

**FOR LEASE**  
**+/- 3,000-7,000 SF**  
**Retail/Office Space Available**

**330 Plaza Drive**  
**Folsom, CA 95630**



**PDF**  
THE *PAUL D FRANK* Team



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## EXECUTIVE SUMMARY

PDF powered by eXp Commercial is pleased to present this +/- 7,000 SF retail/office space located just off of Blue Ravine Rd in the Folsom submarket. With private offices, open retail space, and flexible zoning, this property offers an opportunity for a wide variety of uses.

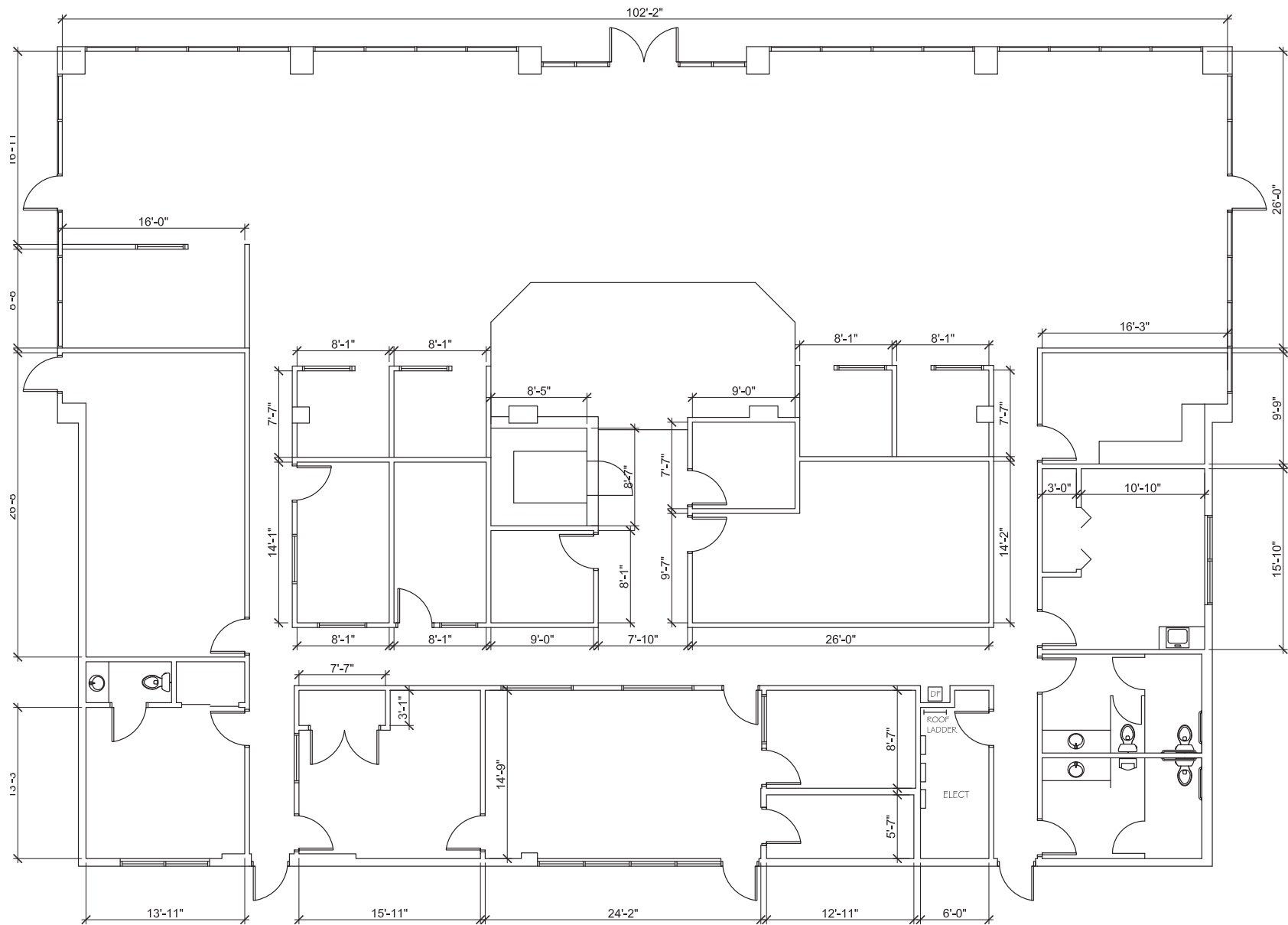
## PROPERTY HIGHLIGHTS

- Available +/- 3,000-7,000 SF
- Rate: \$2.00 PSF, Modified Gross
- Average Daily Traffic Count of 20,000+ on Blue Ravine Rd
- Zoning - C-3 General Commercial (City of Folsom)
- Ample Parking
- Building Front Signage
- Well Maintained Property
- Private offices, open work area, and reception space
- Break room and in-suite restrooms
- Flexible floor plan suitable for professional office, medical, or retail uses
- Accessibility and Surrounding Area
  - » Direct access from Blue Ravine Rd with strong visibility
  - » Minutes from Highway 50 with convenient access to Downtown Sacramento
  - » Close to numerous retail amenities including restaurants, shopping, banking, and services

## AREA DEMOGRAPHICS

POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Population	11,575	76,182	159,918
2029 Population Projection	11,689	77,362	161,603
Annual Growth 2020-2024	0.5%	0.1%	0.3%
Annual Growth 2020-2024	0.2%	0.2%	0.2%
Median Age	39.3	41.6	43.1
Bachelor's Degree or Higher	54%	42%	46%
INCOME	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Average Household Income	\$156,704	\$131,320	\$141,939
Median Household Income	\$135,449	\$107,039	\$115,703
<\$25,000	427	2,981	5,369
\$25,000-\$50,000	458	3,155	5,953
\$50,000-\$75,000	323	3,715	7,550
\$75,000-\$100,000	491	3,476	6,830
\$100,000-\$125,000	332	3,280	6,621
\$125,000-\$150,000	445	2,418	5,145
\$150,000-\$200,000	715	4,374	9,174
\$200,000+	1,243	5,102	13,080

# FLOOR PLAN









## SURROUNDING AREA MAP





## LOCATION OVERVIEW

### Folsom, California

Folsom is a vibrant suburban city in Sacramento County, known for its Gold Rush history, scenic natural beauty, and strong community atmosphere. Located near Folsom Lake and the American River, it offers abundant outdoor recreation including hiking, biking, and water sports. The city blends modern amenities with historic charm, featuring a revitalized Historic District, top-rated schools, and family-friendly neighborhoods. Folsom is also home to major employers like Intel and benefits from convenient access to Sacramento via Highway 50 and light rail. Its warm Mediterranean climate and active lifestyle make it a desirable place to live, work, and visit.



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