

FOLSOM CREEK

SWC Folsom Boulevard & Blue Ravine Road - Folsom, CA

A PROUD MEMBER OF
CHAIN LINKS
RETAIL ADVISORS



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FOLSOM CREEK

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: *100% LEASED*



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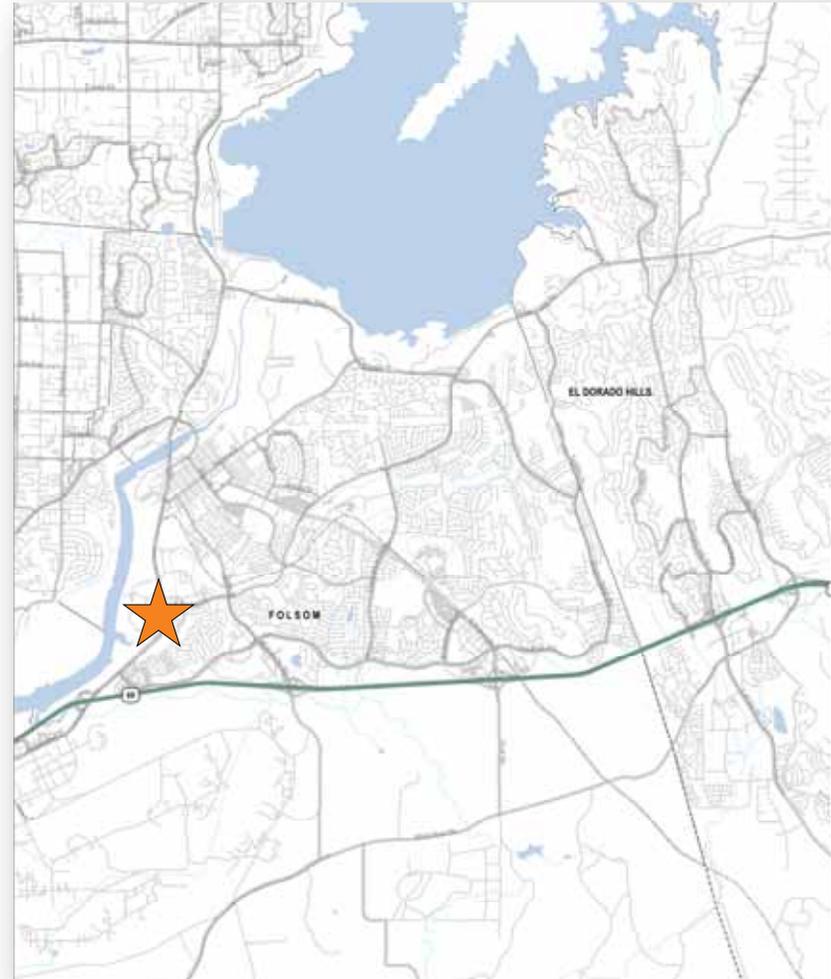
Folsom Creek is located at the southwest corner of Folsom Boulevard and Blue Ravine Road in Folsom, California.

This ±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 ±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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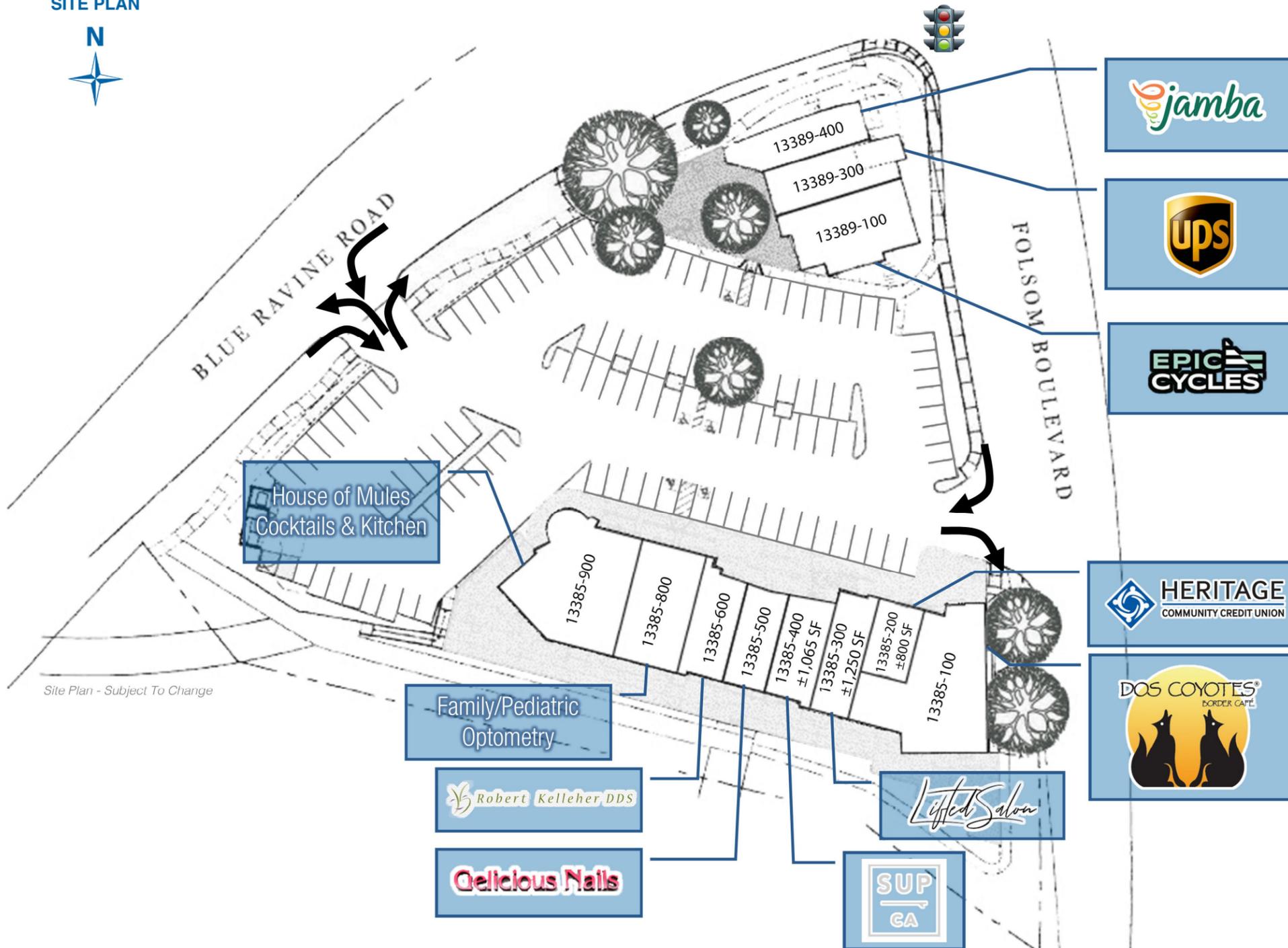


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SITE PLAN



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	Epic Cycles	2,426
13389-300	The UPS Store	1,400
13389-400	Jamba Juice	1,350

For leasing information,
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FOLSOM CREEK

IMMEDIATE VICINITY RETAIL AERIAL

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