

**Exclusive Medical & Office Suites**  
**High Quality & Great Value! \$195/SF**  
**Featuring Private, Outdoor Patio Balconies!**

**400 Plaza Drive**  
**Folsom, CA 95630**

**FOR SALE OR LEASE**



**High-Quality, Value-Priced Office Condos in Folsom**  
**Investment and Owner-User Opportunities**

**Fully Improved - Commercial Office Condo Suites:**

	For Sale	For Lease
Suite 200, 204 & 205 +/-16,783 SF	\$3,275,000	\$1.95/SF
Suite 204 +/-3,000 SF	\$600,000	\$1.95/SF

**Additional Space Options include 5,000 SF and 8,000 SF Suites**

**Units May be Sold Or Leased Separately**

**For Sale at \$195/SF**

**For Lease at \$1.95/SF Full Service Gross**



[www.TonyWoodCommercial.com](http://www.TonyWoodCommercial.com)

**Exclusively listed by:**

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DRE License # 0000549071

eXp Commercial of California | License #02134436

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

Plaza Drive Professional Centre, Folsom, California  
**Medical and Office Uses Permitted - Commercial Office Suites**

**For Sale at \$195/SF For Lease at \$1.95/SF Full Service Gross:**

**400 Plaza Drive, Folsom CA 95360-Suite Details:**

**Suite 200: Three condo units built out as one 16,783 square foot suite.** Includes 2 Private Balcony Patios. Currently leased through March 2025 Possible owner-user options available. \$3,275,000

Can be demised into smaller Suite Options 3,000 SF; 5,000 SF and 8,000 SF

**Suite 204 3,000 SF For Lease Only At \$1.95/SF Full Service Gross**

**Location Description:** Plaza Drive Professional Centre is a premier medical and office park located off Blue Ravine Road near Folsom Blvd. This outstanding location offers easy accessibility with strong demographics and traffic counts., This beautifully maintained office park is surrounded by ample parking and easy access. The location includes many businesses providing services to the entire community, including restaurants, major retail stores, medical and financial services, and residential communities, all within walking distance. The perfect location for your medical offices or business operations. Monthly Association Dues of .45/SF include all utilities, interior & exterior maintenance and garbage collection.

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Contact us today to learn more about these exceptional office spaces and to arrange your tour!

**TONY WOOD, Director of Leasing and Sales**

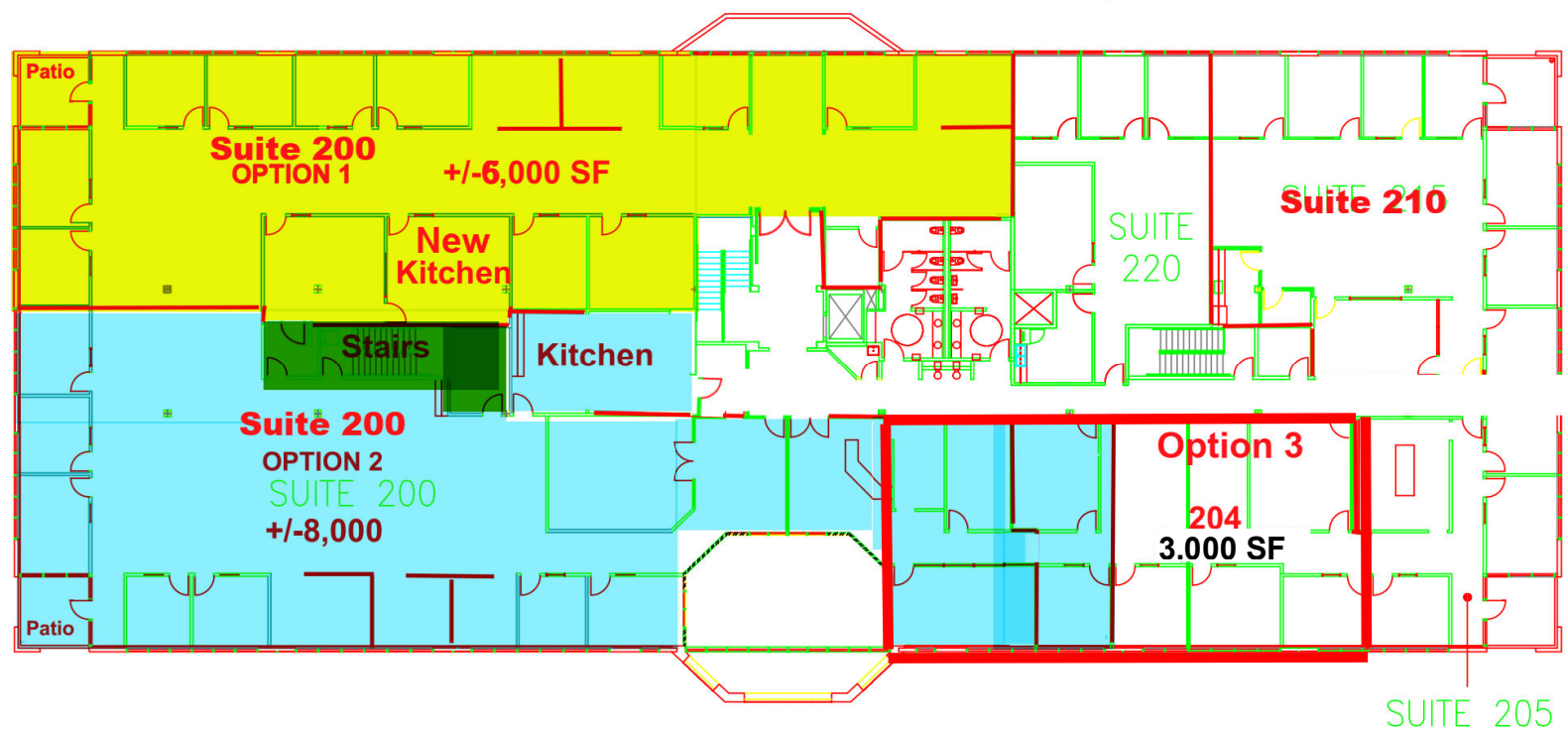
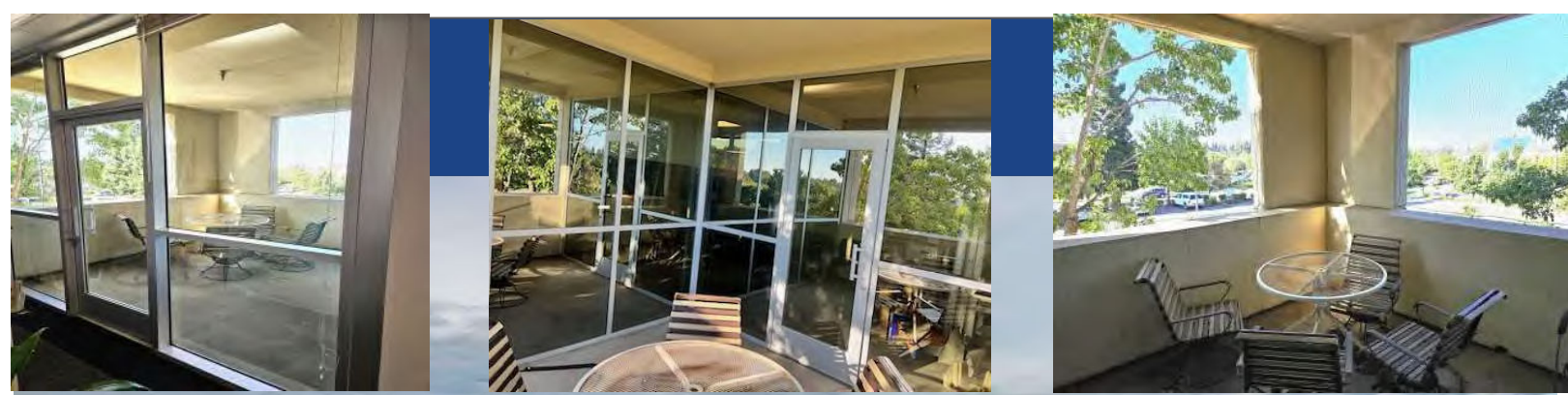
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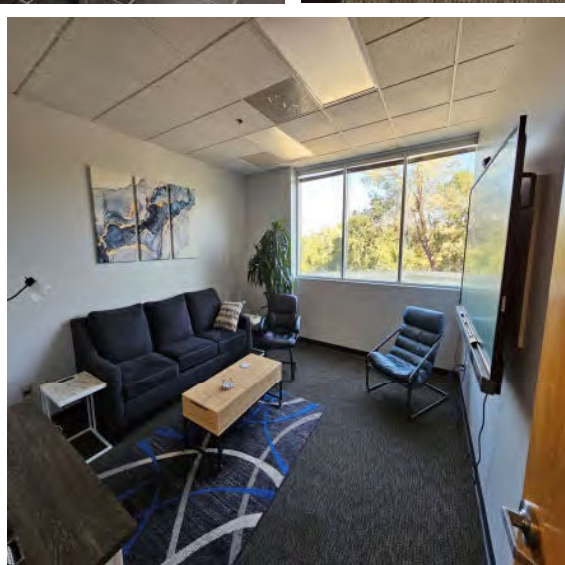
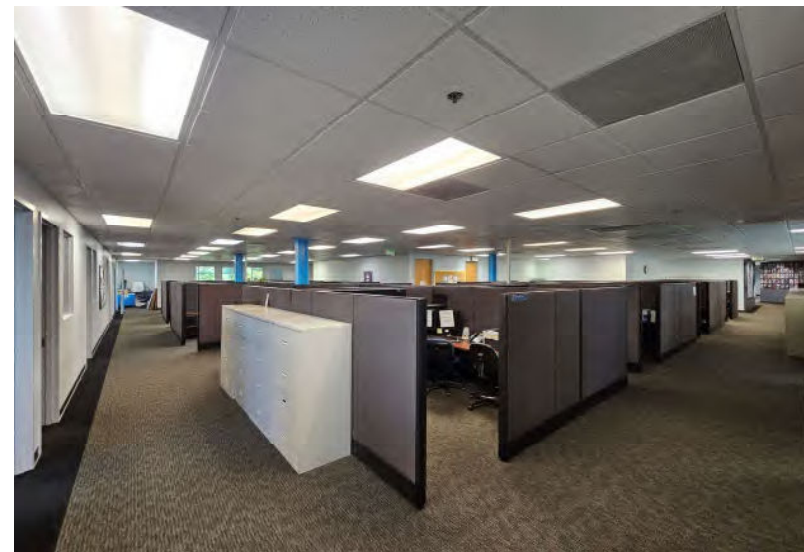
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# PROPERTY PHOTOS - 400 Plaza Drive, Folsom, CA 95630

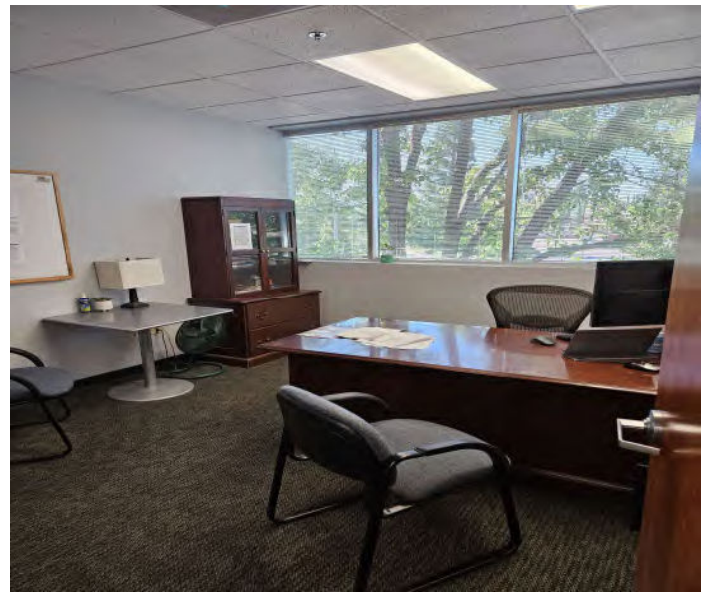
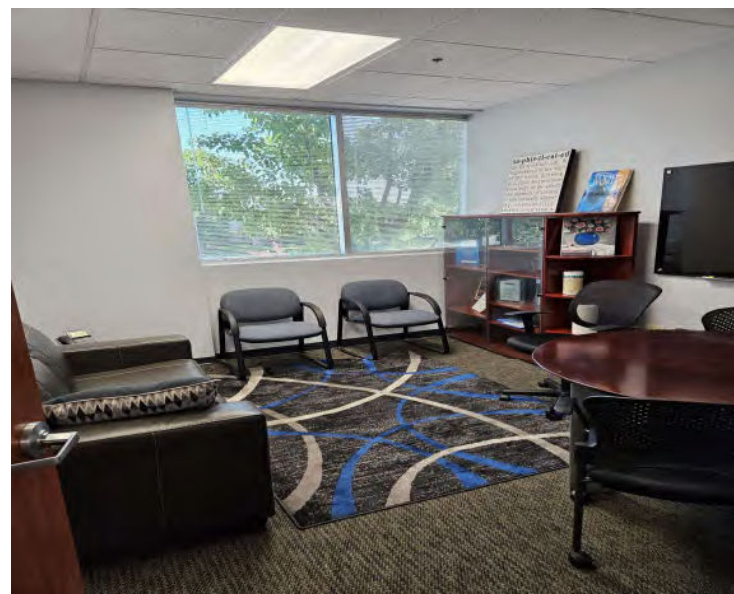
Suite 200 16,783 SF 20 Private Offices, 2 large conference rooms open work space, training & work stations

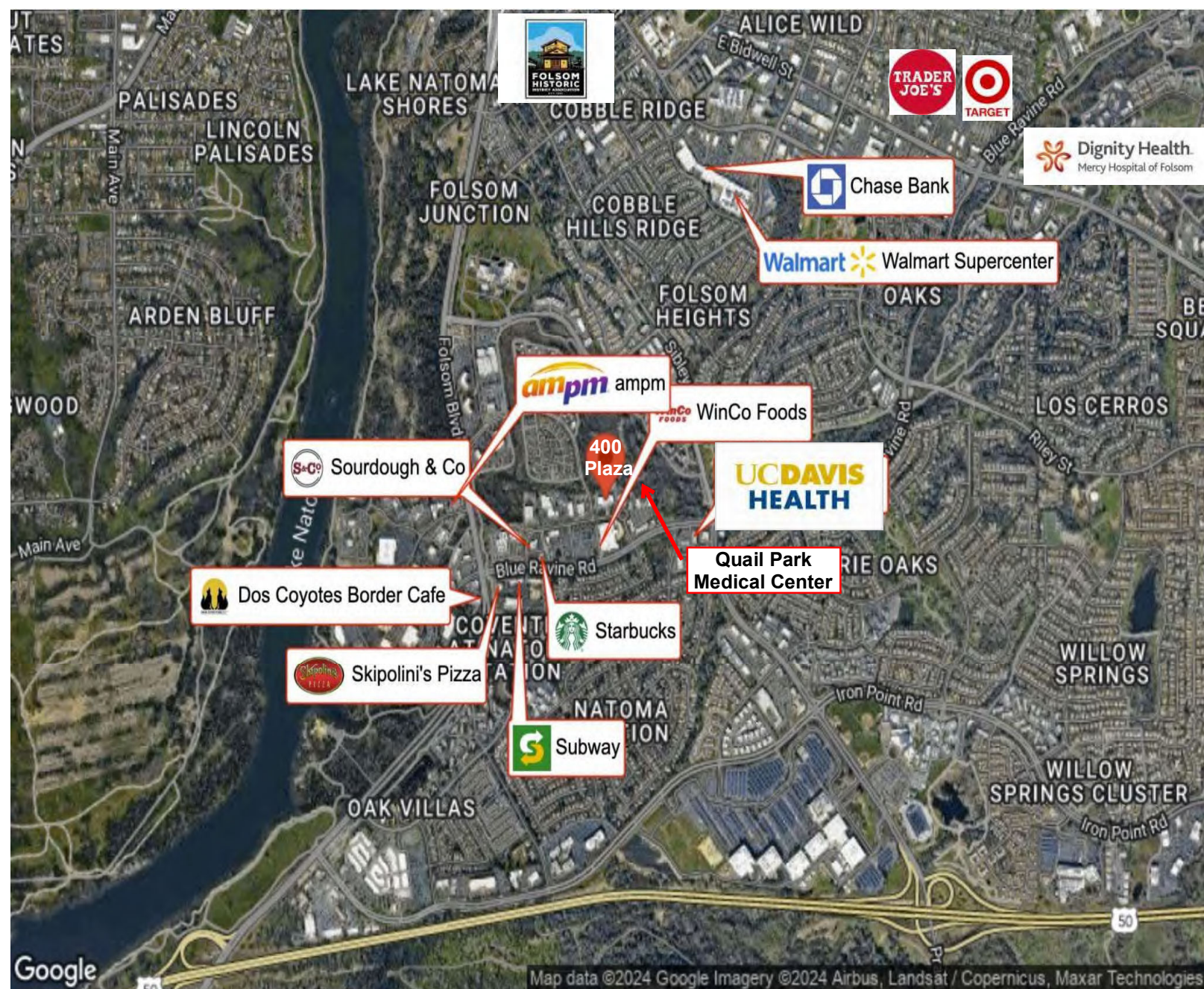


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**PROPERTY PHOTOS**  
**400 Plaza Drive, Folsom, CA 95630**  
**Suite 204 3,000 SF**  
**3 Private Offices, Large Training Area**





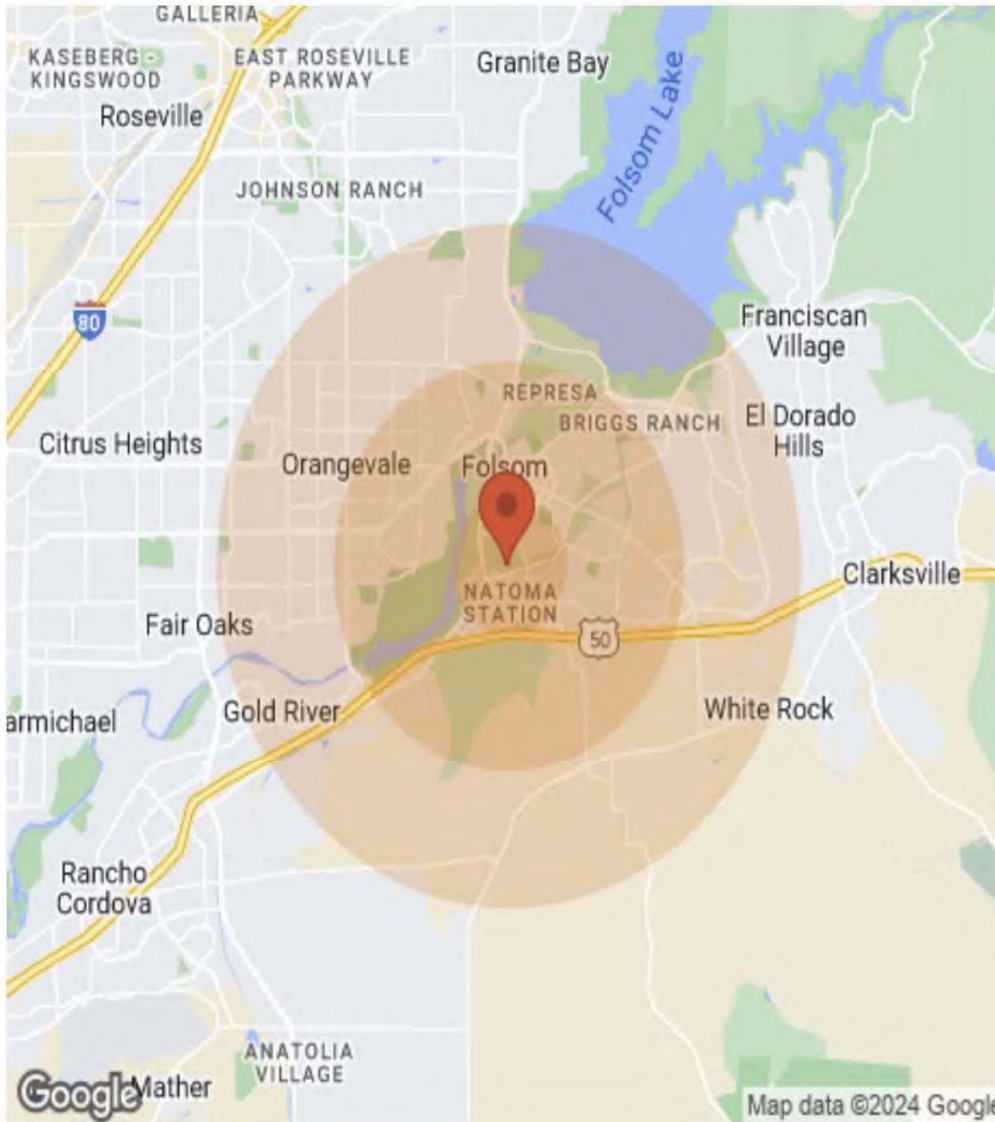
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Population	1 Mile	3 Miles	5 Miles
Male	4,999	35,037	70,017
Female	5,185	30,196	66,771
Total Population	10,184	65,233	136,788
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,331	11,617	25,671
Ages 15-24	1,537	7,771	17,782
Ages 25-54	4,209	28,030	52,820
Ages 55-64	1,207	8,817	18,735
Ages 65+	900	8,998	21,780
Race	1 Mile	3 Miles	5 Miles
White	7,676	51,759	113,273
Black	77	3,644	4,012
Am In/AK Nat	18	164	203
Hawaiian	N/A	34	48
Hispanic	796	7,083	12,432
Multi-Racial	1,156	8,202	15,692
Income	1 Mile	3 Miles	5 Miles
Median	\$99,142	\$84,631	\$88,967
< \$15,000	97	1,087	2,022
\$15,000-\$24,999	154	1,377	2,913
\$25,000-\$34,999	193	1,823	3,283
\$35,000-\$49,999	337	2,819	4,989
\$50,000-\$74,999	639	3,866	7,944
\$75,000-\$99,999	533	3,648	7,301
\$100,000-\$149,999	972	4,942	11,081
\$150,000-\$199,999	549	2,646	5,843
> \$200,000	257	1,157	4,516
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,020	25,345	54,317
Occupied	3,871	24,032	51,732
Owner Occupied	2,725	15,093	37,681
Renter Occupied	1,146	8,939	14,051
Vacant	149	1,313	2,585

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