

# COLLEGE GREENS WEST

8349 FOLSOM BLVD

SACRAMENTO, CA

FOR SALE OR LEASE

3,050 SF FREESTANDING

RESTAURANT WITH DRIVE-THRU

# ETHAN CONRAD

PROPERTIES INC.

**LEASES SIGNED!**

**EVgo** **IONNA**

FAST CHARGING



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ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://www.ethanconradprop.com)

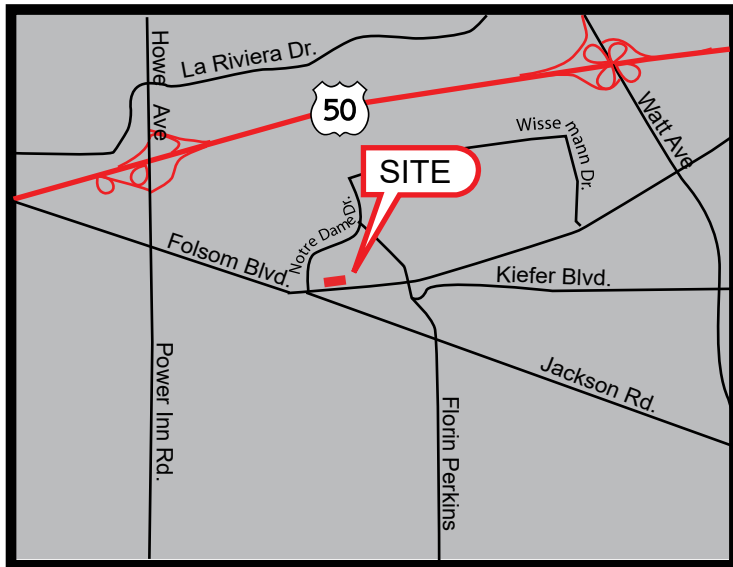
**FEATURES:**

- Freestanding restaurant with drive-thru
- Located along Folsom Blvd, a major thoroughfare in Sacramento
- Parcel size: 27,041 SF
- Shadow anchored by Raley's, DollarTree, Starbucks, and Carl's Jr
- Easy access to public transportation, College Greens light rail and bus station access are across the street

**PROPERTY DETAILS:**

Very busy neighborhood shopping center that is the gateway to large residential populations as well as services many daytime traffic generators like the Sacramento Sheriff Department headquarters and the Sacramento County Court House.

EVgo fast chargers and IONNA EV chargers on-site.



**LEASE RATES:**

8343 Folsom Blvd 3,050 SF \$10,950.00 (\$3.59, NNN)

NNN costs are approximately \$0.48 PSF.

**SALE PRICE:**

\$1,979,000 (\$649.00 PSF)

**DEMOGRAPHICS:**

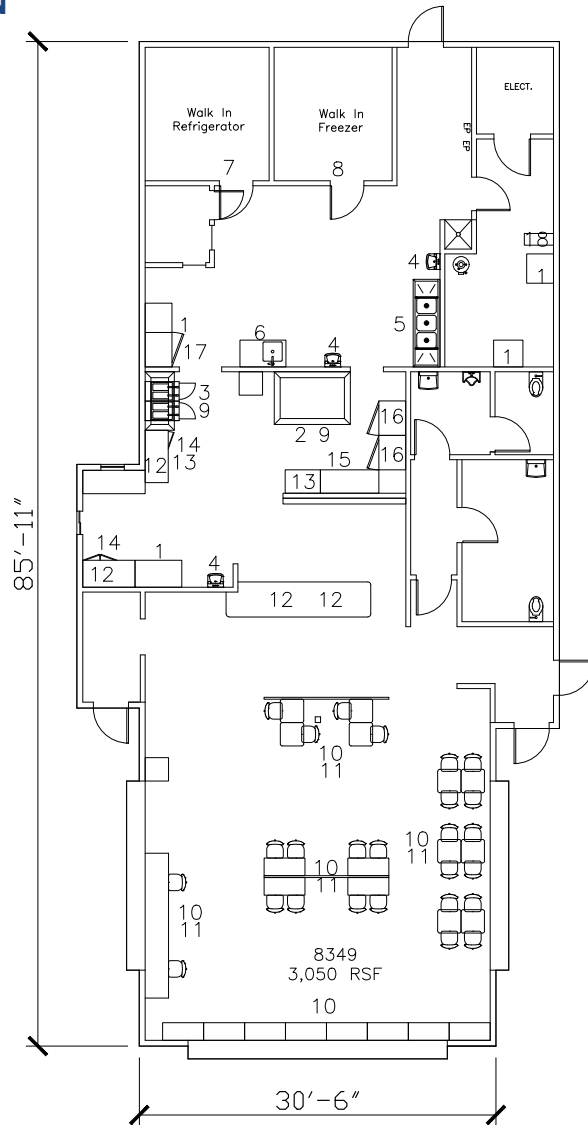
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Total Population (est):	10,722	124,717	350,664
2025 Average HH Income:	\$99,640	\$122,813	\$118,520
Traffic Count @ Folsom Blvd:	40,310		

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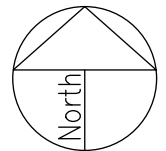
**8349 FOLSOM BLVD - PAD BUILDING  
FLOOR PLAN**



FF&E			
ATTACHED		NON ATTACHED	
1.	ICE MACHINE	10.	TABLES
2.	FLAT TOP GRILL	11.	CHAIRS
3.	FRYER	12.	POS
4.	HAND SINK	13.	WARMER
5.	3 COMPARTMENT SINK	14.	UNDERCOUNTER REFRIG.
6.	1 COMPARTMENT SINK	15.	PREP STATION
7.	WALK-IN REFRIGERATOR	16.	LOW FREEZER
8.	WALK-IN FREEZER	17.	FREEZER
9.	TYPE-1 HOOD	18.	ICE CREAM MACHINE

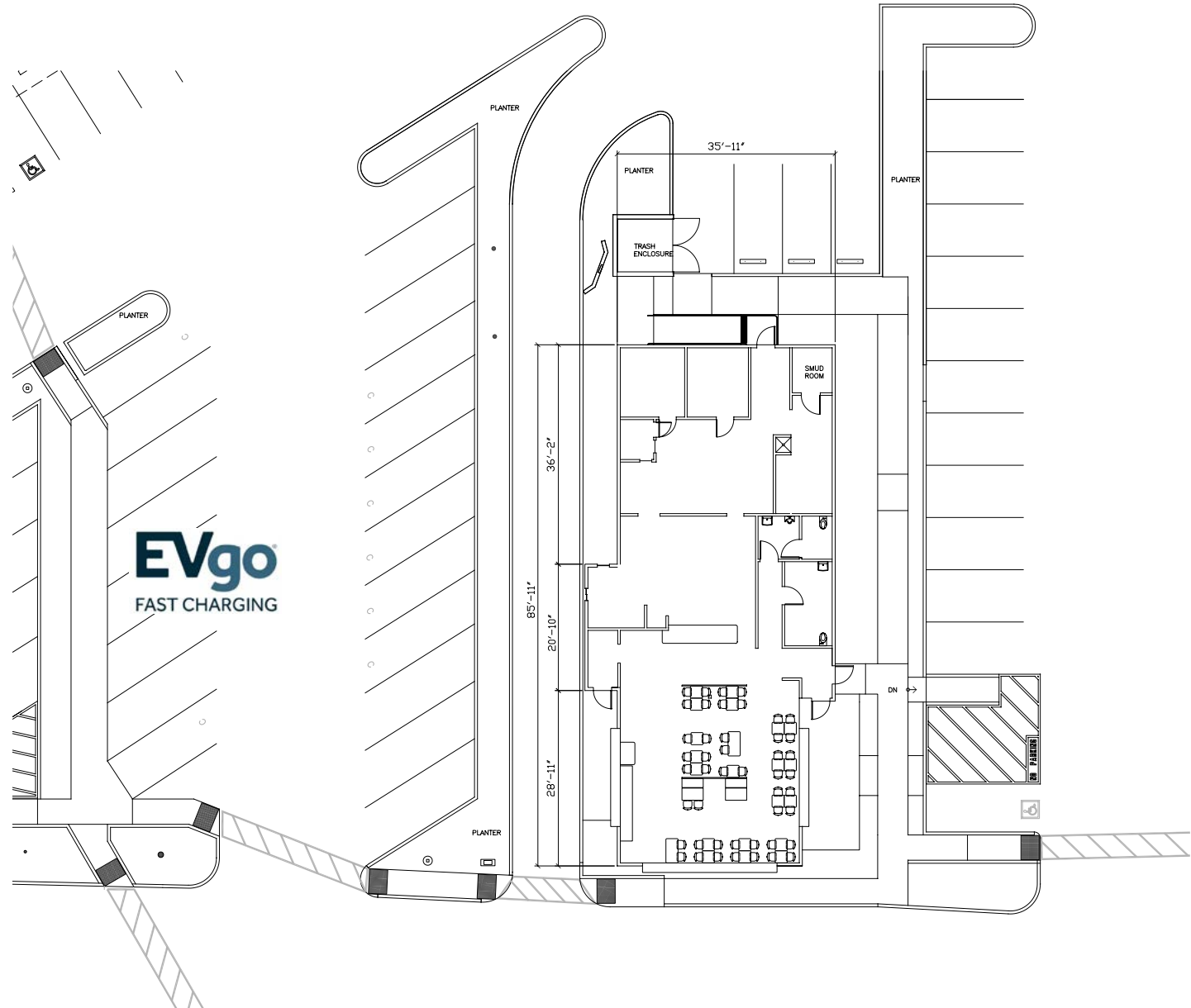
Jack in the Box to remove "branded" items with the attached items remaining on the premises.

SF	Lease Rate	Monthly Rent
3,050	\$3.59 PSF, NNN	\$10,950.00
NNN costs are approximately \$0.48 PSF.		



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

8349 FOLSOM BLVD  
SITE PLAN



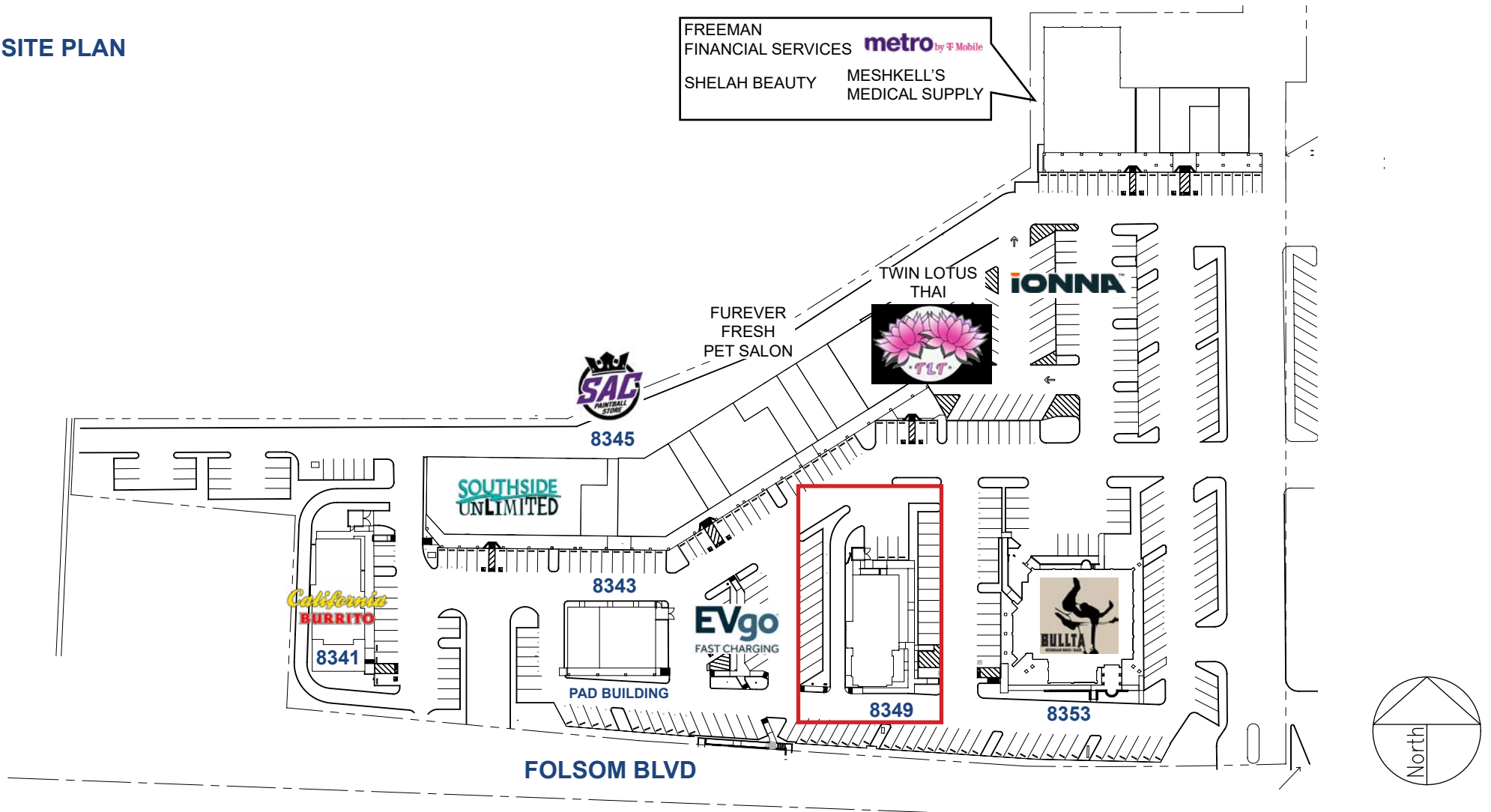
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## SITE PLAN



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