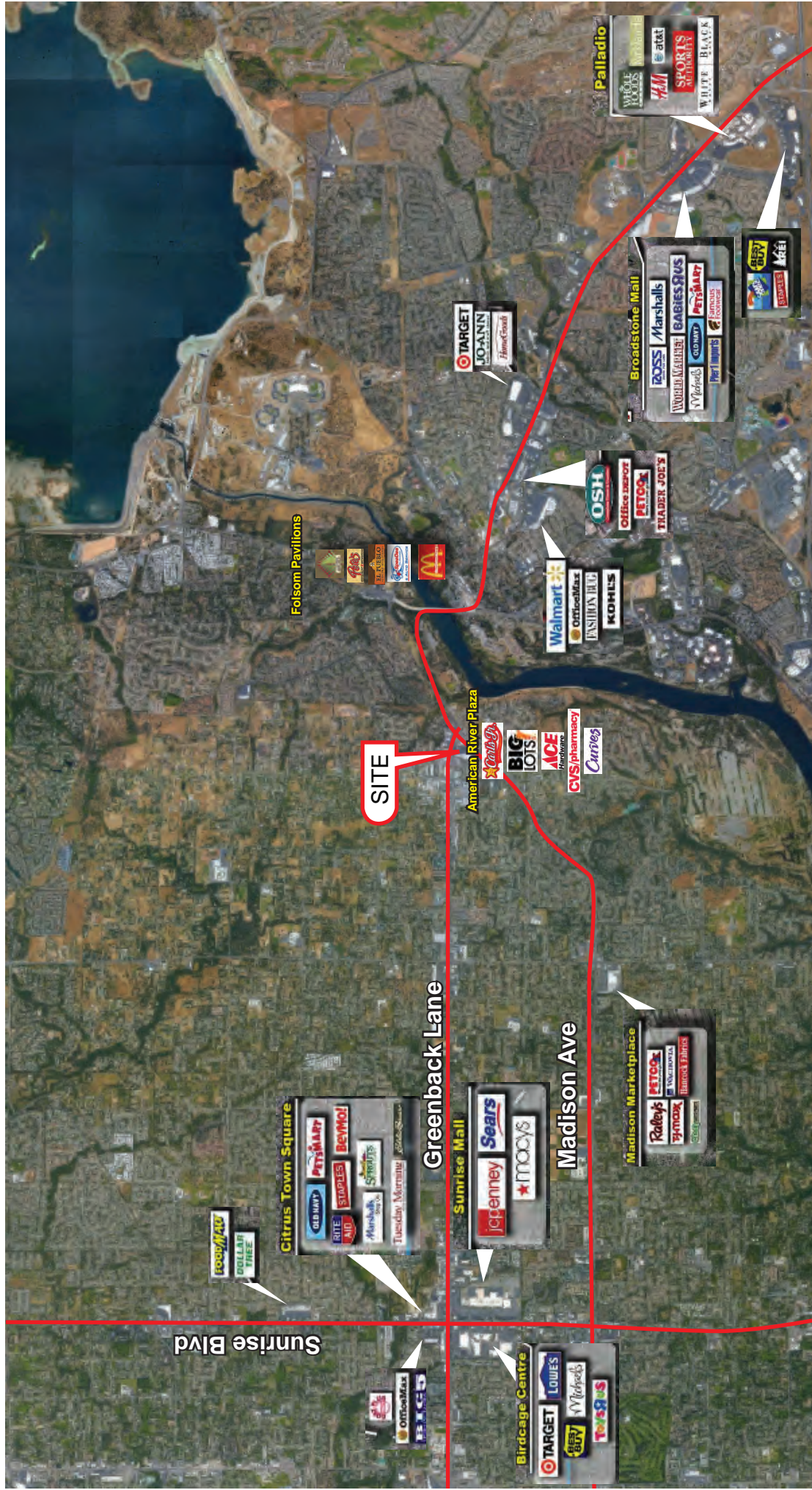
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