

# TURNKEY LAB SPACE NEW TO MARKET

180 BLUE RAVINE RD  
Folsom, CA

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# 180 BLUE RAVINE RD

## The Opportunity:

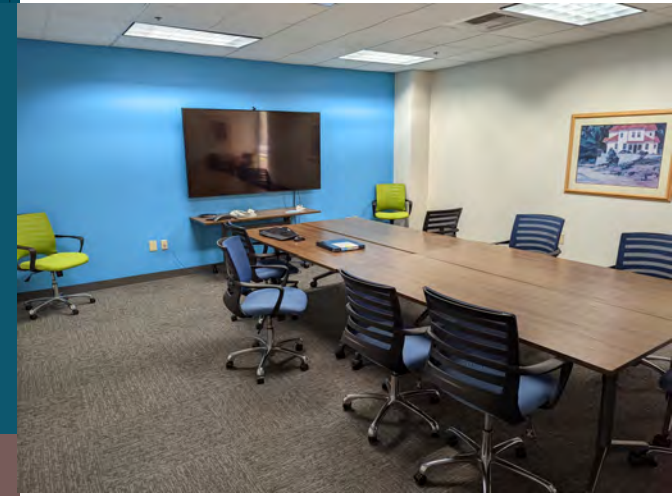
- 13,747 SF
- Located in sought after Lake Forest Tech Center
- Turnkey space for labs or life/science tenants
- New improvements/finishes throughout the space

## Space Features:

- Clean rooms
- Conditioned warehouse space
- Grade level roll-up door
- Assembly/lab area
- Generous window line in office area
- Outdoor patio

## Amenities:

- Walkable food and services
- Adjacent to the American River Bike Trail
- Nearby rapid transit station
- 3-Minute drive to Old Town Folsom
- 1 Mile to Folsom premium outlets







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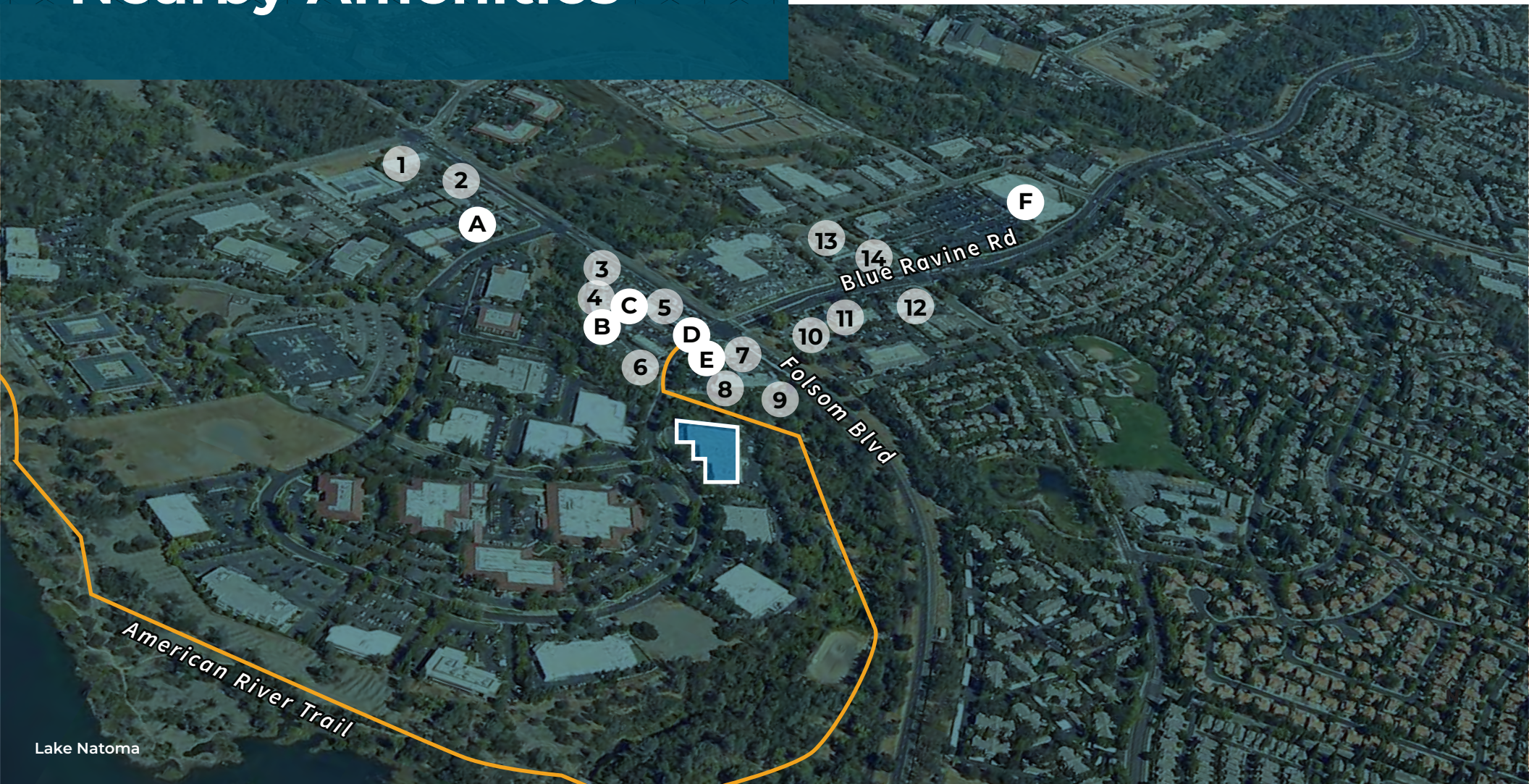
## Life/Science and Technology Tenants





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## Nearby Amenities



### SERVICES

- A. AM/PM/ARCO
- B. One Stop Cleaners
- C. Folsom Lake Fitness
- D. Shell
- E. The UPS Store
- F. WinCo Foods

### RESTAURANTS

- 1. Out of Bounds
- 2. Qamaria Yemeni Coffee
- 3. The Original Mels Diner
- 4. Umami Ramen
- 5. Big Wave Coffee
- 6. I Love Teriyaki & Sushi
- 7. Jamba Juice
- 8. House of Mules Cocktails & Kitchen
- 9. Dos Coyotes Border Cafe
- 10. Skipolini's Pizza
- 11. Taco Loco Taqueria
- 12. Lotus 8
- 13. Sourdough & Co.
- 14. Starbucks



# 180 BLUE RAVINE RD Folsom Regional



## RETAIL

### A. FOLSOM & IRON POINT

Century Folsom 14 Theatre  
Chili's  
Reliance Supermart  
Subway

### B. FOLSOM PREMIUM OUTLETS

Calvin Klein  
Chico's  
Coach Outlet  
Eddie Bauer Outlet  
GAP Factory  
Levi's Outlet

Michael Kors  
Nike Factory Store  
Samsonite

### C. WALMART CENTER

Walmart  
Kohl's  
Chevron

### D. FOLSOM GATEWAY

Fat's Asia Bistro & Dim Sim Bar  
Ulta Beauty  
Bed Bath & Beyond

DSW Shoe Warehouse  
REI  
Staples  
Best Buy  
Sam's Club  
BevMo

### E. IRON POINT & E. BIDWELL

Green Acres Nursery  
Costco  
Mikuni  
In-N-Out Burger  
Quick Quack Car Wash

### F. HISTORIC FOLSOM

Fiori Italian Pizzeria  
Sociology Coffee Bar Pizzeria Classico  
Scott's Seafood  
Powerhouse Pub  
Sutter Club Sports  
The Vine  
Sutter Street Theatre  
Ben & Jerry's is new  
Riley's on Sutter is new  
Uncle Charles Firehouse & Brew  
Yager Lodge Cocktail Bar

Hop Sing  
Snooks Candies and Chocolate Factory  
Sutter Street Taqueria  
Sam Horne's Pub

### G. PALLADIO & BROADSTONE PLAZA

CVS  
Barnes & Noble  
Buckhorn BBQ  
Chicago Fire Pizza  
H&M

Kirkland's  
Nordstrom Rack  
Palladio Lux Cinema  
Panera  
Whole Foods

### H. INTEL CAMPUS



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FOR MORE INFORMATION, PLEASE CONTACT:

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