

RETAIL FOR LEASE | GOLD RUSH PLAZA

7610 FOLSOM AUBURN RD, FOLSOM, CA 95630

PROMINENT LOCATION AT A SIGNALIZED INTERSECTION WITH HIGH TRAFFIC COUNTS

LANDLORD TO DELIVER VANILLA SHELL WITH COVERED COST.



Veronica Sukkary

Associate | Office & Retail

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3400 Douglas Blvd, Suite 190,
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GOLD RUSH PLAZA

**7610 FOLSOM AUBURN RD
FOLSOM, CA**

Property Details

- ±1,354 SF Cold Shell Retail Suite
- Landlord to deliver Vanilla shell with covered cost
- Located Along One of Folsom's Busiest Thoroughfares
- Excellent Visibility from Intersection
- Located on a Signalized Intersection
- Strong Demographics
- Close Proximity to Folsom and Granite Bay's High-End Demographics with a more Affordable Lease Rate
- Average Daily Traffic Counts:
Folsom-Auburn Rd: 36,700 Vehicles Per Day
Folsom Lake Crossing: 31,360 Vehicles Per Day



LEASE RATE: \$2.20/SF/MONTH, NNN

NNN Estimated \$0.80/SF

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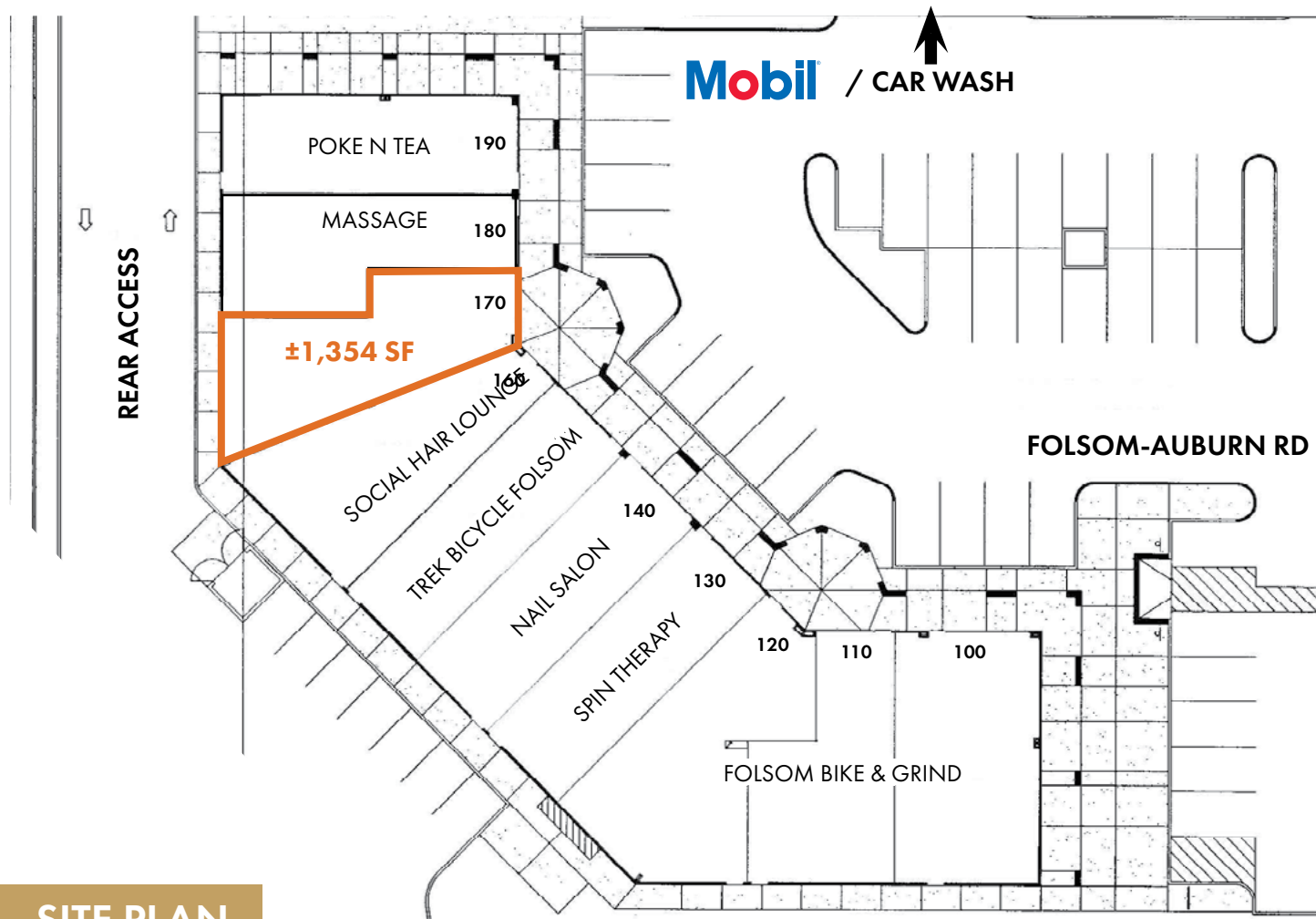
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SUITE	TENANT	(±) SF
100-120	Folsom Bike & Grind	4,281
130	Spin Therapy	1,200
140	Nail Salon	1,200
150	Trek Bicycle Folsom	1,200
160	Social Hair Lounge	1,375
170	AVAILABLE	1,354
180	Massage	1,200
190	Poke & Tea	1,200

SITE PLAN

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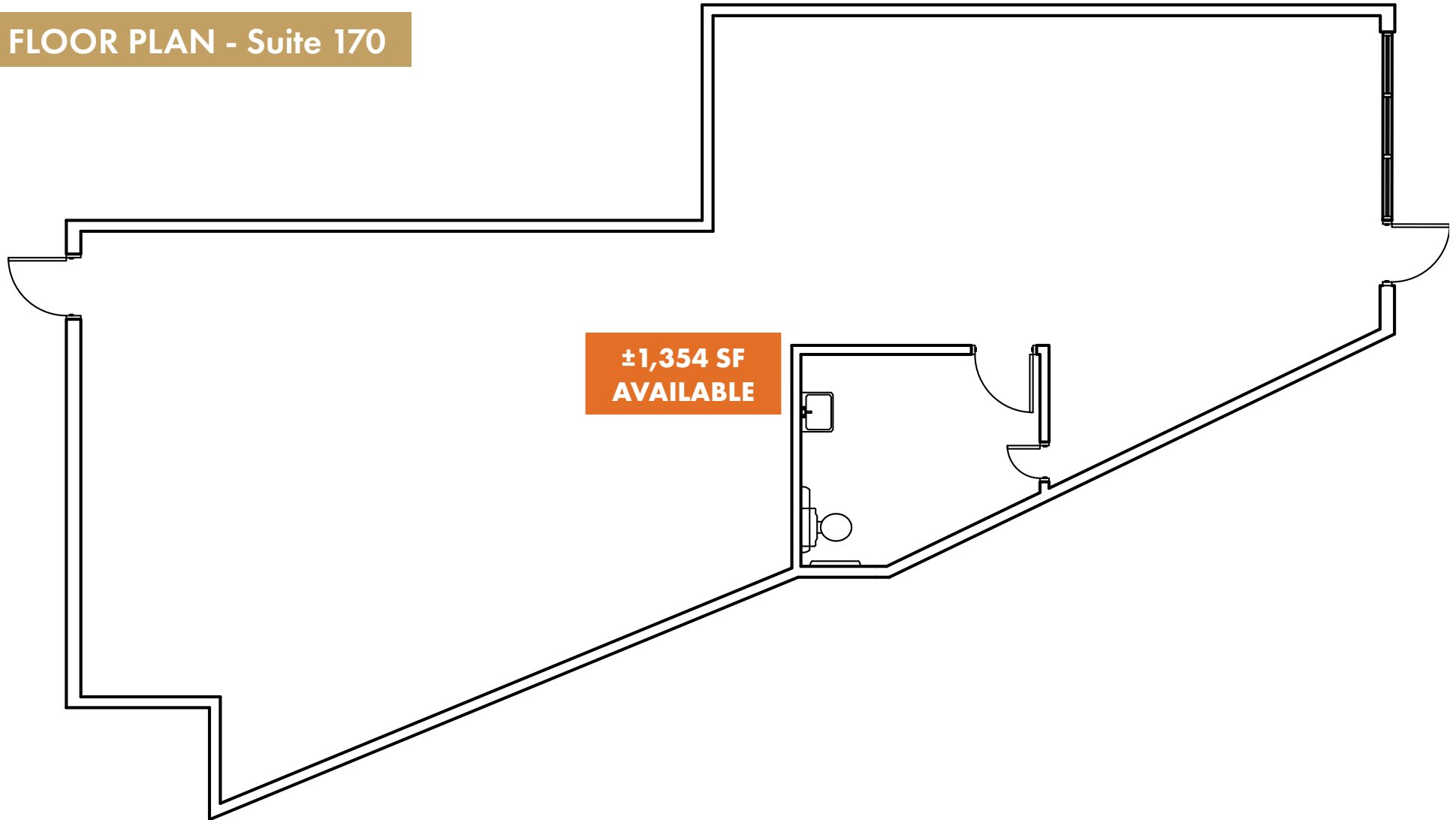


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7610 FOLSOM AUBURN RD
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FLOOR PLAN - Suite 170



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Folsom Lake

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,701	57,356	172,962
Households	2,157	20,954	64,079
Average Household Income	\$146,889	\$162,296	\$172,675
Median Age	54.4	43.4	43.0
Total Businesses	159	2,575	7,831
Daytime Demographics 16+	2,572	38,495	116,642
White Collar Workers	78.9%	71.6%	74.2%
Blue Collar Workers	21.1%	28.4%	25.8%



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