

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:

±2,202 SF 2nd Gen Medical Office Space
±2,426 SF 2nd Gen Bank End Cap
±800 SF Retail Space



2022 total population

1-mile	8,554
3-mile	72,888
5-mile	167,668



2022 daytime population

1-mile	19,403
3-mile	81,103
5-mile	166,635



2022 total employees

1-mile	14,864
3-mile	39,563
5-mile	66,811



2022 total households

1-mile	3,149
3-mile	27,850
5-mile	61,332



2022 average HH income

1-mile	\$161,423
3-mile	\$128,347
5-mile	\$143,193



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



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PROPERTY OVERVIEW

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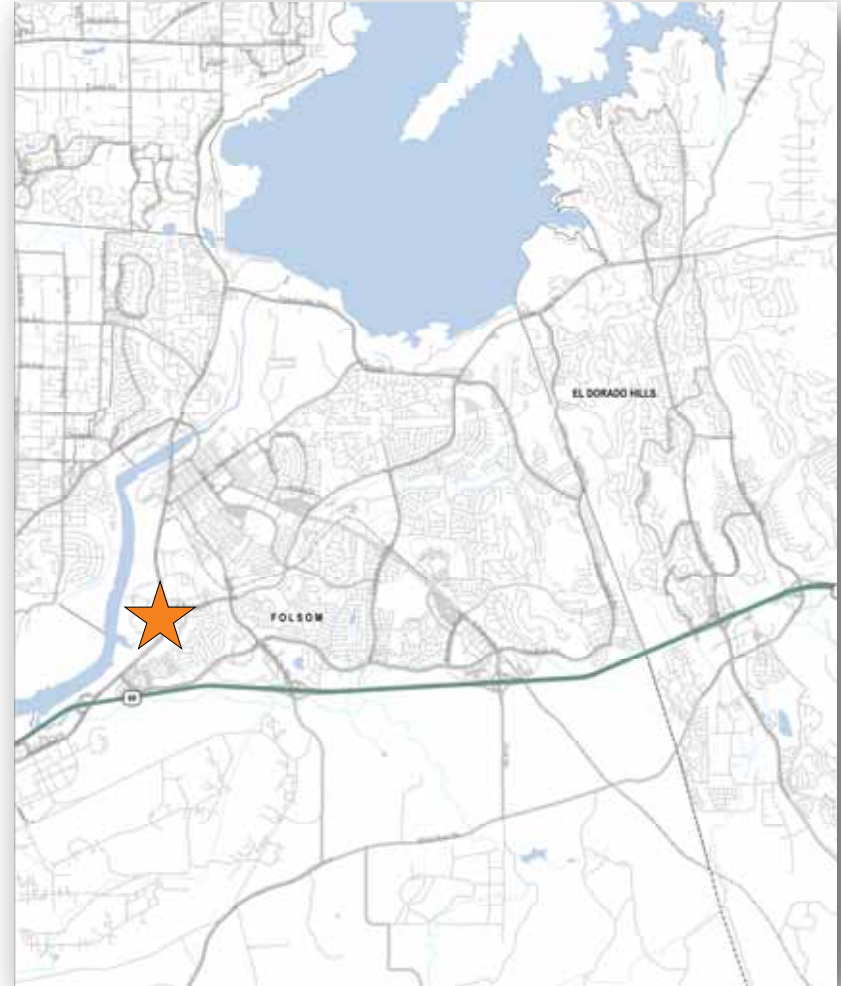
Folsom Creek is located at the southwest corner of Folsom Boulevard and Blue Ravine Road in Folsom, California.

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 and Lifted Salon.



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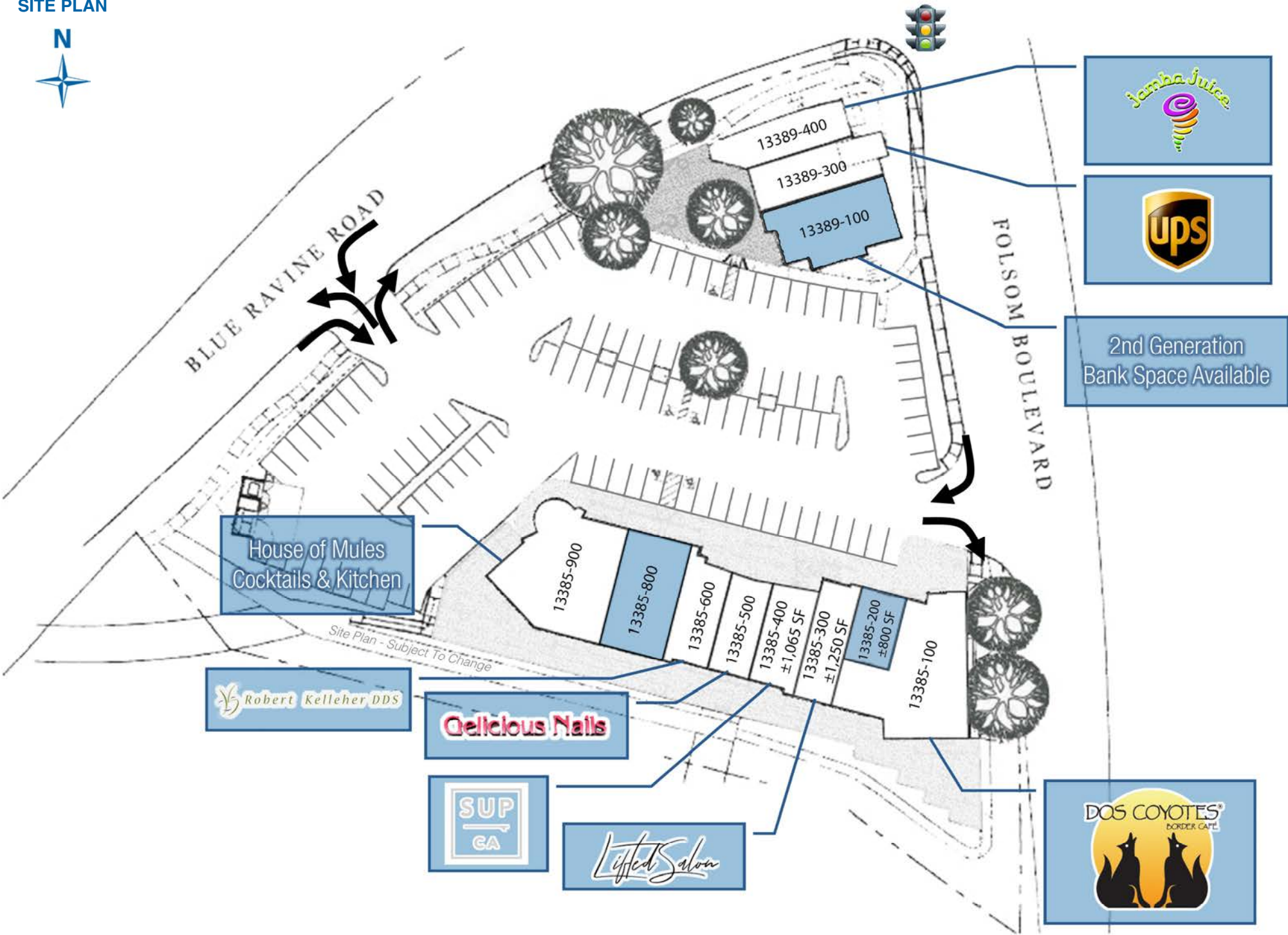


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SITE PLAN



SUITE	TENANT	SQ. FT.
13385-100	Dos Coyotes	4,758
13385-200	AVAILABLE	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	AVAILABLE	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,
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FOLSOM CREEK

IMMEDIATE VICINITY RETAIL AERIAL

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OVERALL TRADE AREA AERIAL

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