

# FOLSOM CREEK

SWC Folsom Boulevard & Blue Ravine Road - Folsom, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



Kevin Soares  
Executive Vice President  
CA DRE #01291491  
ksoares@GallelliRE.com

Jeff Hagan  
Senior Vice President  
CA DRE #01494218  
jhagan@GallelliRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881





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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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### location:

SWC Folsom Boulevard and  
Blue Ravine Road  
Folsom, CA

### notable tenants:

Dos Coyotes Border Cafe, Jamba Juice,  
The UPS Store

### shopping center GLA:

±19,938 Square Feet (GLA)

### availability:

±2,426 SF 2nd Gen Bank End Cap



#### 2024 total population

1-mile	8,061
3-mile	68,415
5-mile	159,948



#### 2024 daytime population

1-mile	16,697
3-mile	88,756
5-mile	180,567



#### 2024 total employees

1-mile	11,430
3-mile	38,890
5-mile	78,234



#### 2024 total households

1-mile	3,188
3-mile	27,964
5-mile	61,240



#### 2024 average HH income

1-mile	\$199,901
3-mile	\$160,379
5-mile	\$172,389



#### traffic counts

Folsom Blvd (northbound at Blue Ravine)	32,887
Folsom Blvd (southbound at Blue Ravine)	31,386
Blue Ravine Rd (at Folsom Blvd)	15,050



**HERITAGE**  
COMMUNITY CREDIT UNION



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## PROPERTY OVERVIEW

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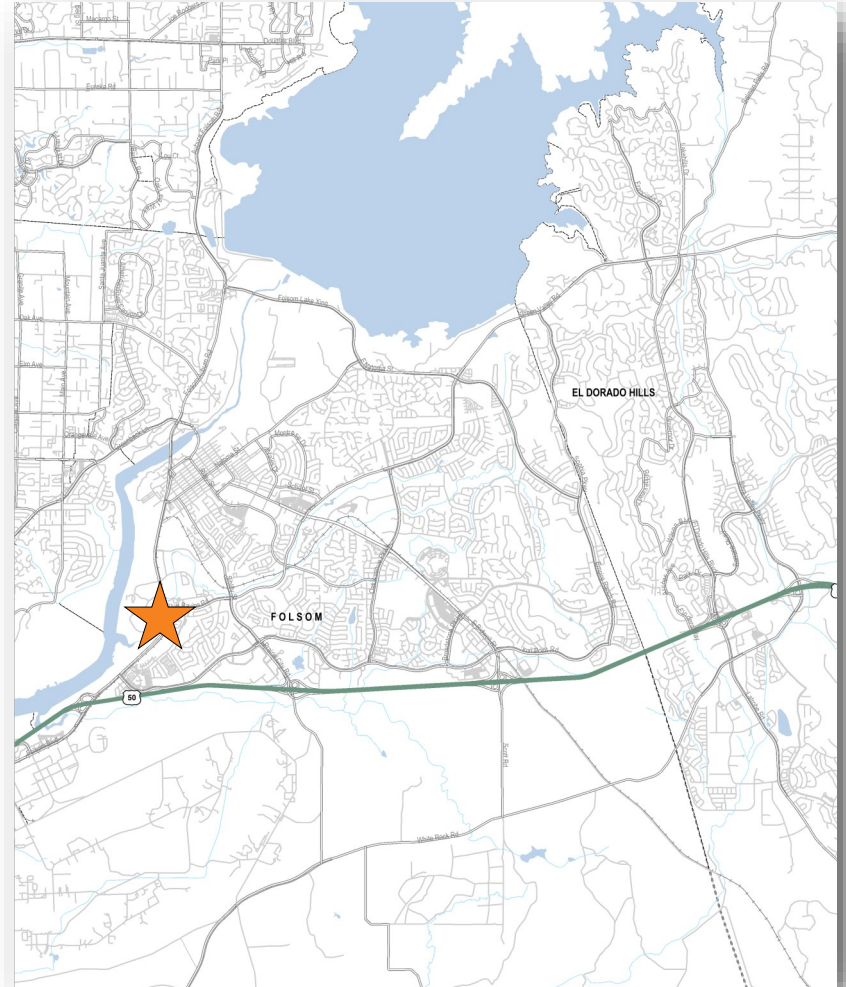
*Folsom Creek* is located at the southwest corner of Folsom Boulevard and Blue Ravine Road in Folsom, California.

This  $\pm 19,938$  square foot high profile strip center is visible to approximately 48,000 cars per day travelling the intersection and is recognizable throughout the trade area for its contemporary architectural design and landmark “Red Bull” art sculpture.

In addition, *Folsom Creek* is situated at the primary access point of the Lake Forest Technical Center and Folsom Professional Centre, comprising a total of  $\pm 857,893$  square feet of office space.

Notable office tenants within these business centers include VSP Global, Agilent Technologies and Mercury Insurance.

Retailers in the center benefit from strong co-tenant synergy with Dos Coyotes Border Café, Jamba Juice, The UPS Store, SUP CA Paddleboards, Lifted Salon and Heritage Community Credit Union.



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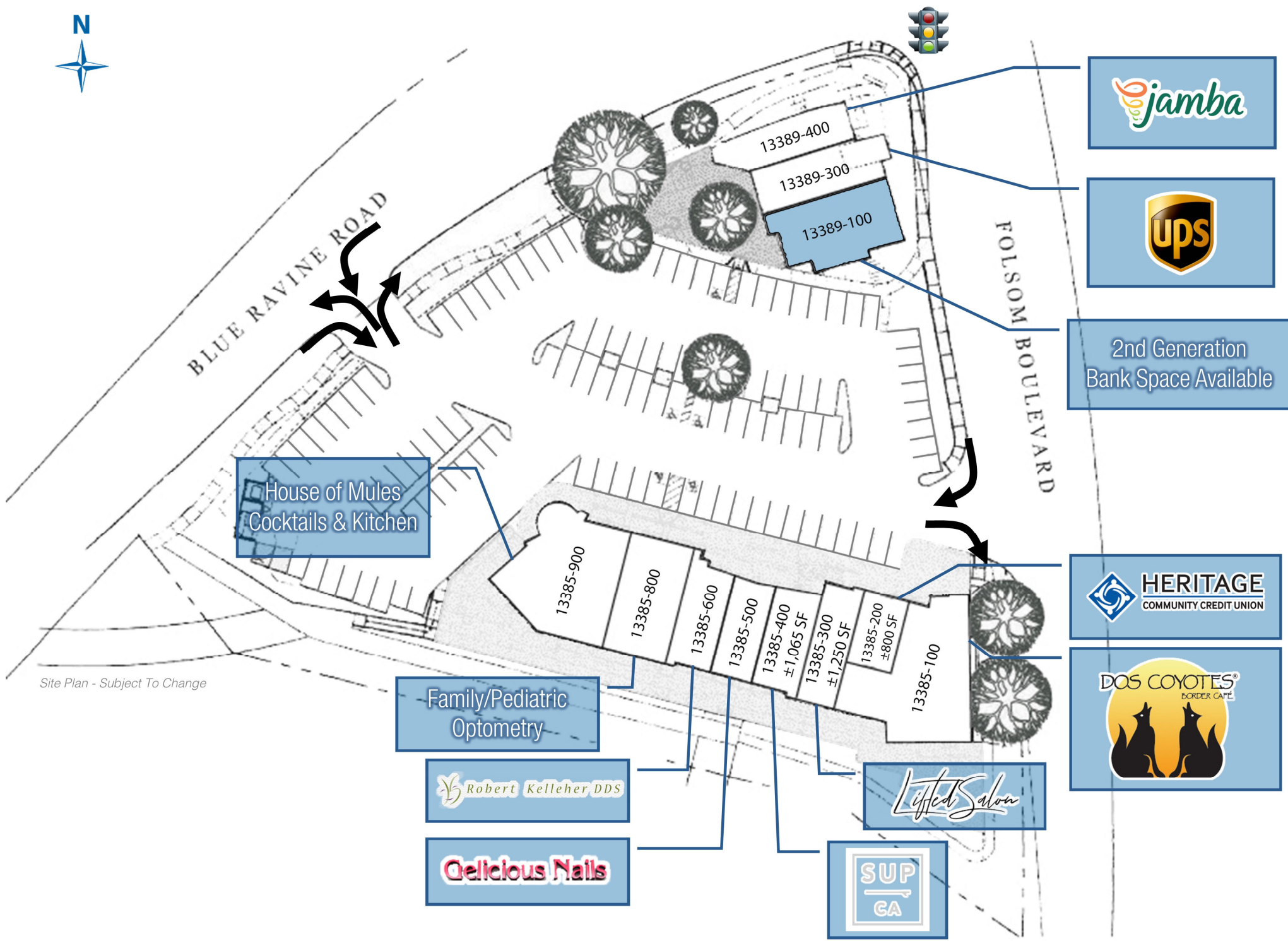


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SITE PLAN



Site Plan - Subject To Change

SUITE	TENANT	SQ. FT.
13385-100	Dos Coyotes	4,758
13385-200	Heritage Community Credit Union	800
13385-300	Lifted Salon	1,250
13385-400	SUP Paddleboards	1,065
13385-500	Gelicious Nails	846
13385-600	Kelleher Orthodontics	1,197
13385-800	Family/Pediatric Optometry	2,202
13385-900	House of Mules Cocktails & Kitchen	3,444
13389-100	AVAILABLE	2,426
13389-300	The UPS Store	1,400
13389-400	Jamba Juice	1,350

For leasing information,  
please contact:

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## IMMEDIATE VICINITY RETAIL AERIAL

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