

**COLLEGE GREENS WEST**  
**8341-8383 FOLSOM BLVD**  
**SACRAMENTO CA**

FOR LEASE

1,172 SF - 7,585 SF AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

**Race Merritt**

DRE: #01700659

[race@ethanconradprop.com](mailto:race@ethanconradprop.com)

**Ethan Conrad**

DRE: #01298662

[ethan@ethanconradprop.com](mailto:ethan@ethanconradprop.com)

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

[www.ethanconradprop.com](http://www.ethanconradprop.com)

**FEATURES:**

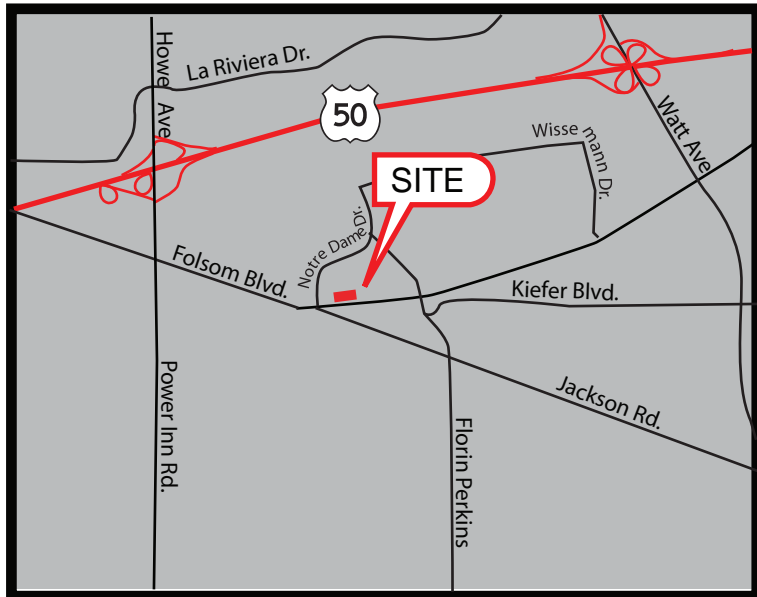
- Located along Folsom Blvd, a major thoroughfare in Sacramento.
- Property remodeled and is in very attractive condition.
- Shadow anchored by Raley’s, Starbucks, Subway, Carl’s Jr and 99¢ Only Store.
- Can create 4,683 SF in pad building 8345.
- 8363 is a 6,792 SF bank space
- 7,585 SF former gym space

**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 Sherriffs Department headquarters and the Sacramento County Court House.

**DEMOGRAPHICS:**

	<b>1 miles</b>	<b>3 miles</b>	<b>5 miles</b>
2018 Population (est):	10,597	120,461	337,480
2018 Avg. HH Income:	\$64,735	\$80,076	\$73,318
Daily Traffic Count:	Folsom Blvd 40,310		



**SPACES AVAILABLE:**

**8343 Folsom Blvd**

Suite 100	1,235 SF	\$2.09, NNN
Suite 101/102	2,010 SF	\$1.99, NNN

**8345 Folsom Blvd**

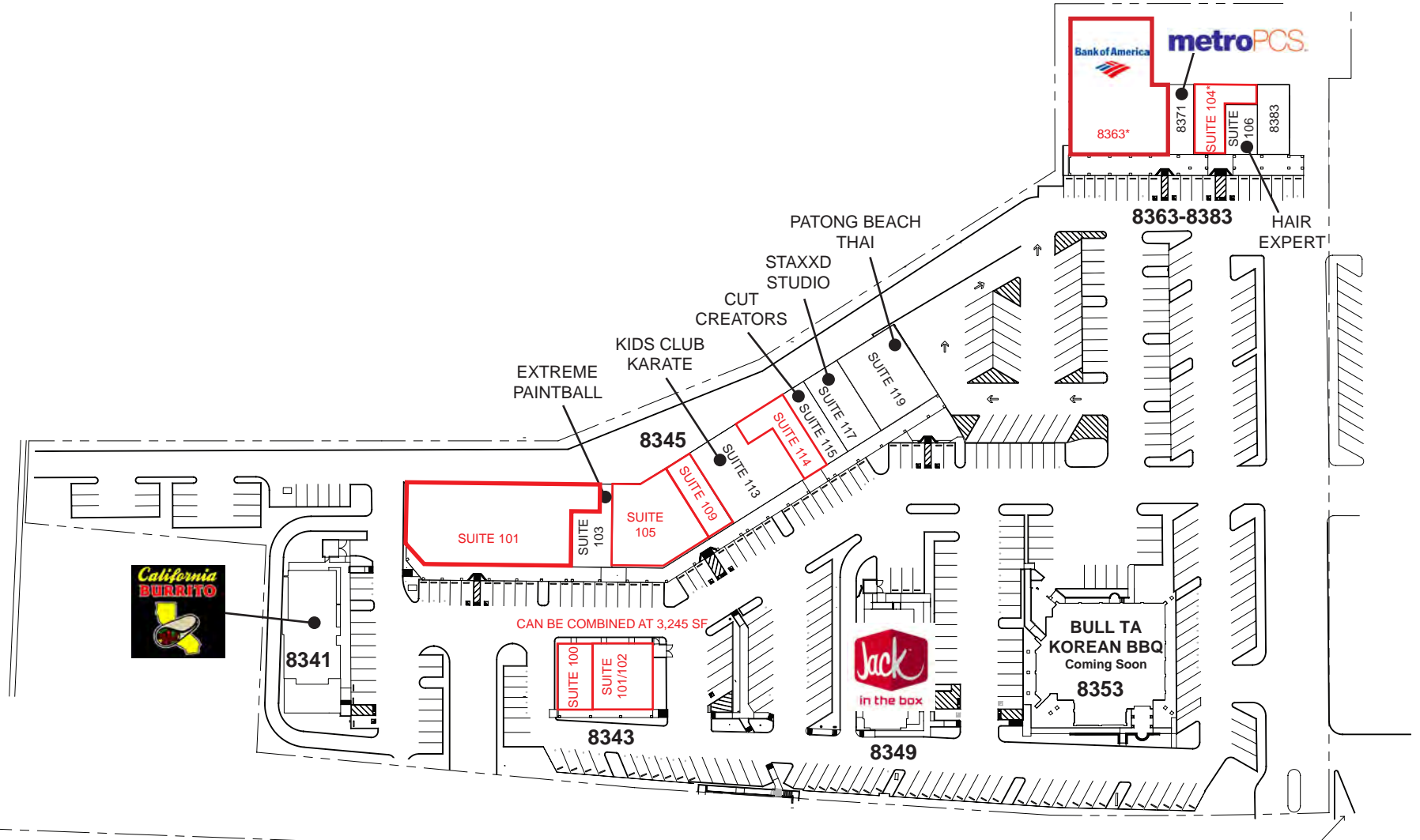
Suite 101	4,000 - 7,585 SF	\$1.05 - \$1.19, NNN
Suite 105	3,439 SF	\$1.39, NNN
Suite 109	1,244 SF	\$1.45, NNN
Suite 114	1,816 SF	\$1.45, NNN

**8363 Folsom Blvd**

8363*	6,792 SF	\$1.25, NNN
Suite 104*	1,172 SF	\$1.65, NNN

NNN costs are approximately \$0.46 PSF.

\*Available with 30 days notice.



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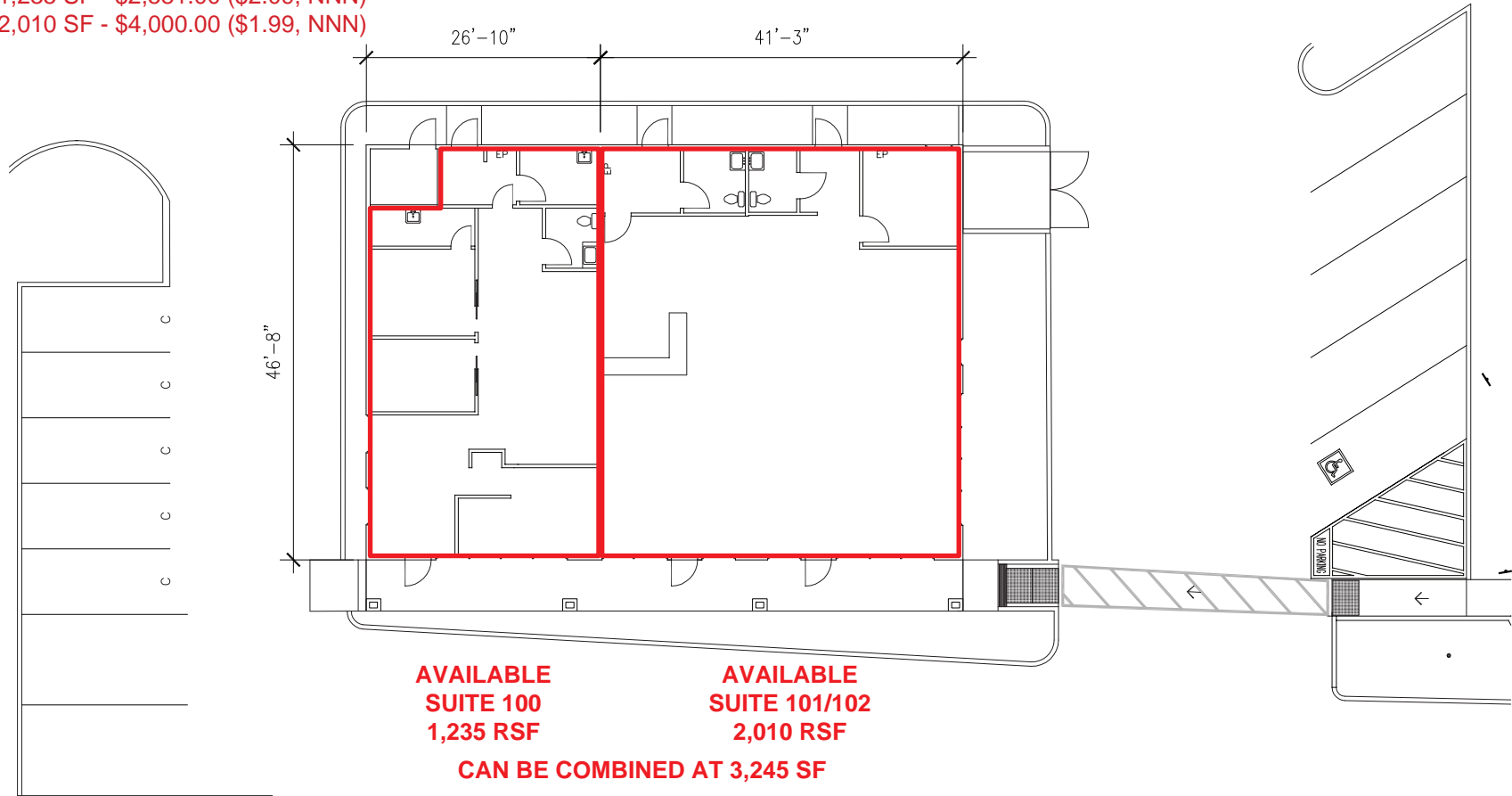
# FOR LEASE

**COLLEGE GREENS WEST**  
**8343-8383 FOLSOM BLVD**  
SACRAMENTO, CA

## LEASE RATE:

Suite 100: 1,235 SF - \$2,581.00 (\$2.09, NNN)

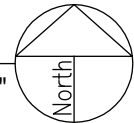
Suite 101: 2,010 SF - \$4,000.00 (\$1.99, NNN)



**ETHAN CONRAD PROPERTIES INC.**  
3,245 SF  
8343 FOLSOM BLVD, SACRAMENTO CA

6/2/2017

SCALE: 1/16"=1'-0"



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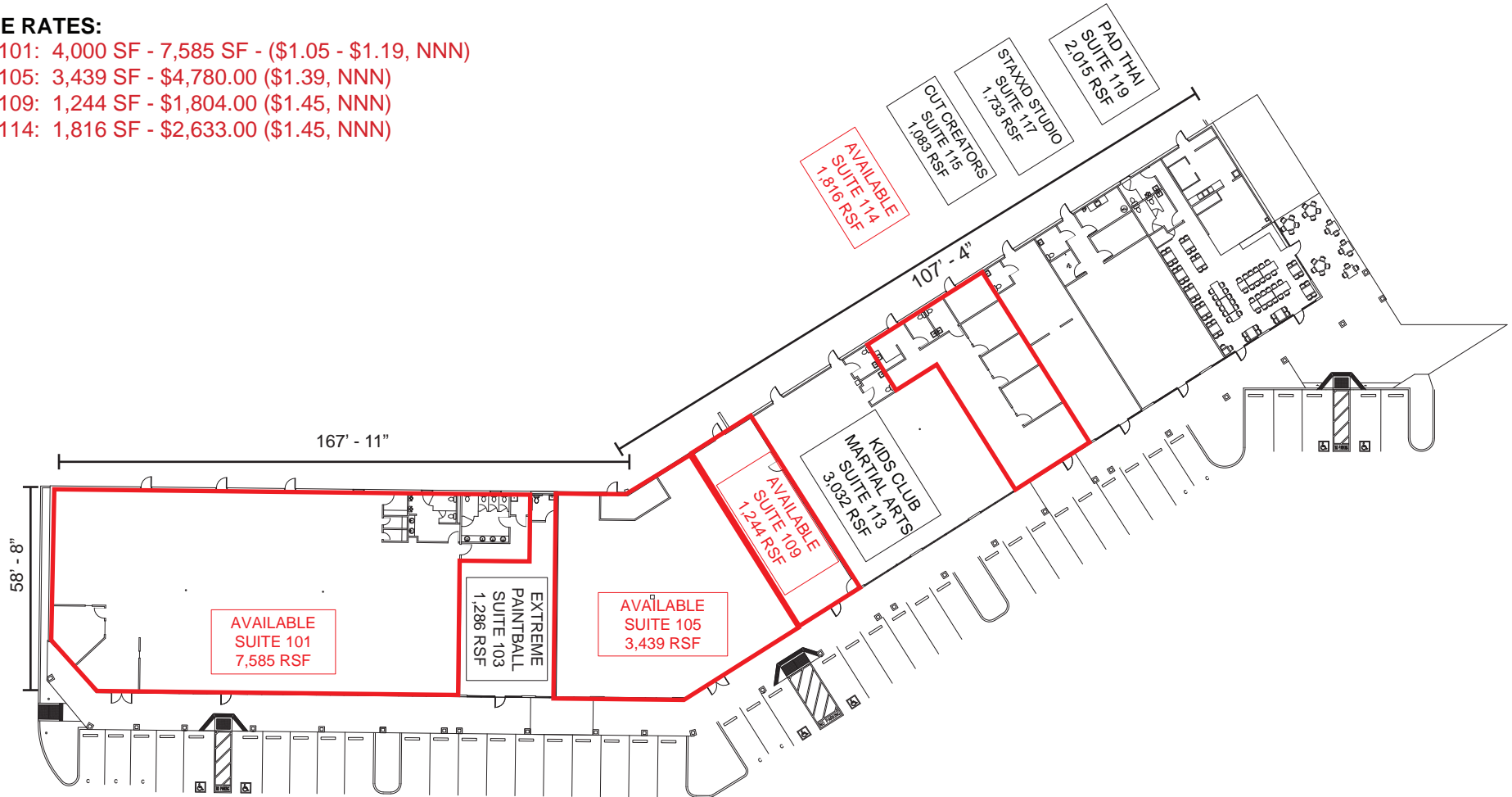
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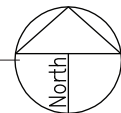
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**LEASE RATES:**

- Suite 101: 4,000 SF - 7,585 SF - (\$1.05 - \$1.19, NNN)
- Suite 105: 3,439 SF - \$4,780.00 (\$1.39, NNN)
- Suite 109: 1,244 SF - \$1,804.00 (\$1.45, NNN)
- Suite 114: 1,816 SF - \$2,633.00 (\$1.45, NNN)

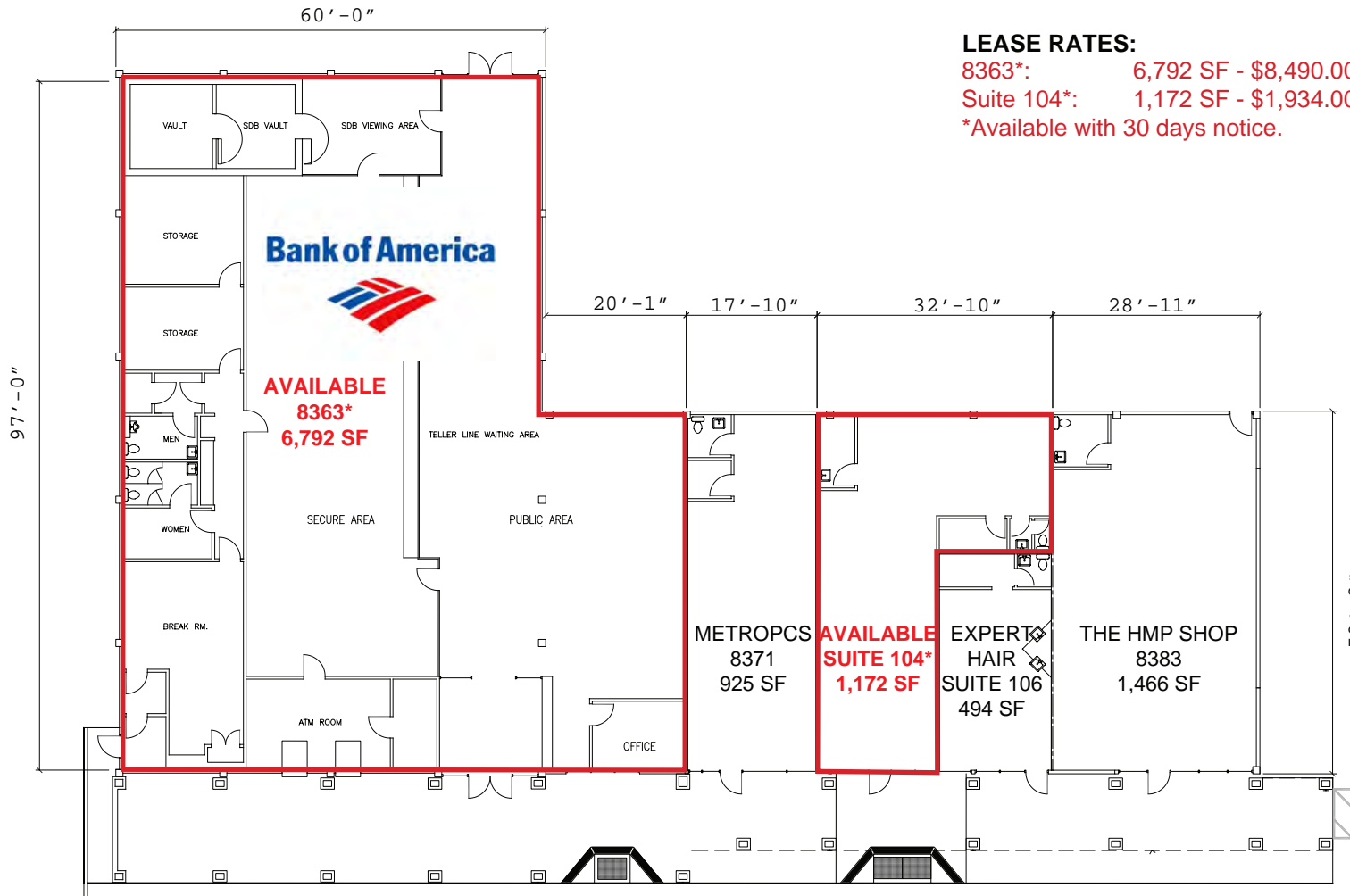


ETHAN CONRAD PROPERTIES  
8345 FOLSOM BOULEVARD, SACRAMENTO CA



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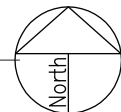
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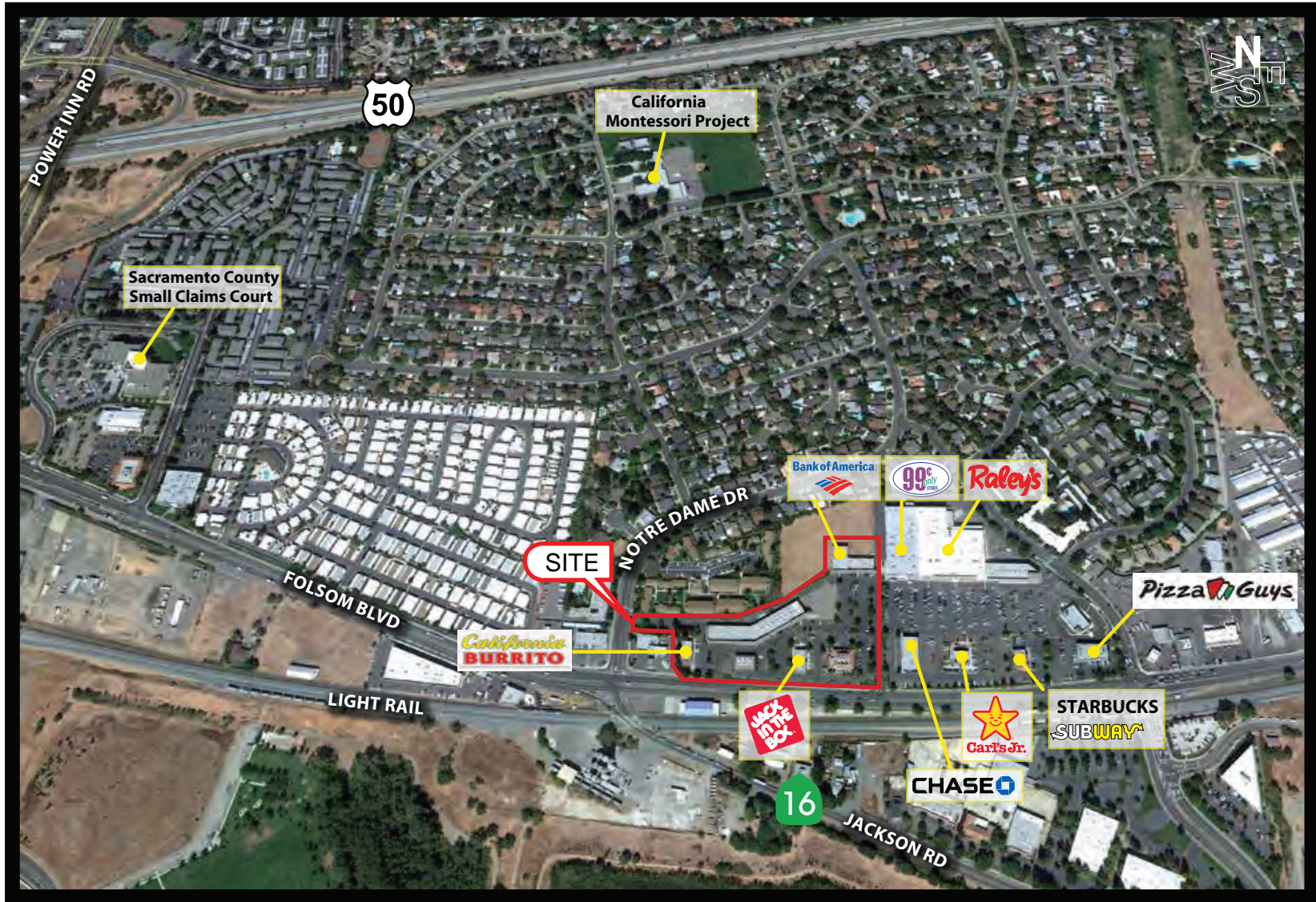
8363\*: 6,792 SF - \$8,490.00 (\$1.25, NNN)  
 Suite 104\*: 1,172 SF - \$1,934.00 (\$1.65, NNN)  
 \*Available with 30 days notice.

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