

FOR SUBLEASE: 411 BLUE RAVINE RD, FOLSOM, CA

+/- 1,500 SF SUITE 300 AVAILABLE



BLUE RAVINE RD - 21,995 ADT

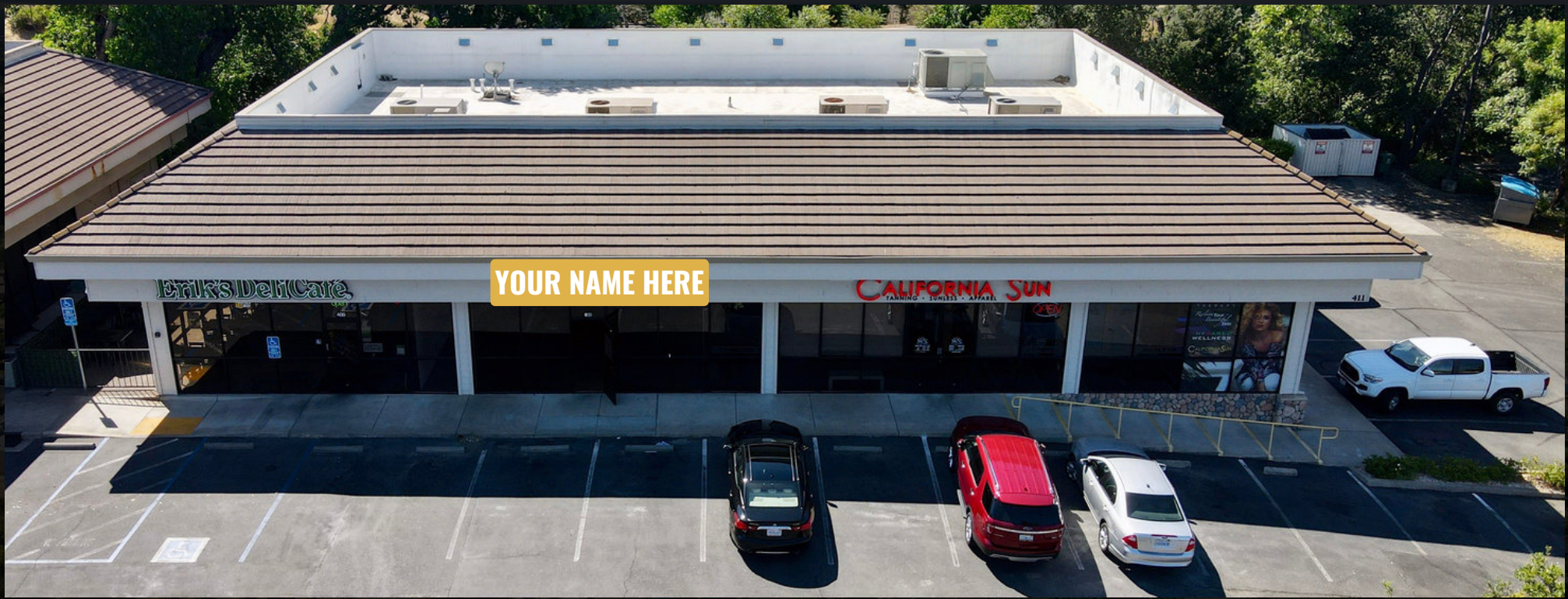
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ROME
REAL ESTATE GROUP

+/- 1,500 SF SUITE 300 AVAILABLE



BLUE RAVINE RD - 21,995 ADT



CALIFORNIA SUN PLAZA

- Neighborhood retail center is located directly on one of Folsom's main thoroughfares, offering prime retail visibility and easy access.
- Anchored by #1 grossing California Sun Salon & recently opened Erik's Deli Café.
- Long-standing pride of ownership with well-maintained building & clean grounds.
- Located near Mercy Hospital, Target & Home Goods.
- Signalized access to the property.
- Ideal for beauty users, fitness, medical & more.



STRONG TRAFFIC COUNTS

BLUE RAVINE RD: 21,995 ADT

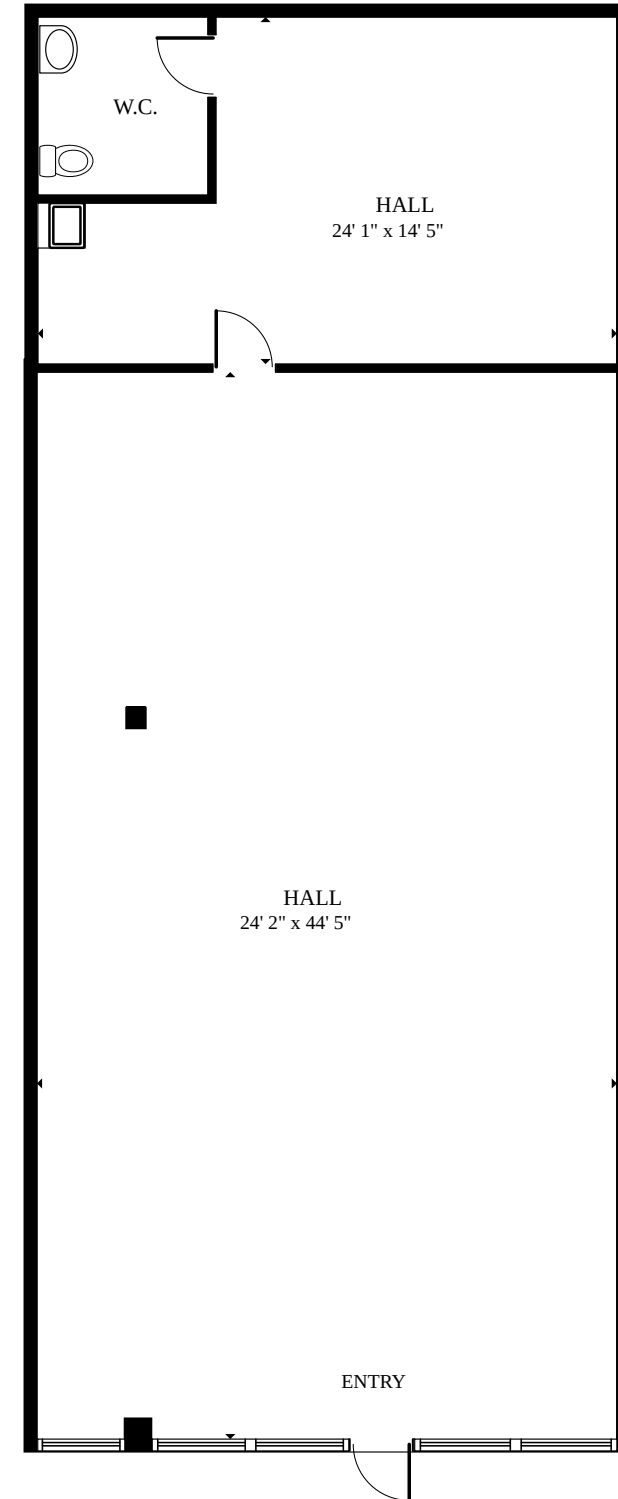
E BIDWELL ST: 28,821 ADT

SUITE DETAILS:

+/- 1,500 SQ. FT

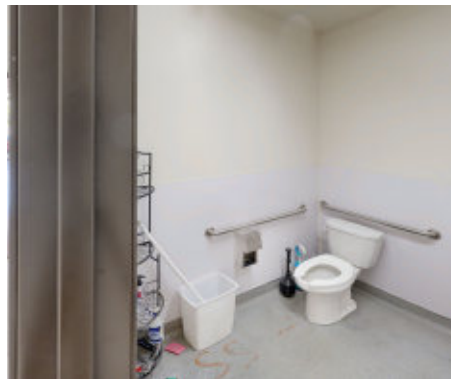
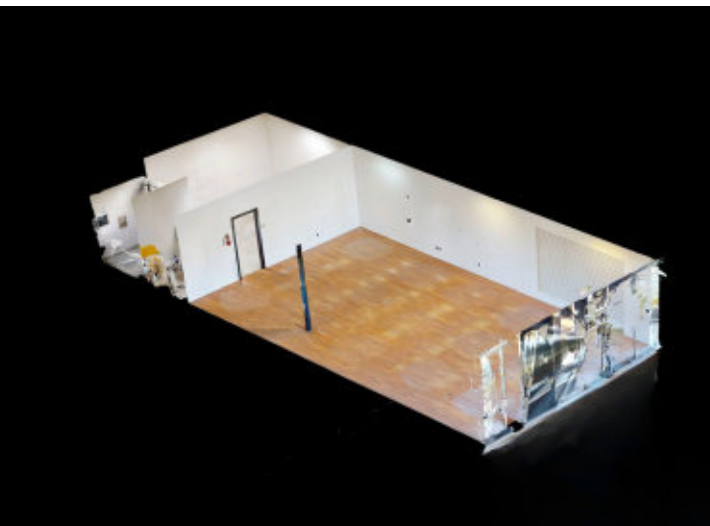
**\$2.25 PSF + NNN COSTS
PER MONTH**

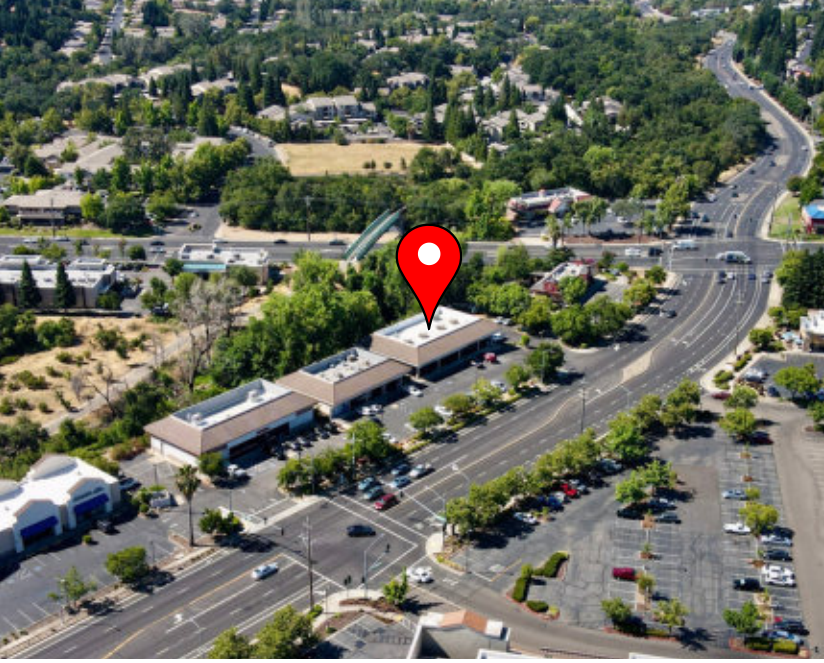
- The open floor plan offers a spacious layout that includes a private back room, one restroom, and attractive window lines with prominent building signage.



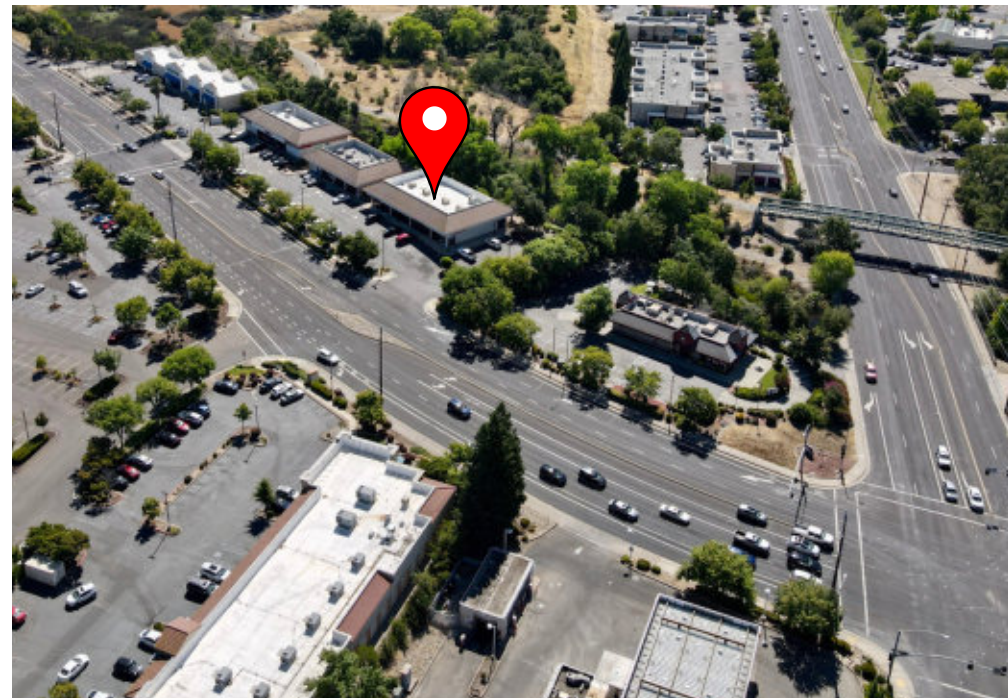


INTERIOR PICTURES





EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

411 BLUE RAVINE RD, FOLSOM, CA 95630



POPULATION

2023 ESTIMATE

1-MILE RADIUS	16,849
3-MILE RADIUS	82,377
5-MILE RADIUS	154,386

POPULATION

2028 PROJECTION

1-MILE RADIUS	17,406
3-MILE RADIUS	84,811
5-MILE RADIUS	158,763



HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS	\$108,694.00
3-MILE RADIUS	\$142,234.00
5-MILE RADIUS	\$143,373.00

HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS	\$84,404.00
3-MILE RADIUS	\$117,303.00
5-MILE RADIUS	\$117,173.00



POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	12,454	59,909	118,754
BLACK	311	4,595	5,852
HISPANIC ORIGIN	2,196	10,645	18,132
AM. INDIAN & ALASKAN	177	636	1,223
ASIAN	2,843	12,884	20,280
HAWAIIAN/PACIFIC ISLAND	81	290	532
OTHER	984	4,062	7,744



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