

FOR LEASE

+/- 3,000-7,000 SF

Retail/Office Space Available

330 Plaza Drive
Folsom, CA 95630



GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™



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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.

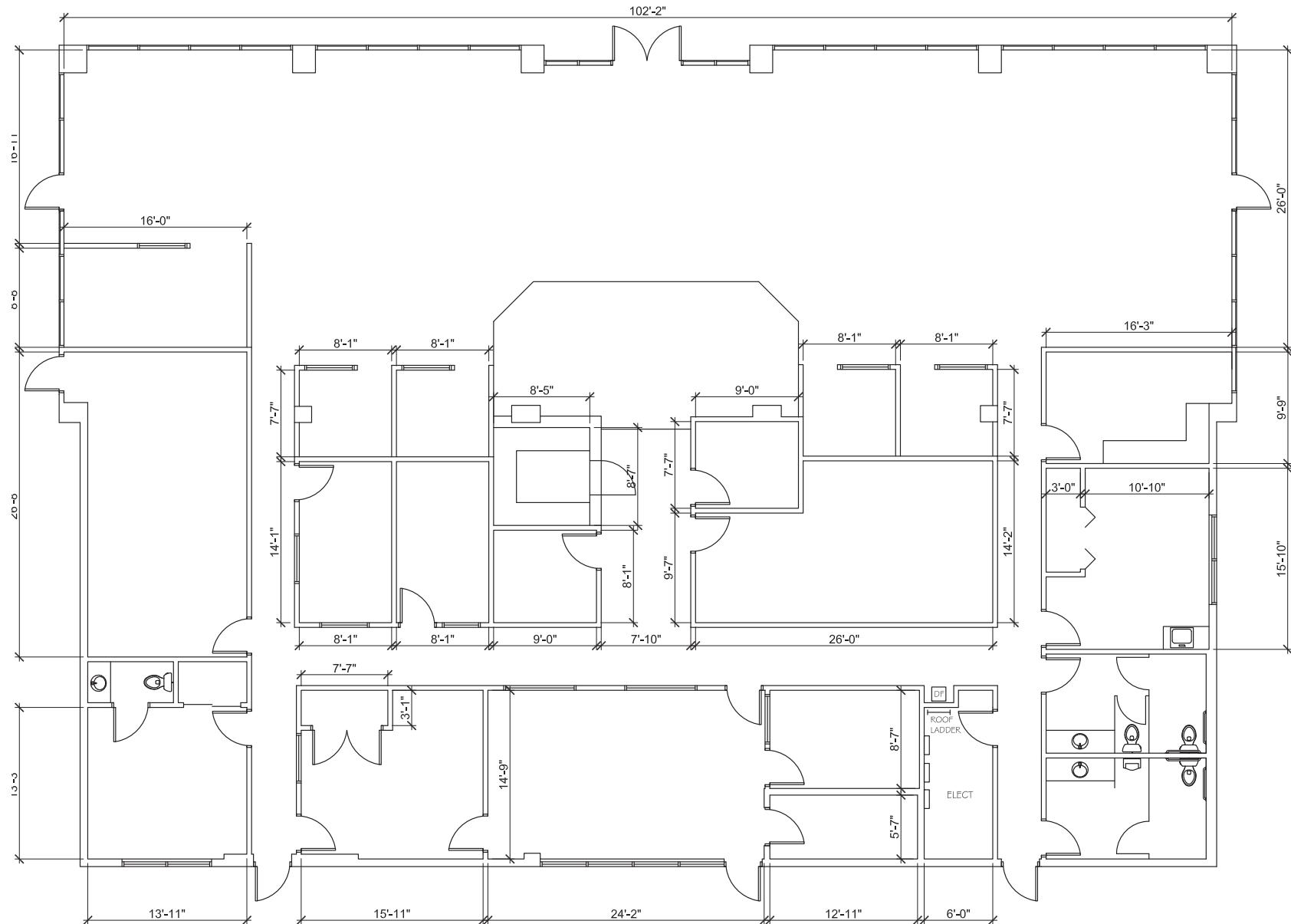
PROPERTY HIGHLIGHTS

- 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% |
| 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





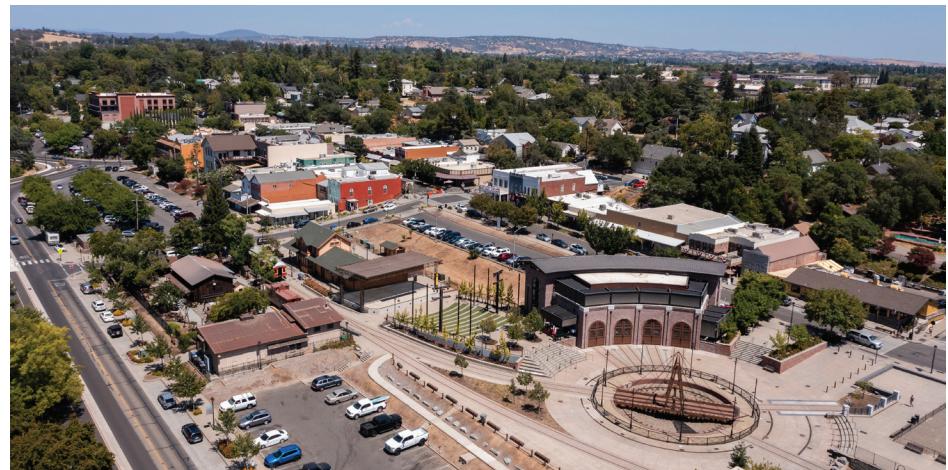
SURROUNDING AREA MAP



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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