# 120 BLUE RAVINE RD, FOLSOM, CA 95630

GALLELLI REAL ESTATE

## FLEX OFFICE & WAREHOUSE SUITES FOR LEASE








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# PROPERTY DETAILS

An excellent opportunity to secure versatile flex space in Folsom's established Lake Forest Business Park. 120 Blue Ravine offers an attractive office / flex environment with ample natural light, great parking, and access to multiple retail amenities. Conveniently situated along one of Folsom's main thoroughfares, the property provides easy access to Highway 50 and is surrounded by a variety of restaurants, retail, and everyday conveniences. Notable neighboring businesses include Agilent Technologies, Eye-Care Giant, and VSP Global.

- Rare Folsom Opportunity - Take advantage of a limited supply of available flex space in the heart of Folsom, offering a business a unique opportunity to secure space in a highly sought after market.
- Zoning is M-L-PD - Light Manufacturing

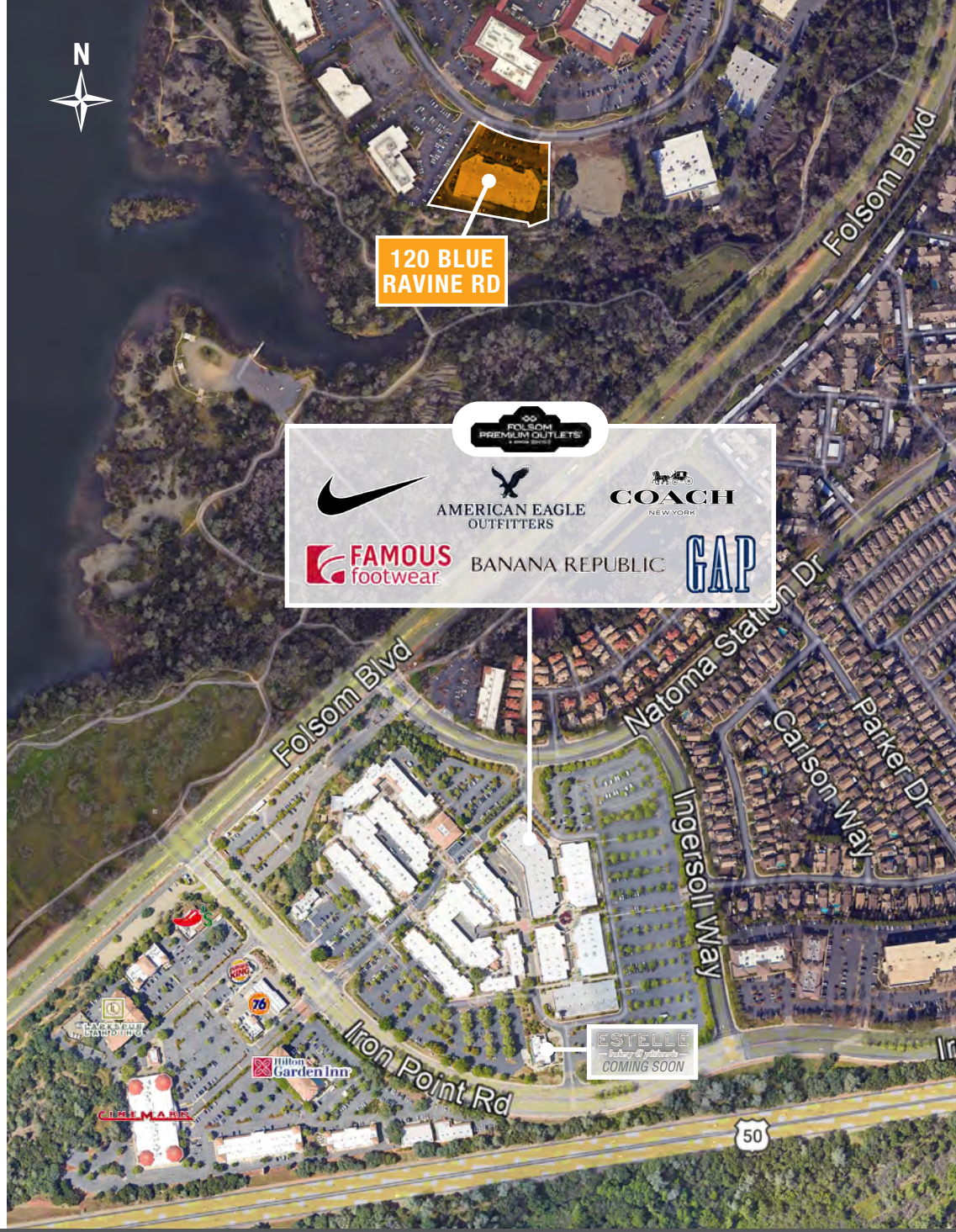
**Suite 3**: ±4,962 SF

- Suite 3 Build Out: Multiple perimeter offices, private restrooms, conference room, and a large open work space.

**Suite 5:** ±9,490 SF (Flex space including approximately ±1,510 SF of office and ±7,980 SF of warehouse)

- Suite 5 built out: Multiple perimeter offices, private restrooms, large warehouse a roll up door and a dock roll up door.
- Approximately 15 foot clear height in warehouse.

**LEASE RATE:**
**$1.15/SF NNN**
**NNNs are estimated at $0.44 PSF**

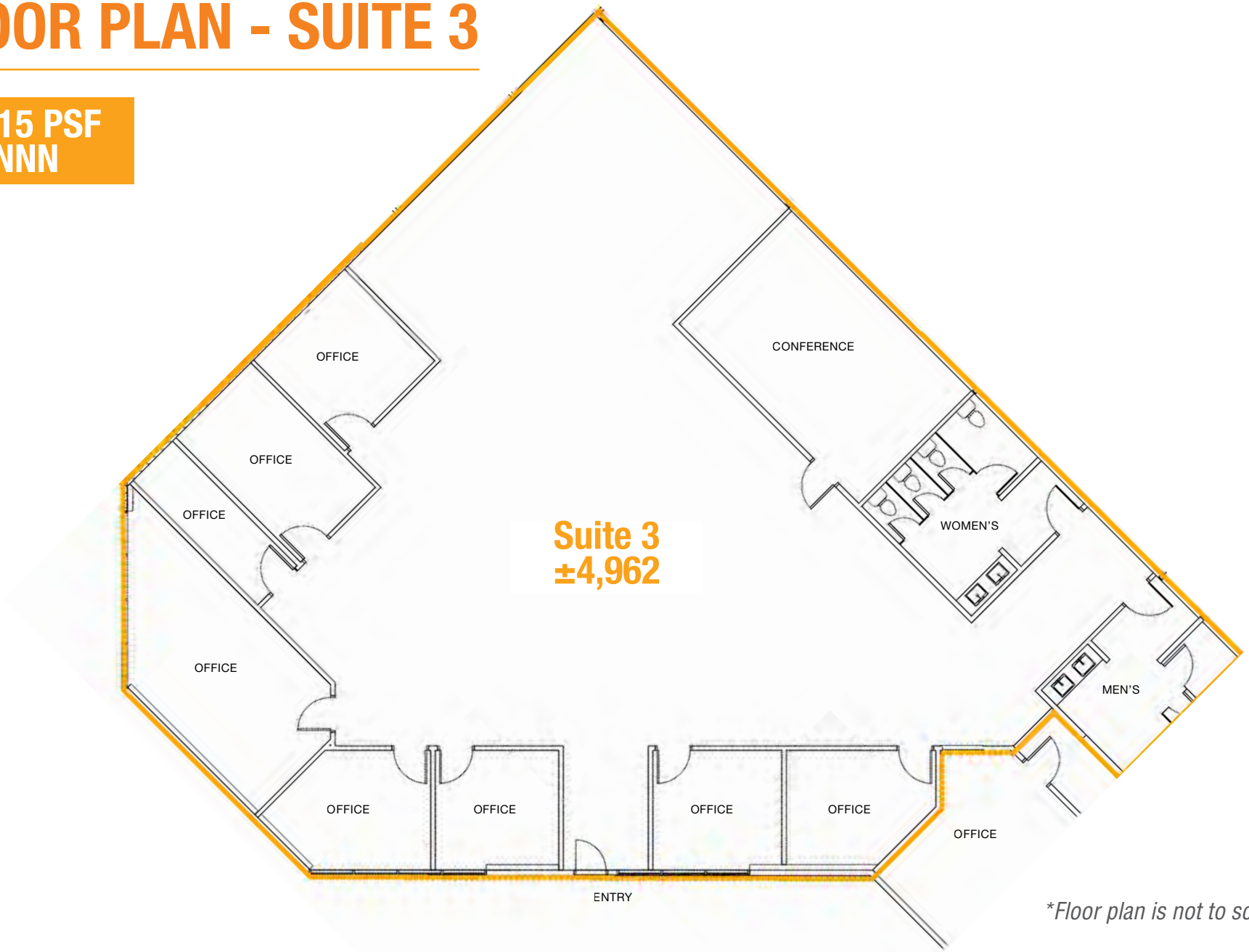



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# FLOOR PLAN - SUITE 3

**$1.15 PSF NNN**




*Floor plan is not to scale.*



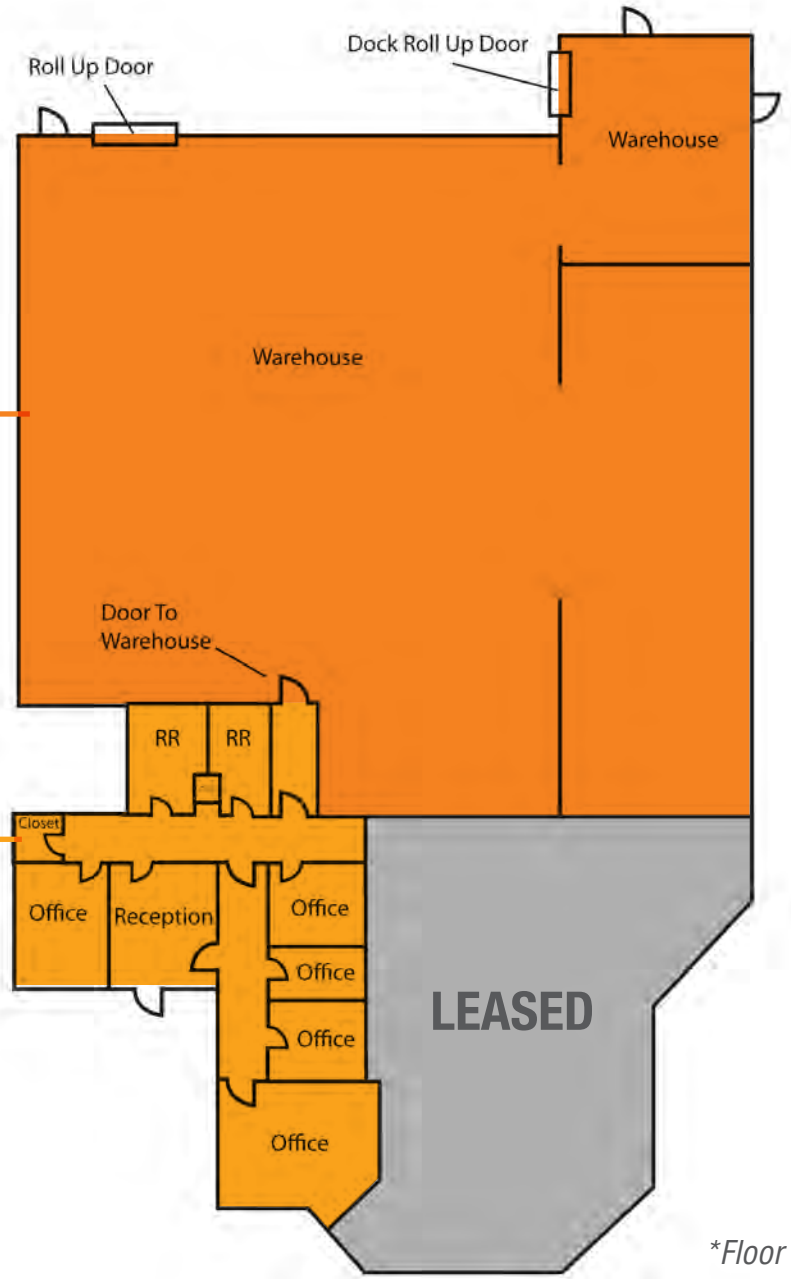
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# FLOOR PLAN - SUITE 5

**$1.15 PSF NNN**

**Warehouse Space: ±7,980**

**Office Space: ± 1,510**




*Floor plan is not to scale.*



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# SUITE 3 IMAGES











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# SUITE 5 IMAGES













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# TRADE AREA




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# DEMOGRAPHICS

## MARKET OVERVIEW

**120 Blue Ravine Rd, Folsom, CA**

3 MILE RADIUS

### KEY FACTS

**66,980**
Population

**42**
Median Age

**2.44**
Average Household Size

**$153,512**
Average Household Income

### EDUCATION



**17.19%**
High School Graduate

**20.75%**
Some College

**45.05%**
Bachelor's Degree Plus

### HOUSING STATS



**$634,066**
Median Home Value

**27,116**
Households

**39.24%**
% Renter Occupied Housing Units

### BUSINESS



**31,154**
Total Employees

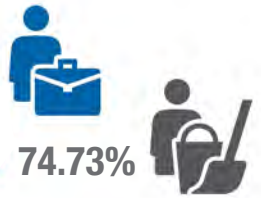
### COMMUTERS



**0.99%**
Used Public Transportation

**85.00%**
Drove Alone to Work

### EMPLOYMENT



**74.73%**
White Collar

**25.26%**
Blue Collar



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