



Walmart Central

1002-1016 Riley Street | Folsom, CA

Exclusively Listed By

Bob Shahlaie

(916) 708-5977

bob@gqnorth.com

DRE# 01441761

Nate Giwoff

(916) 524-6097

nate@gqnorth.com

DRE# 01711995

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Suite	Tenant	SF
NAP	Walmart Supercenter	163,000
M1	AVAILABLE	8,000
M2	24 Hours Fitness	56,200
1000-1	Automotive	4,095
1002-1	Mimosa House	3,400
1002-3	Tokyo Sushi	2,400
1004-1	Vibe Juice Bar	1,380
1004-2	Quick Alterations	865
1004-3&4	Happy Day Spa	2,580
1004-5&6	M.G. Radi, DDS	1,920
1008-1A	Pretty Nails	900
1008-2	Vape Shop	1,500
1008-3	Mediterranean Rest	1,500
1008-4	Royal Arms	1,272
1008-5	Threading	1,300
1010-1	Y2Yan Chinese Rest	1,936
1010-6	Rock-N-Fire Pizza	3,064
1010-5	Schools Credit Union	3,000
1012	Chase Bank	4,900
1014-1	Kid Strong	5,000
1014-5	Children's Pediatric	3,000
1014-6	Busy Kids	2,080
1014-7	Busy Kids	2,015
1014-9	Great Clips	1,170
1014-10	Cell Phone Repair	1,900
1016-1-3	Pacific Dental	5,000
1016-4&5	Big Island BBQ	2,200



Traffic Counts	
Riley Street (intersection)	±17,303 ADT
Glenn Drive (intersection)	±9,731 ADT

Property Summary

Spaces Available: ±8,000 SF

Asking Price: \$1.50 PSF + NNN

Property Description

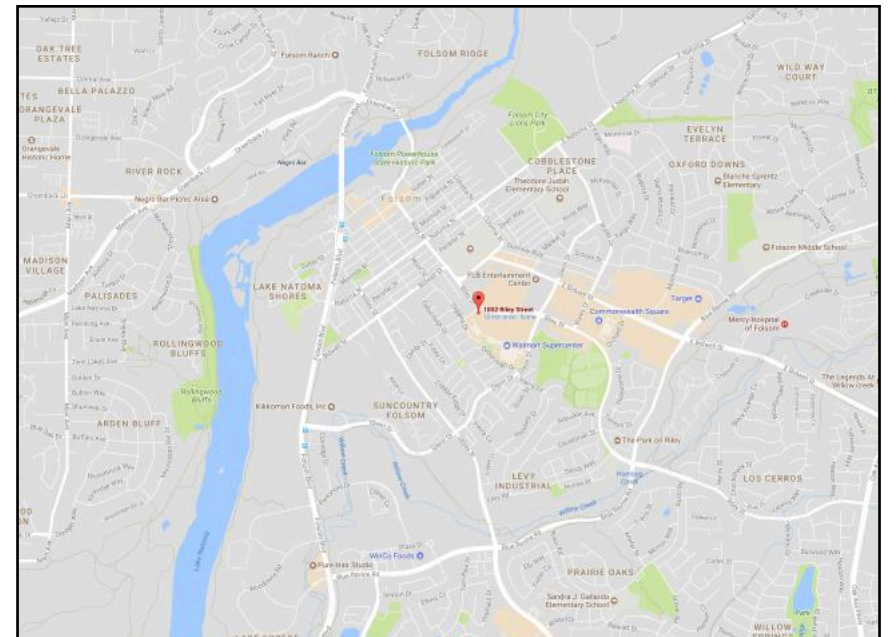
- *Walmart Central* is a ±273,680 square foot neighborhood shopping center located at the southwest corner of Riley Street and Glenn Drive in the heart of Folsom, California's main retail corridor.
- This Walmart anchored shopping center benefits from high traffic counts of approximately ±25,000 which serves as a major retail shopping center for the City of Folsom.
- *Walmart Central* has simple ingress and egress with a signalized intersection that helps maintain the traffic control for the center.
- Folsom is among the fastest growing areas in the Greater Sacramento Area, with a three-mile population of ±85,000.

Call, Text or Email

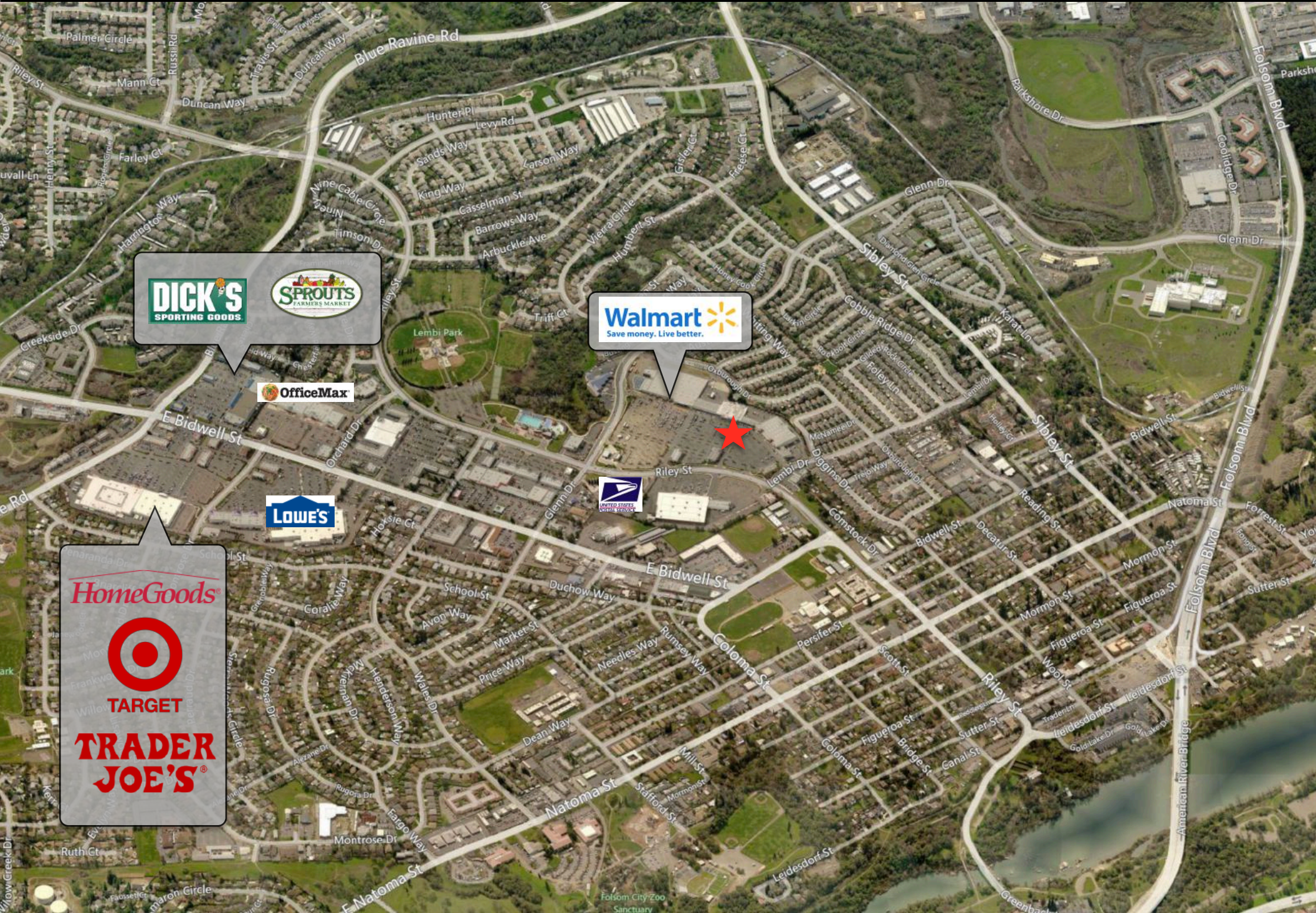
10018 Fair Oaks Blvd | Fair Oaks, CA 95628

O - 916.678.0880 F - 916.880.5566

www.GQNorth.com info@gqnorth.com



Walmart Central Shopping Center



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