

COLLEGE GREENS WEST

1,172 SF - 7,077 SF SPACE AVAILABLE FOR LEASE



8343 - 8383 FOLSOM BOULEVARD SACRAMENTO, CA

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 5,969 SF in building 8345.
- Co-tenants include Bank of America, Results Transformation Center, Jack-in-the-box and California Burrito.

DEMOGRAPHICS:	1 miles	3 miles	5 miles
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		

COMMENTS:

This center 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.

LEASE RATES:

Please see page 2 of the flyer.

FOR MORE INFORMATION CONTACT:

Race Merritt

Lic: 01700659, race@ethanconradprop.com

Ethan Conrad

Lic: 01298662, ethan@ethanconradprop.com

ETHAN CONRAD

PROPERTIES INC.

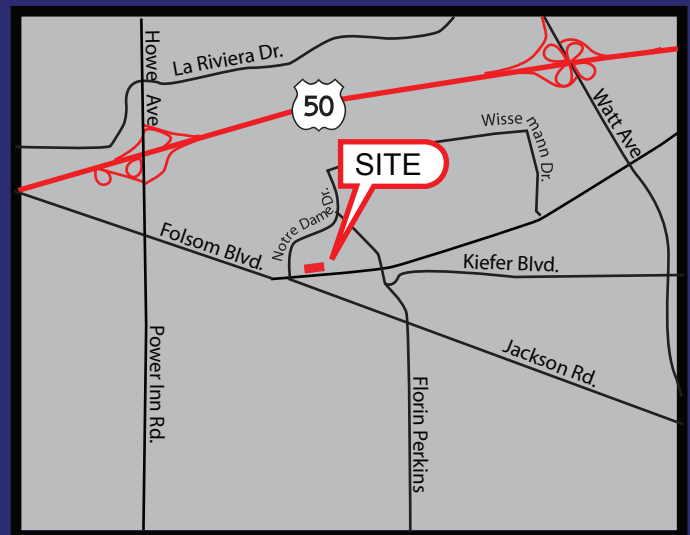
(916) 779-1000

1300 National Drive, Suite 100

Sacramento, CA 95834

Fax: (916) 779-1200

www.ethanconradprop.com

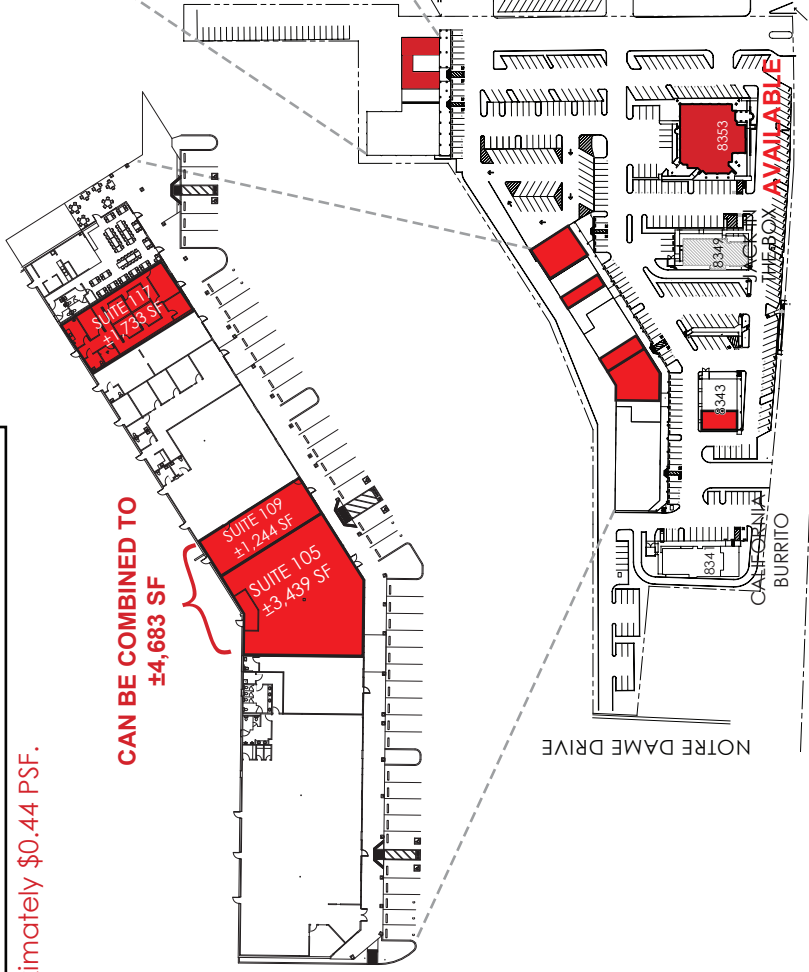
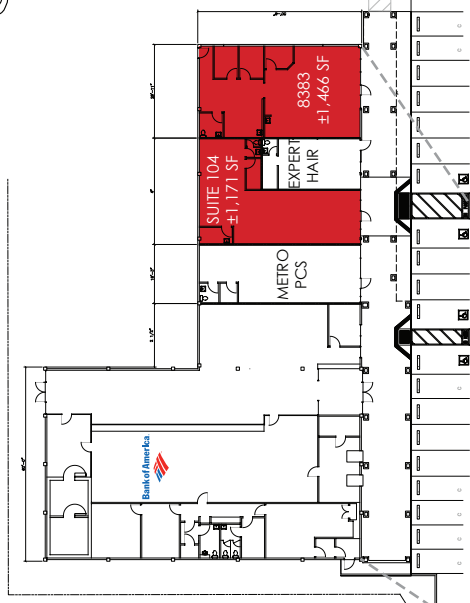


8345 FOLSOM BOULEVARD, SACRAMENTO, CA

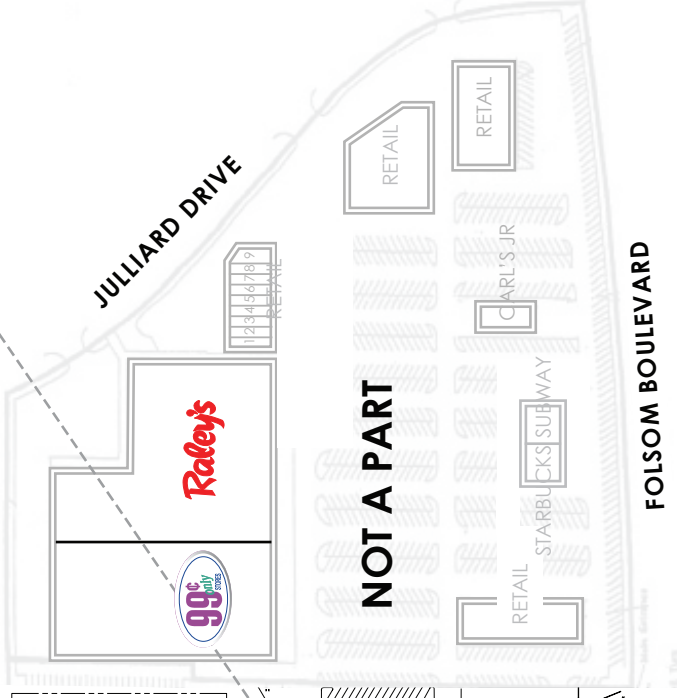


8343 Folsom Blvd			
Site 100	Available	±1,235 SF	\$2.09, NNN
8345 Folsom Blvd			
Site 105	Available	±3,439 SF	\$1.39, NNN
Site 109	Available	±1,244 SF	\$1.45, NNN
Site 117	Available	±1,733 SF	\$1.45, NNN
8353 Folsom Blvd			
8353	Available	±7,077 SF	\$1.49, NNN
For Sale \$1,592,325.00 (\$225.00 PSF)			
8363 Folsom Blvd			
Site 104	Available	±1,172 SF	\$1.69, NNN
8383 Folsom Blvd			
8383	Available	±1,466 SF	\$1.69, NNN

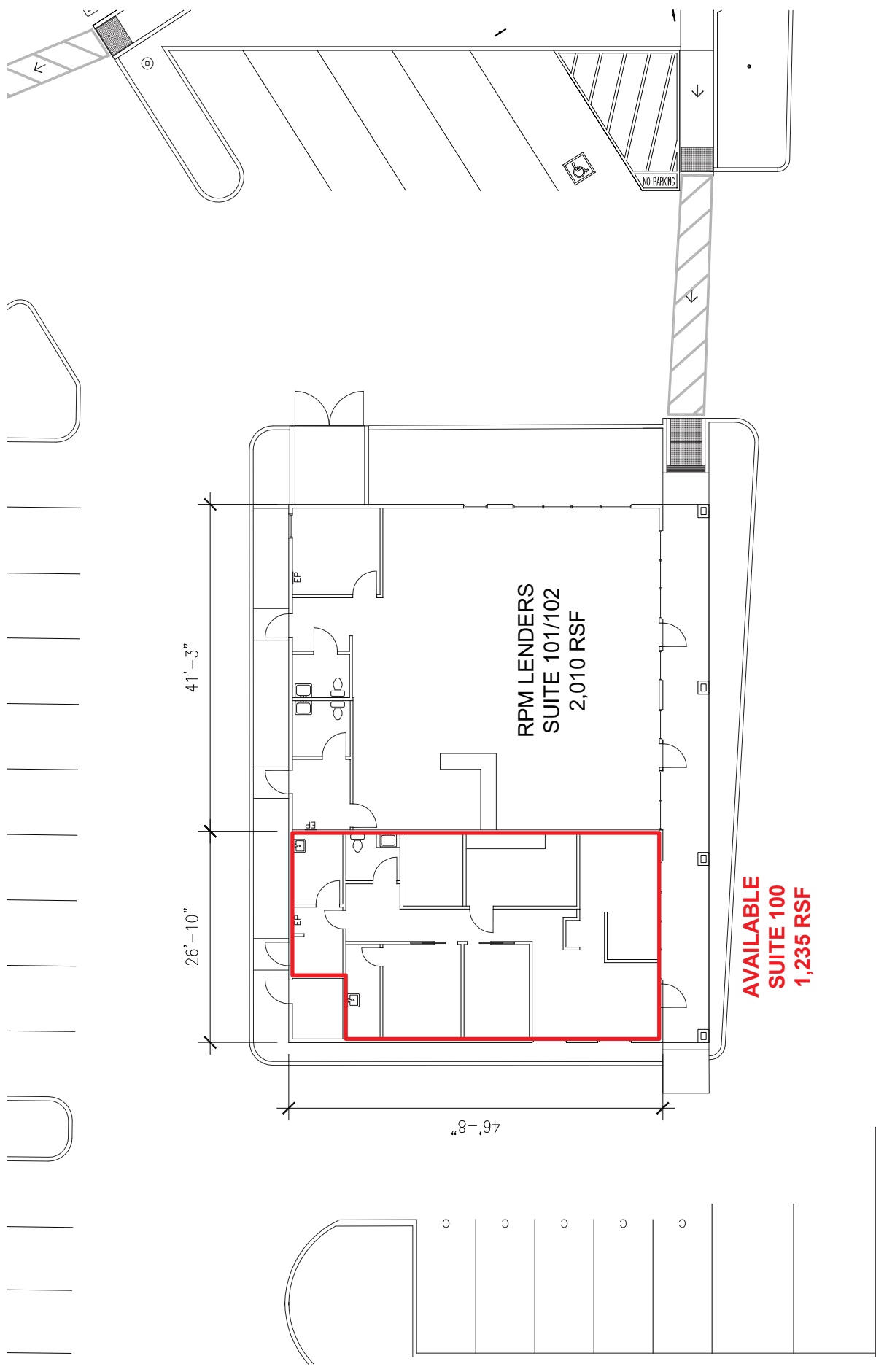
NNN costs are approximately \$0.44 PSF.



CAN BE COMBINED TO
±4,683 SF



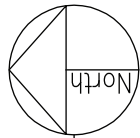
8343 FOLSOM BOULEVARD, SACRAMENTO, CA



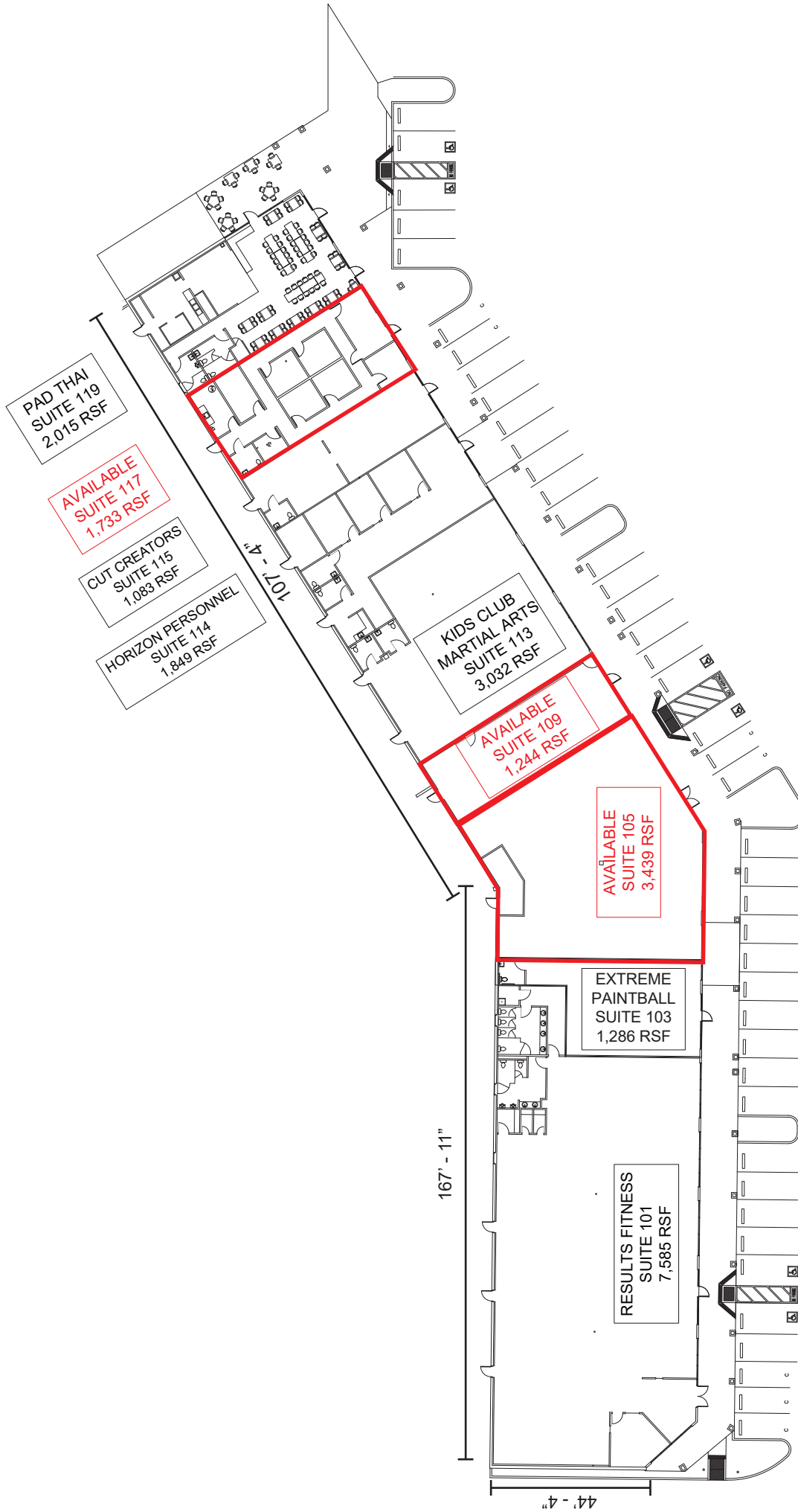
ETHAN CONRAD PROPERTIES INC.
8343 FOLSOM BLVD.
3,245 SF
SACRAMENTO, CA

6/2/2017

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

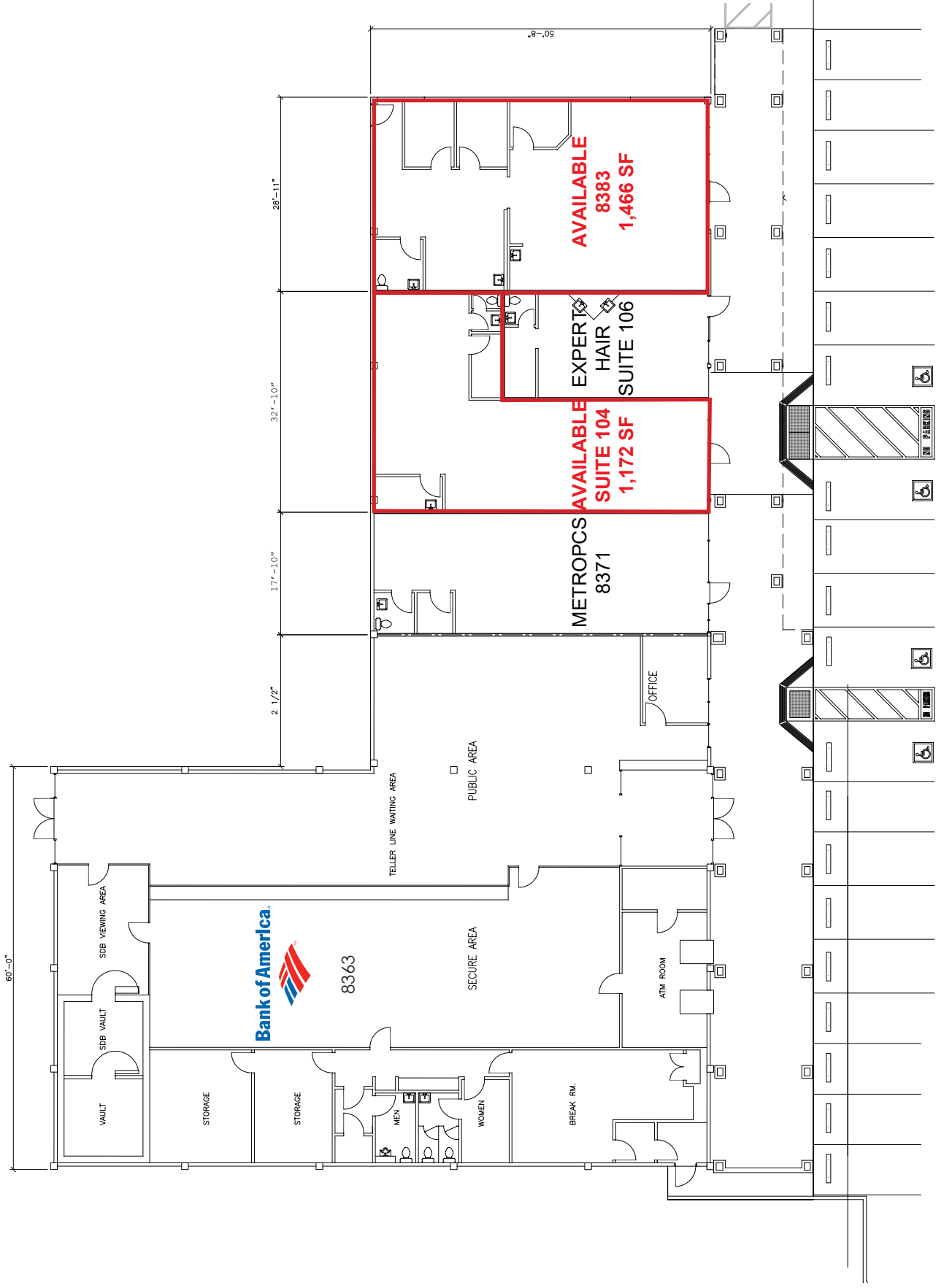


8345 FOLSOM BOULEVARD, SACRAMENTO, CA

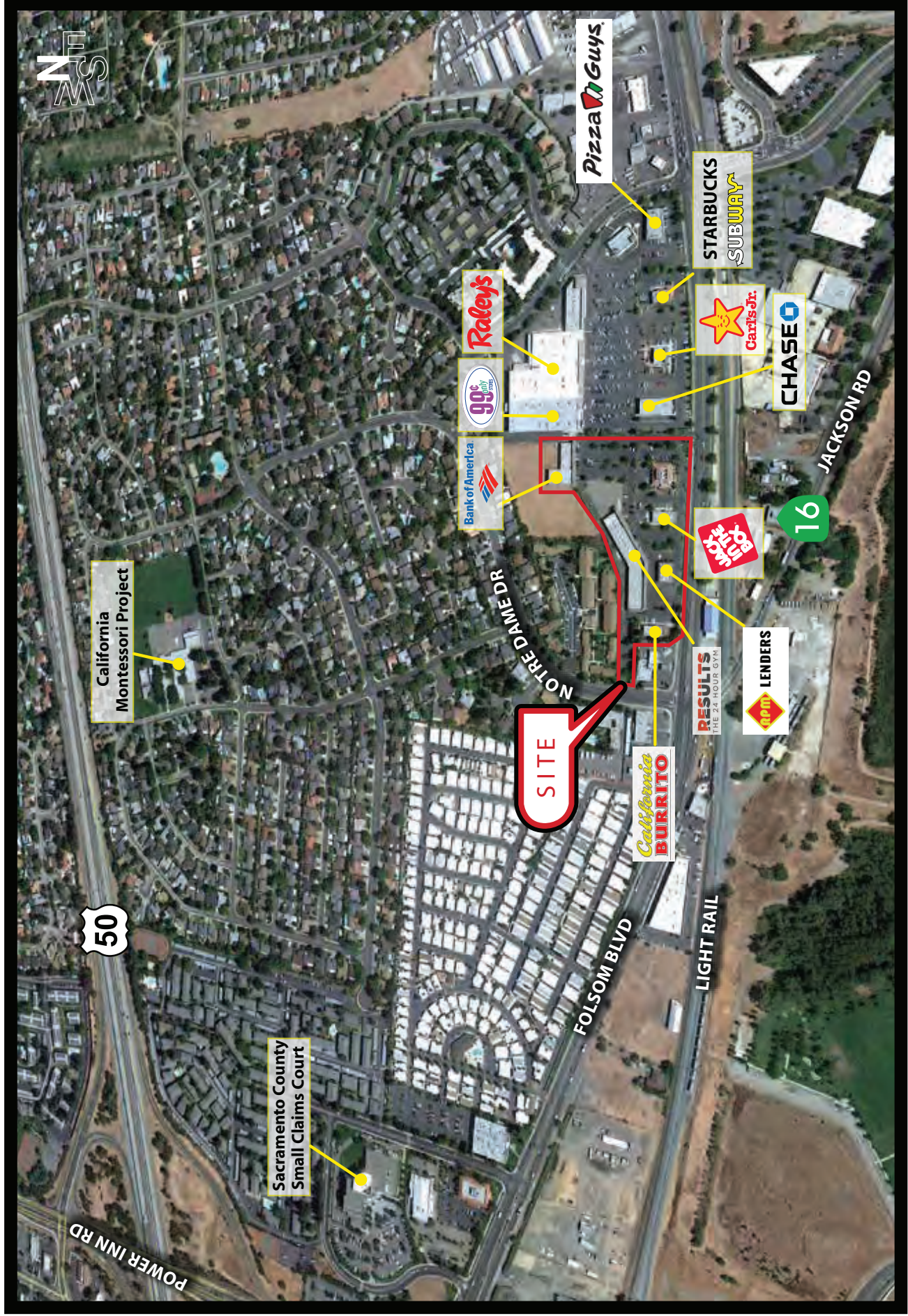


ETHAN CONRAD PROPERTIES
COLLEGE GREENS WEST
8345 FOLSOM BOULEVARD
SACRAMENTO, CA

83663 - 83883 FOLSOM BOULEVARD, SACRAMENTO, CA



8345 FOLSOM BOULEVARD, SACRAMENTO, CA



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.