

# 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)

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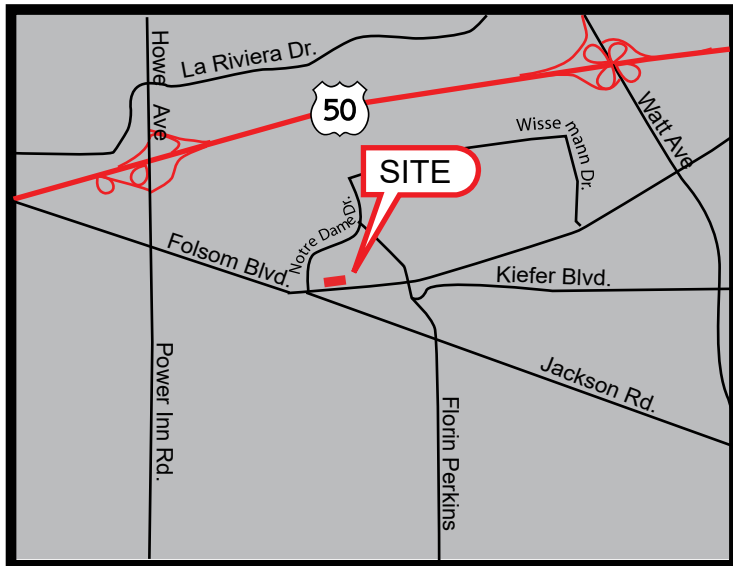
# COLLEGE GREENS WEST | RESTAURANT

## 8349 FOLSOM BLVD

### SACRAMENTO, CA

## 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:

	1 Mile	3 Mile	5 Mile
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		

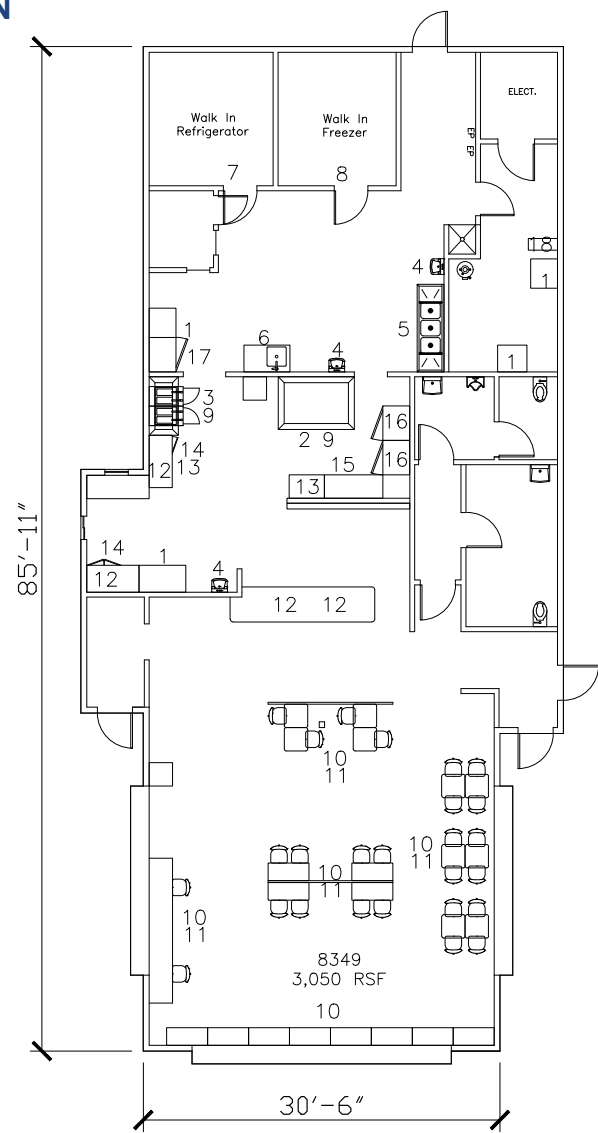
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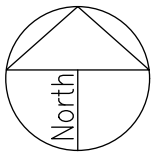
8349 FOLSOM BLVD - PAD BUILDING  
FLOOR PLAN



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
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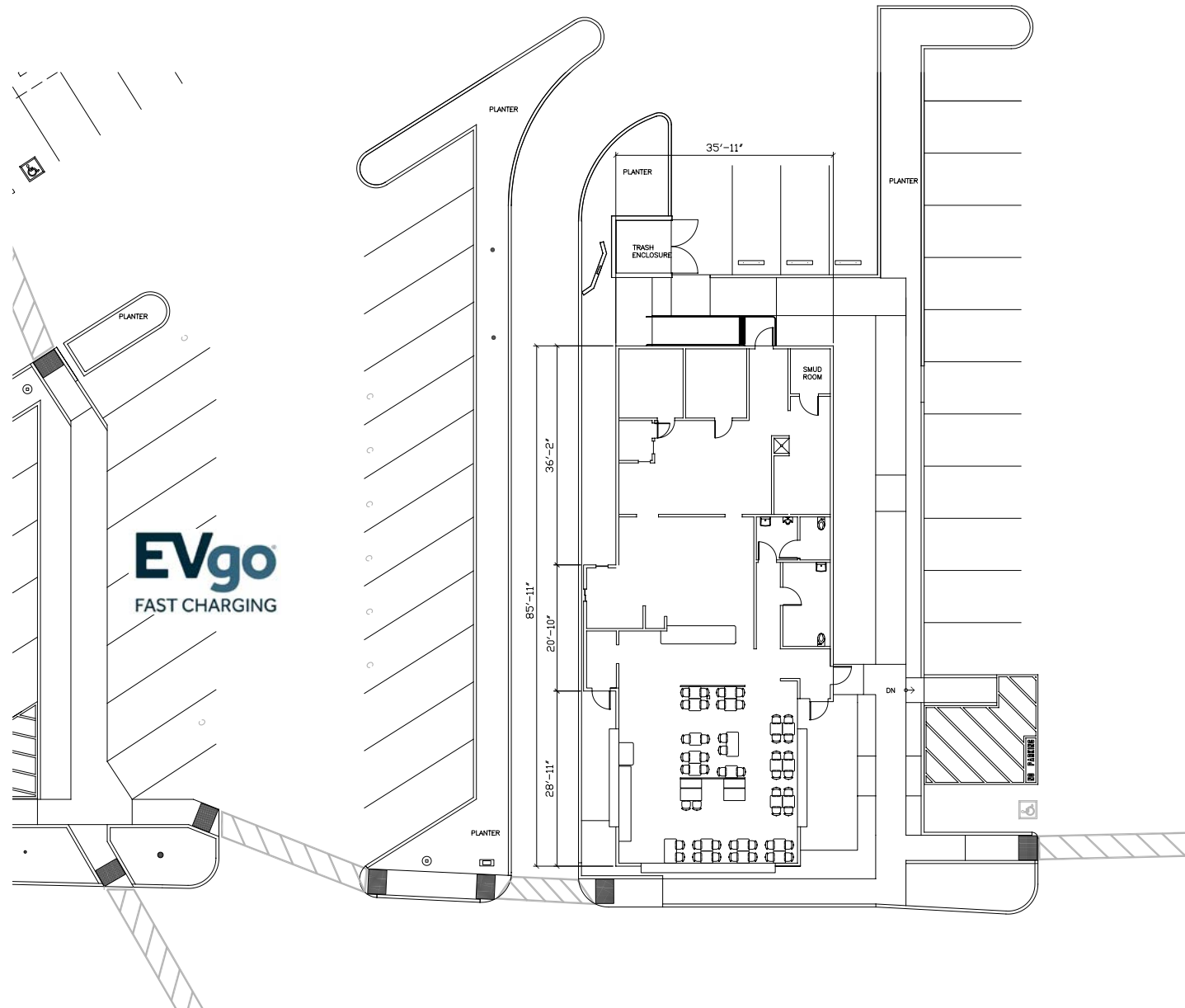
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## 8349 FOLSOM BLVD SITE PLAN



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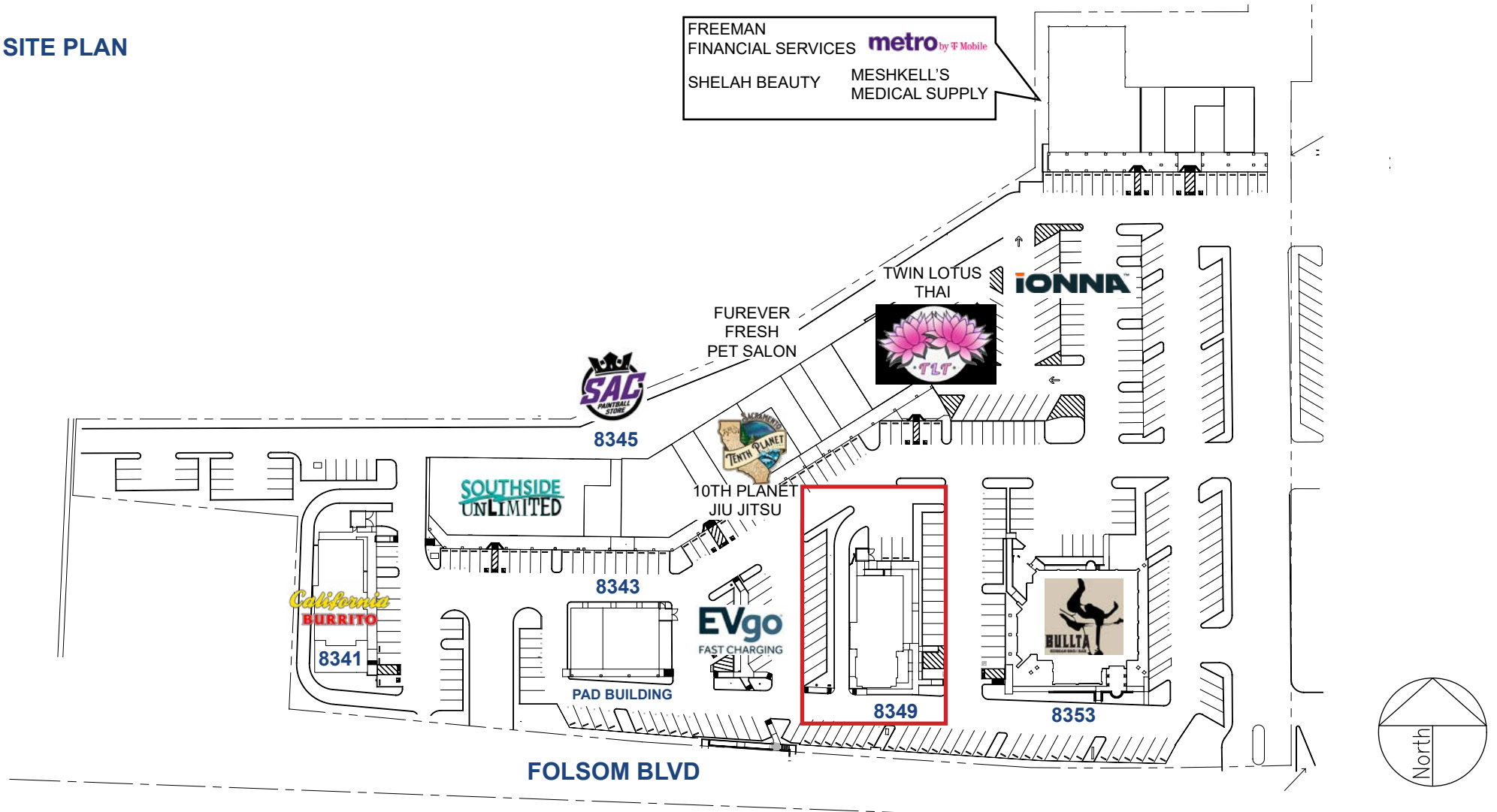


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