

**COLLEGE GREENS WEST
8349 FOLSOM BLVD
SACRAMENTO, CA
FOR SALE OR LEASE
3,050 SF FREESTANDING
RESTAURANT WITH DRIVE-THRU**

**EETHAN CONRAD
PROPERTIES INC.**

**LEASES SIGNED!
EVgo iONNA™
FAST CHARGING**



FOR MORE INFORMATION CONTACT:

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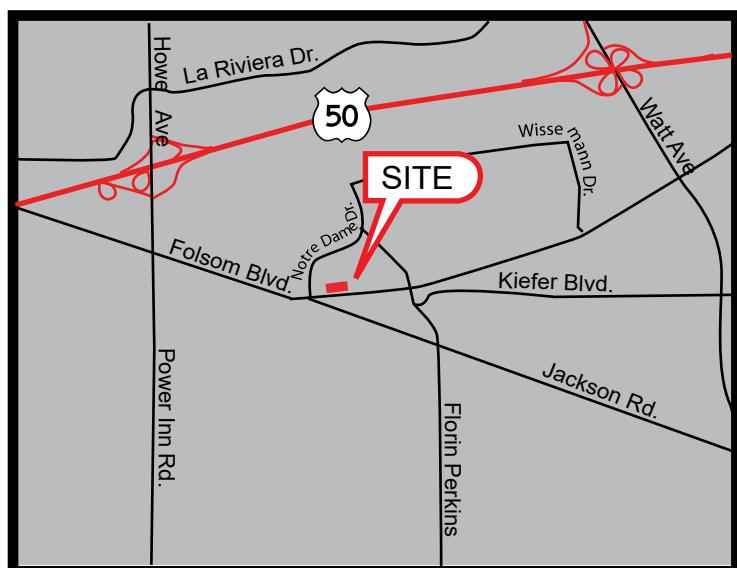
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FEATURES:

- 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. Available with 30 days' notice.

SALE PRICE:

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

DEMOGRAPHICS:

2025 Total Population (est):

1 Mile

3 Mile

5 Mile

10,722

124,717

350,664

2025 Average HH Income:

\$99,640

\$122,813

\$118,520

Traffic Count @ Folsom Blvd:

40,310

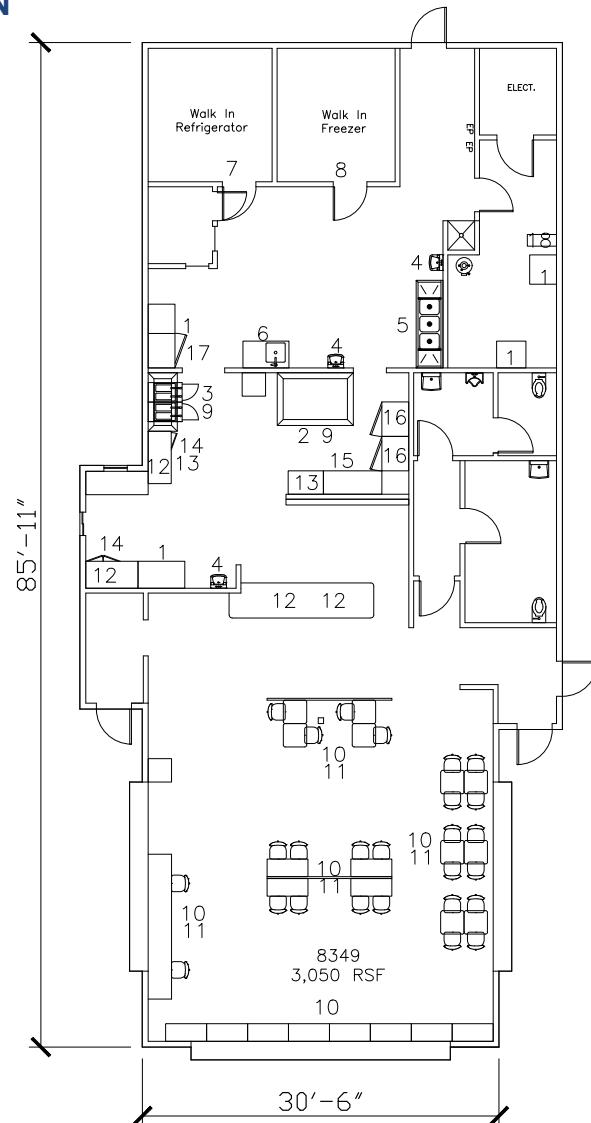
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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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.

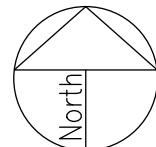
8349 FOLSOM BLVD - PAD BUILDING FLOOR PLAN



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

SF	Lease Rate	Monthly Rent
3,050	\$3.59 PSF, NNN	\$10,950.00

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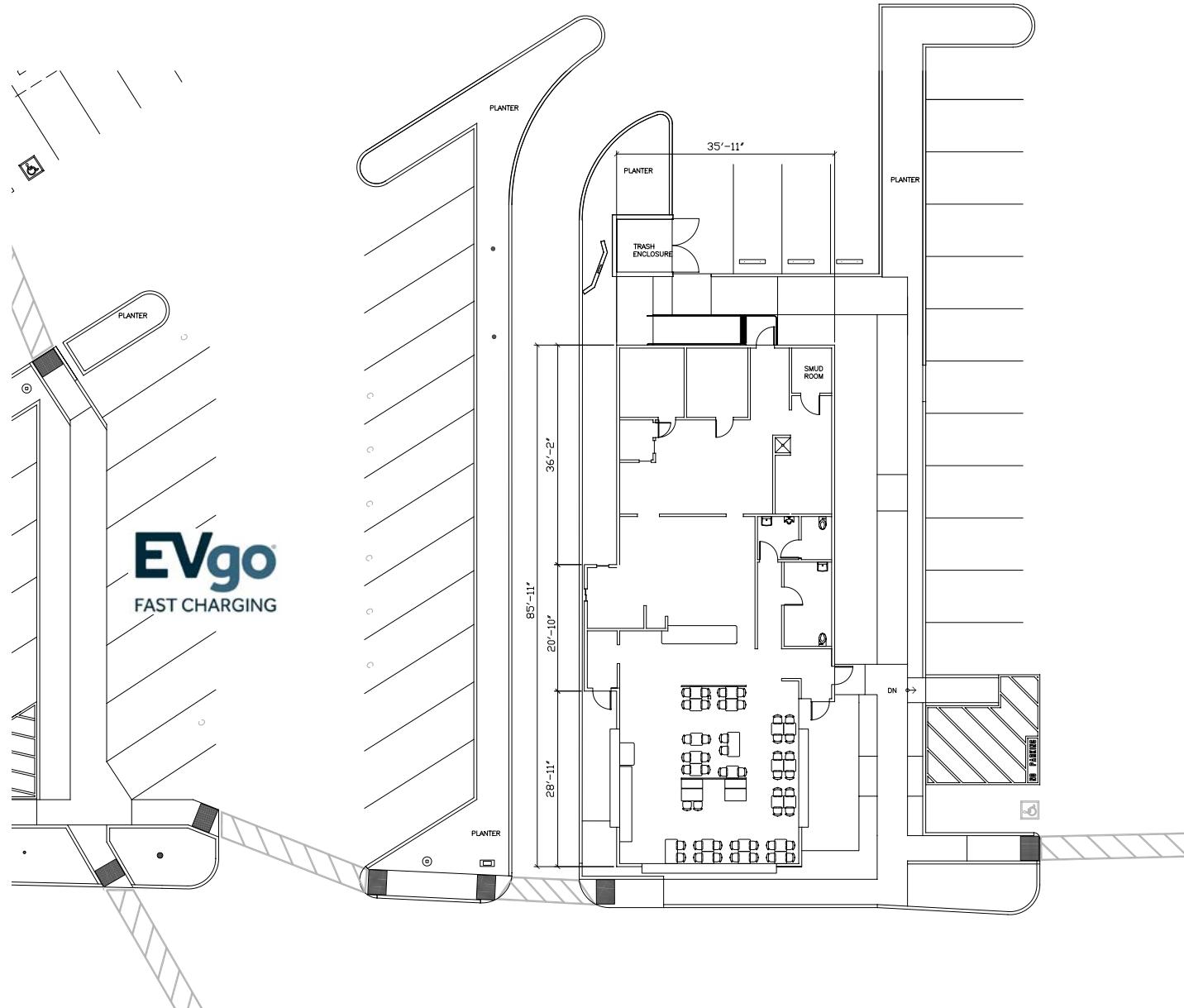
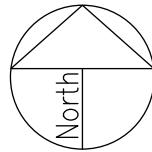
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8349 FOLSOM BLVD
SITE PLAN



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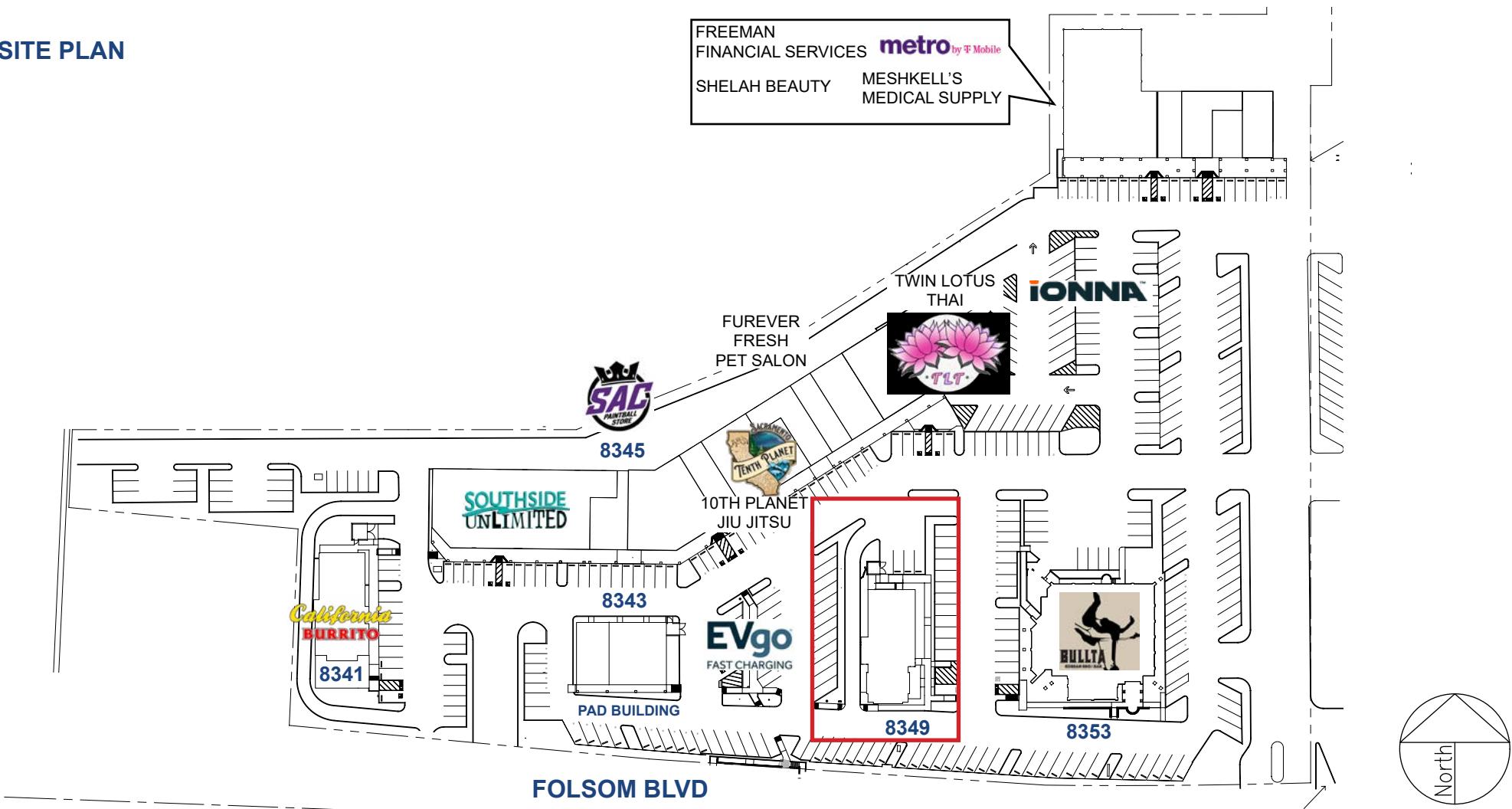
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