

COLLEGE GREENS WEST
8341-8383 FOLSOM BLVD
SACRAMENTO CA

FOR LEASE
1,172 SF - 6,792 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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FEATURES:

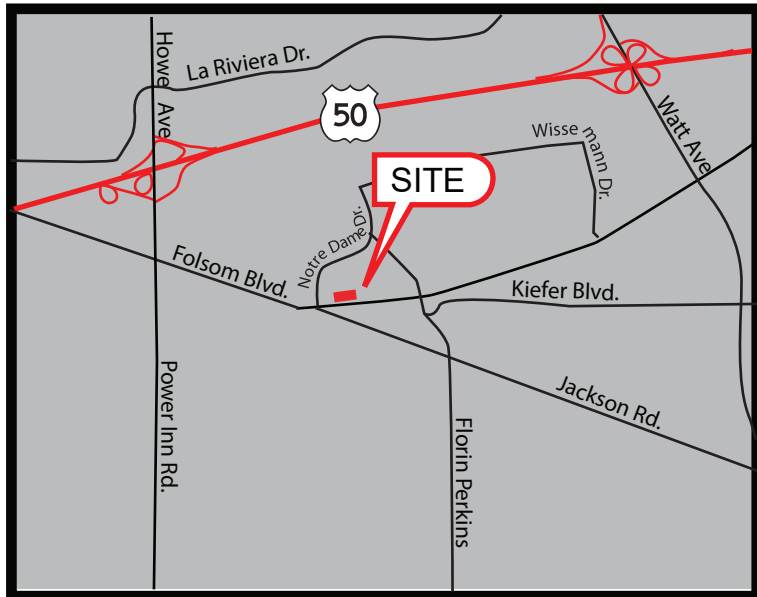
- Located along Folsom Blvd, a major thoroughfare in Sacramento.
- Property remodeled and is in very attractive condition.
- Shadow anchored by Raley’s, Starbucks, Subway, Carl’s Jr and 99¢ Only Store.
- 8363 is a 6,792 SF bank space

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:

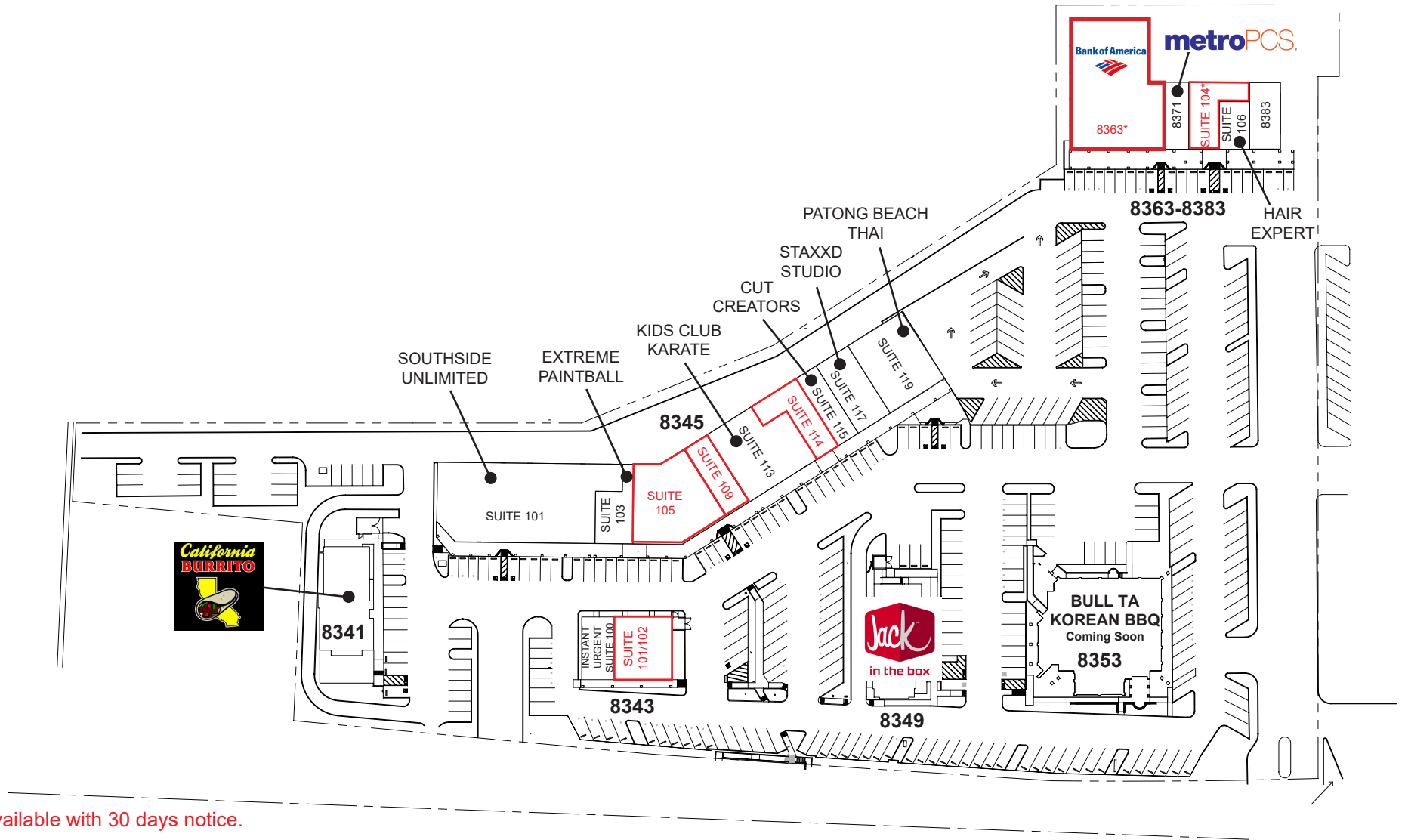
	1 miles	3 miles	5 miles
2018 Population (est):	10,597	120,461	337,480
2018 Avg. HH Income:	\$64,735	\$80,076	\$73,318
Daily Traffic Count:	Folsom Blvd 40,310		



SPACES AVAILABLE:

8343 Folsom Blvd		
Suite 101/102	2,010 SF	\$1.99, NNN
8345 Folsom Blvd		
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.



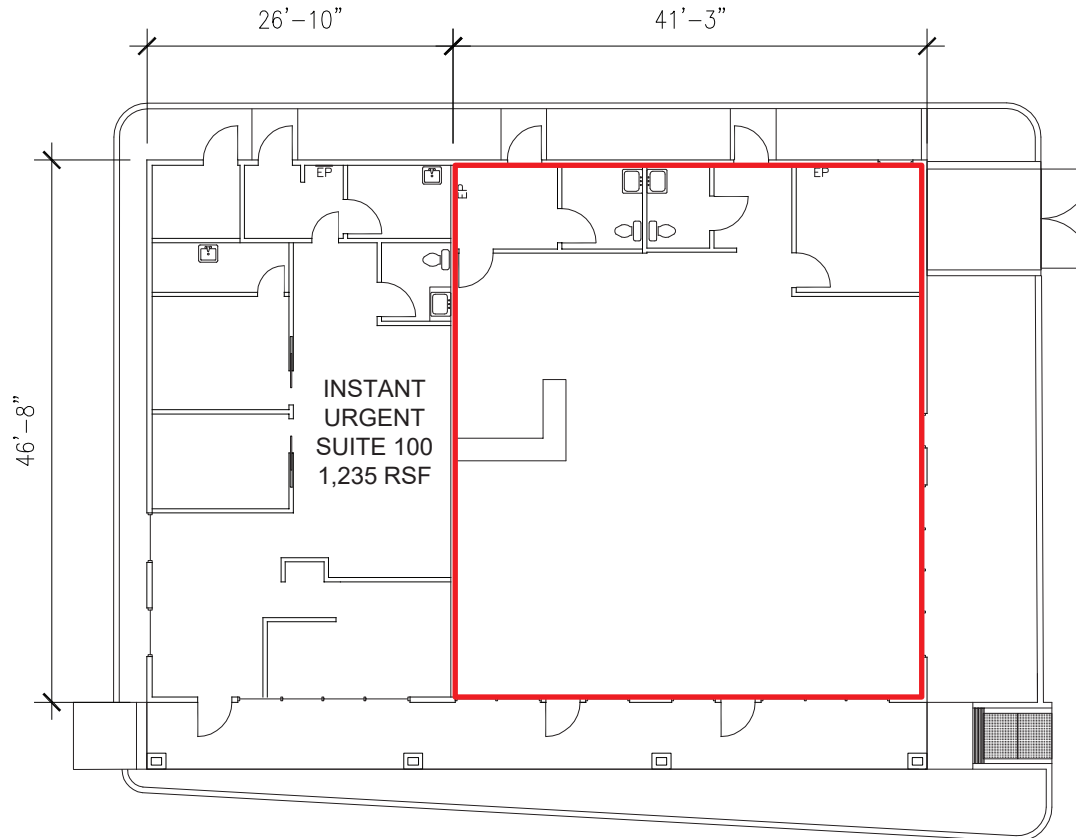
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ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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.

LEASE RATE:

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

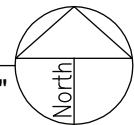


**AVAILABLE
SUITE 101/102
2,010 RSF**

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

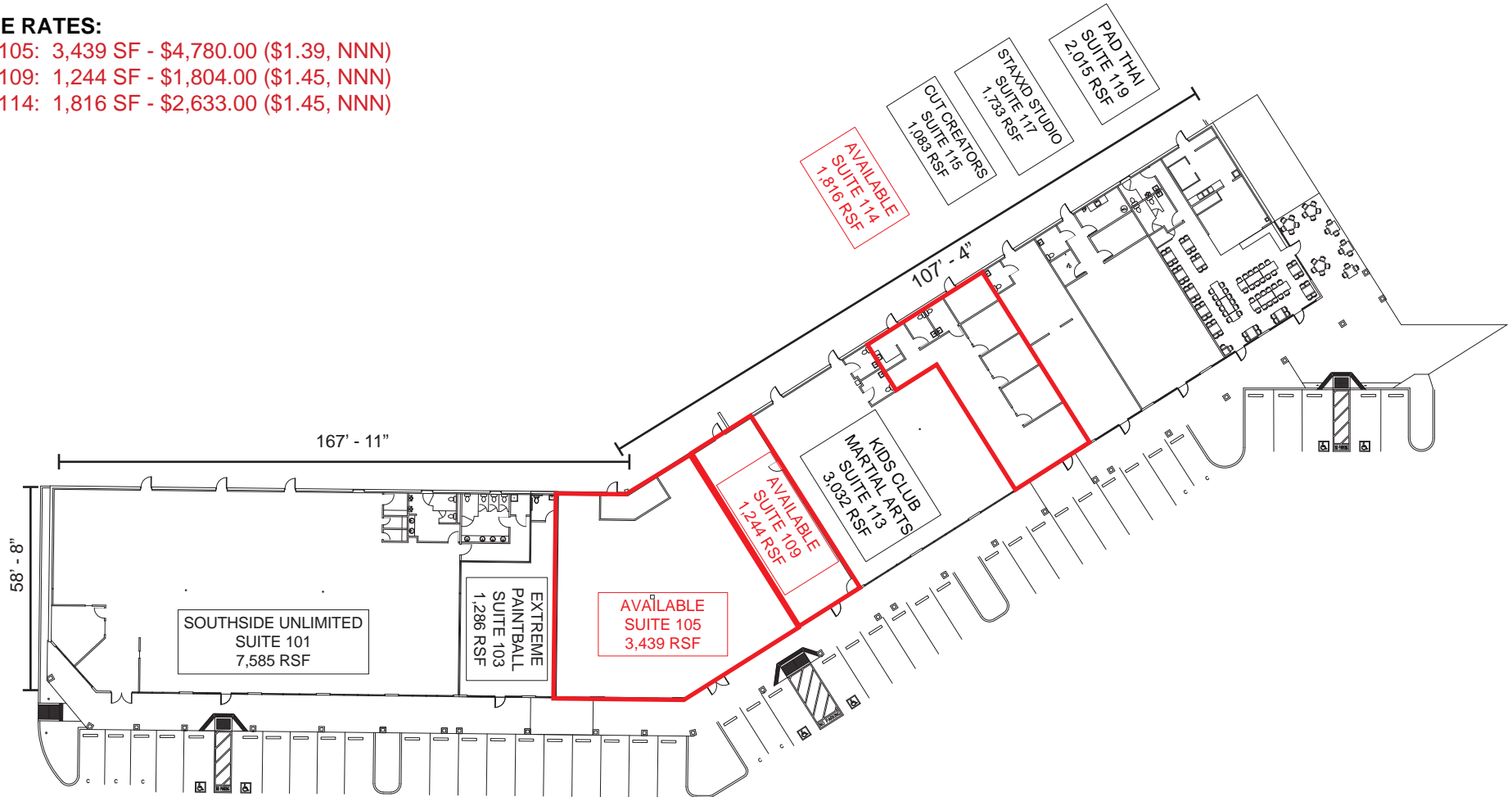
6/2/2017

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

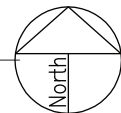


LEASE RATES:

- 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)

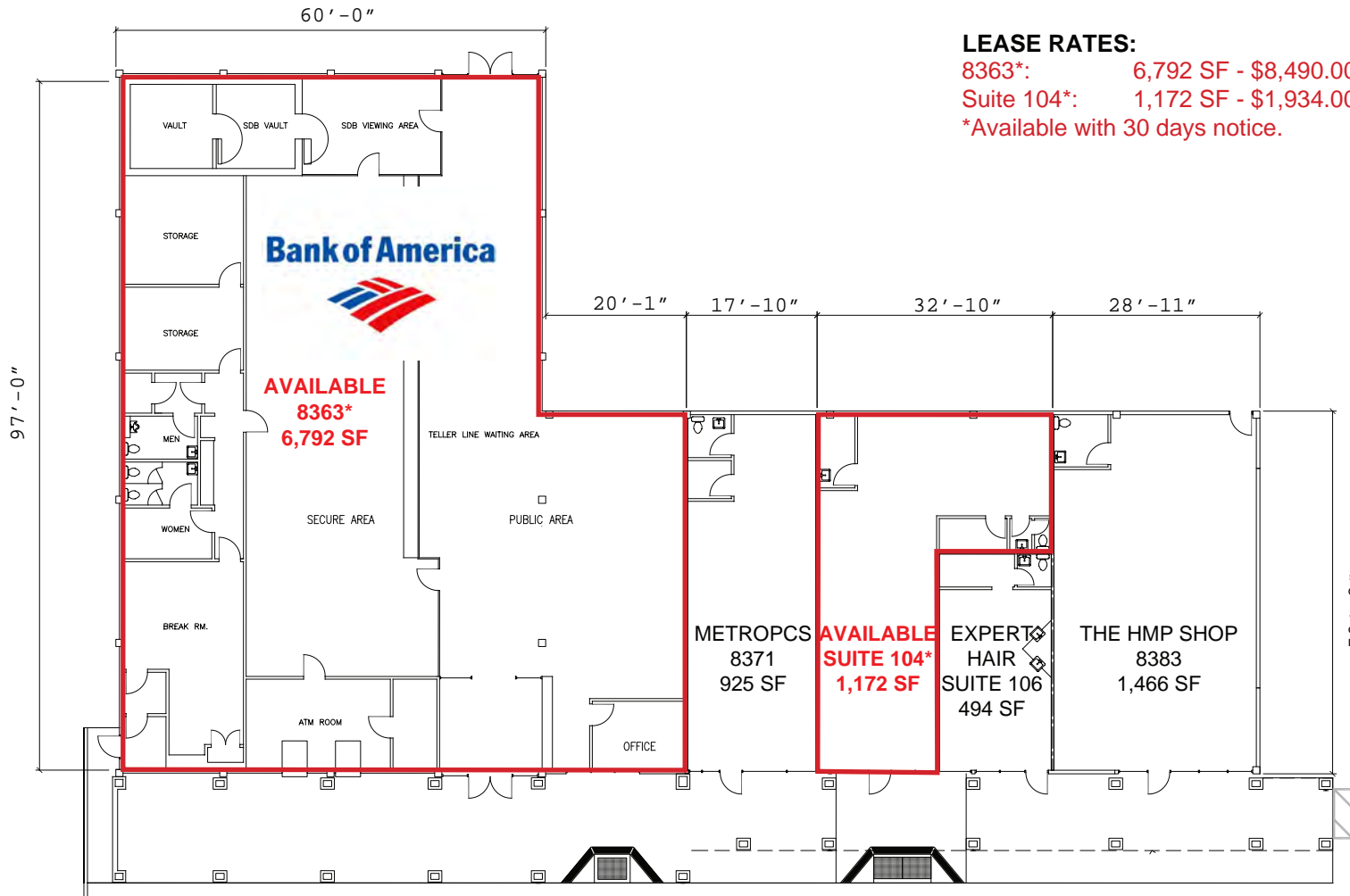


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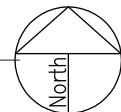
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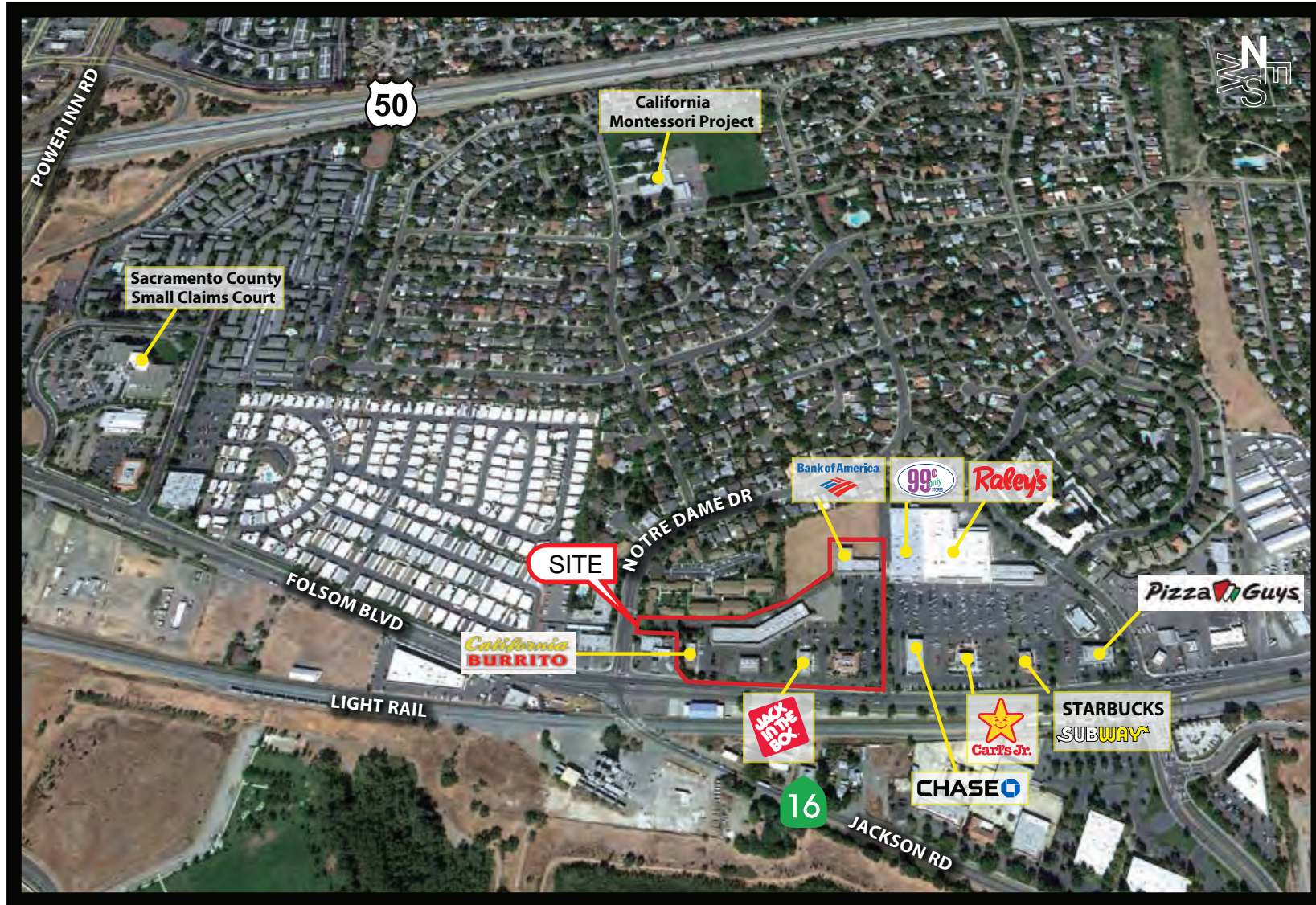
LEASE RATES:

8363*: 6,792 SF - \$8,490.00 (\$1.25, NNN)
 Suite 104*: 1,172 SF - \$1,934.00 (\$1.65, NNN)
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