

OFFICE FOR LEASE

QUAIL PARK

540 Plaza Drive Suite 110, Folsom, CA 95630



OFFERING SUMMARY

AVAILABLE SF:	+/-1,209 SF
LEASE RATE:	\$2.55 SF/month (MG)
LOT SIZE:	6,364 SF
BUILDING SIZE:	4,800 SF
ZONING:	C-3 (PD)
MARKET:	Folsom

PROPERTY OVERVIEW

Quail Park Center is the premiere health & wellness complex in the City of Folsom. Anchored by active-lifestyle and health focused tenants who have a focus on bettering the surrounding community.

The building offers attractive window lines looking out to tranquil water features, walking trails and outside seating areas. The lush landscaping, mature palms, and attractive water features provide a tranquil and inviting feel for patrons and businesses alike.

+/- 1,209 sqft Office, Medical or Retail suite available for Lease. Great for a wellness group, therapy, medical, or administrative office or destination retail or medical.

PROPERTY HIGHLIGHTS

- Wellness-Focused Center
- Great site for Medical, Retail, or Office
- Beautifully maintained landscaping
- Outdoor seating areas
- Complex backs up to 150+ Acre Wildlife Preserve
- Easily accessible

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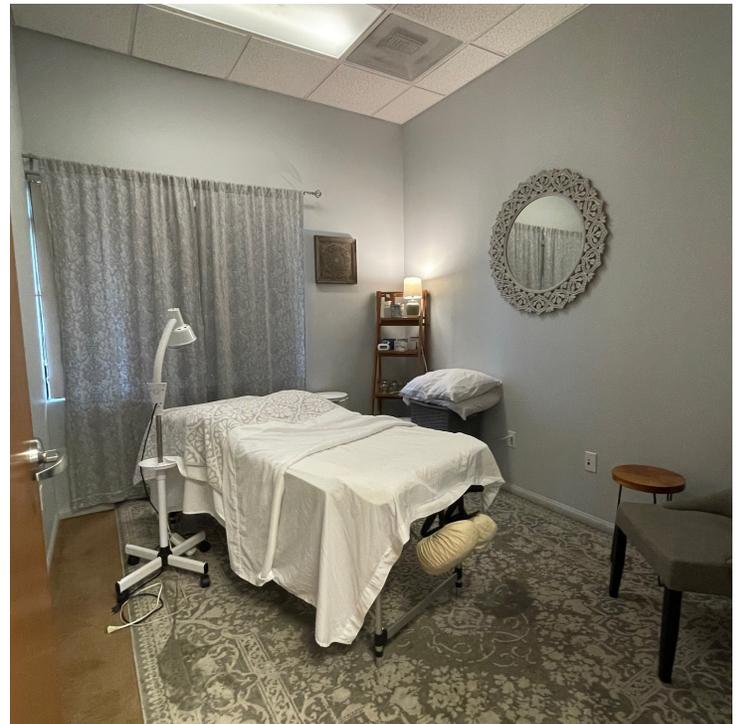
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Each Office Independently Owned and Operated

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INTERIOR PHOTOS

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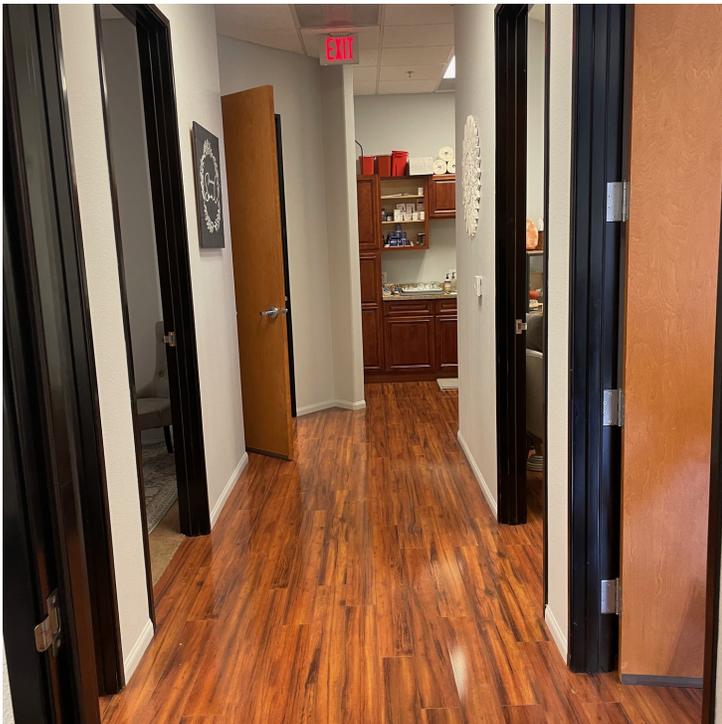
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EXTERIOR PHOTOS

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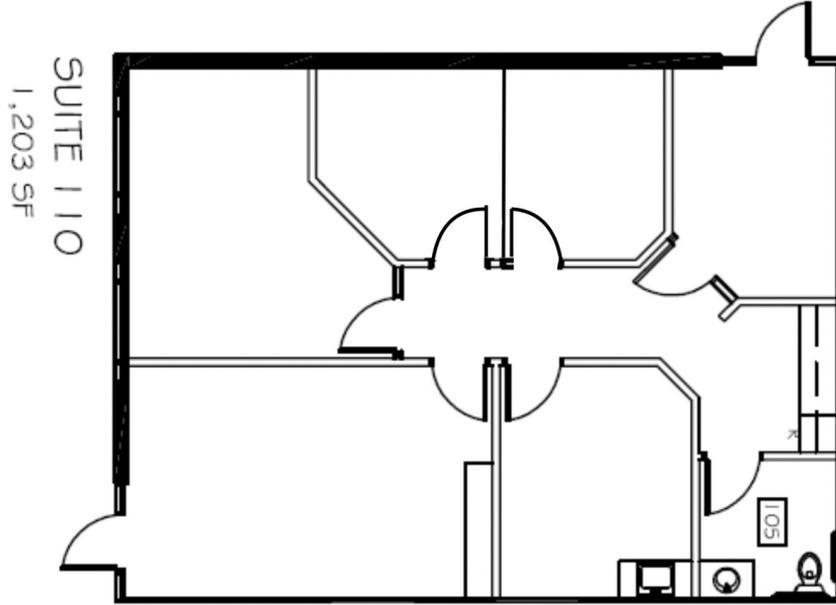


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LEASE RATE:	SF/MO	TOTAL SPACE:	+/-1,209 SF
LEASE TYPE:	MG	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 110	Office Building	\$2.55 SF/month	Modified Gross	+/-1,209 SF	Negotiable	

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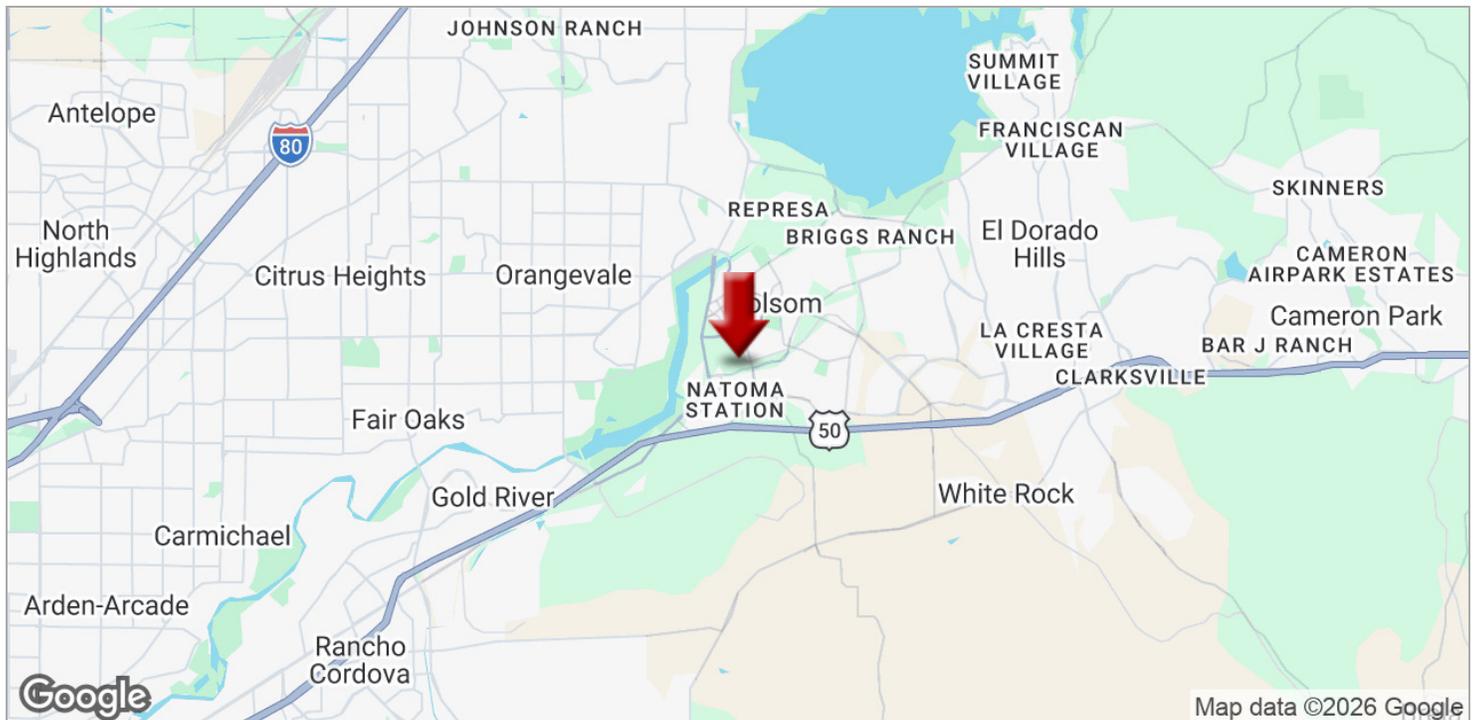
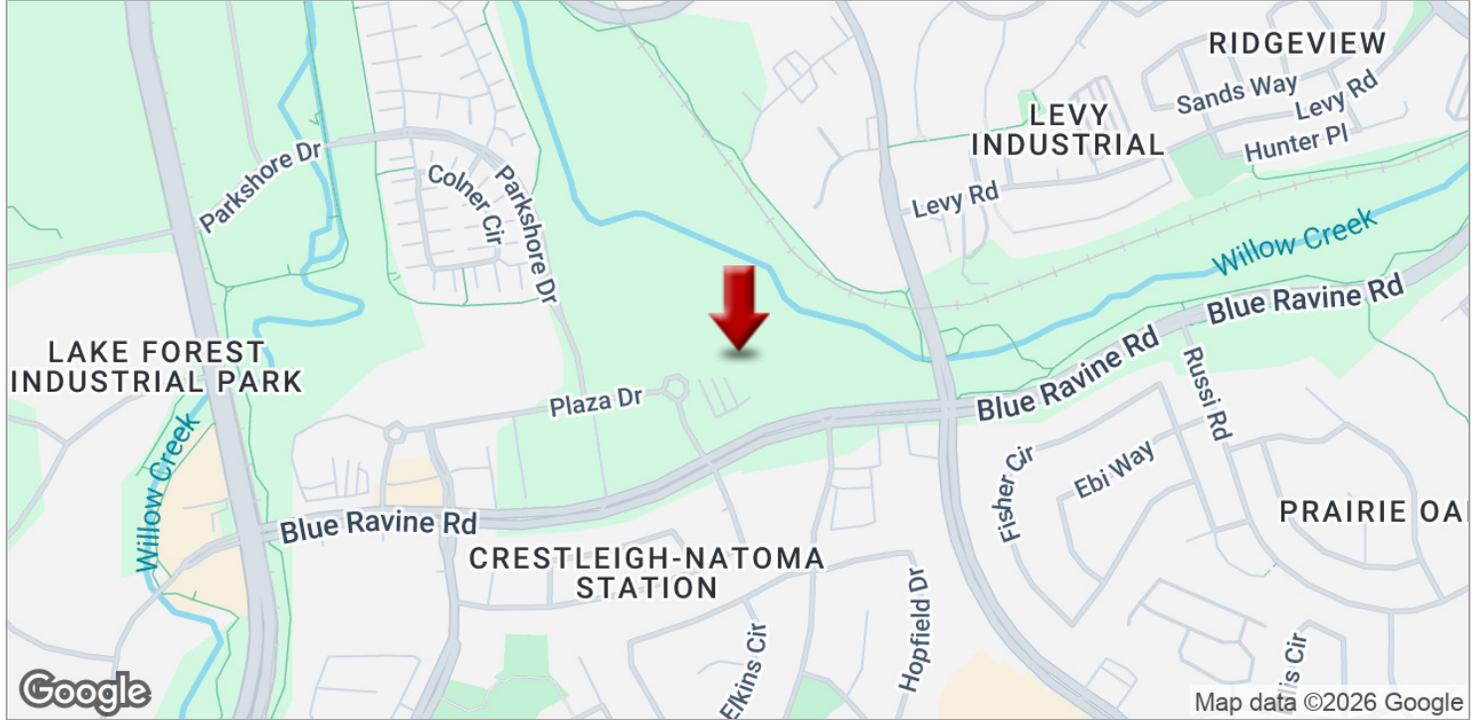


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LOCATION MAP

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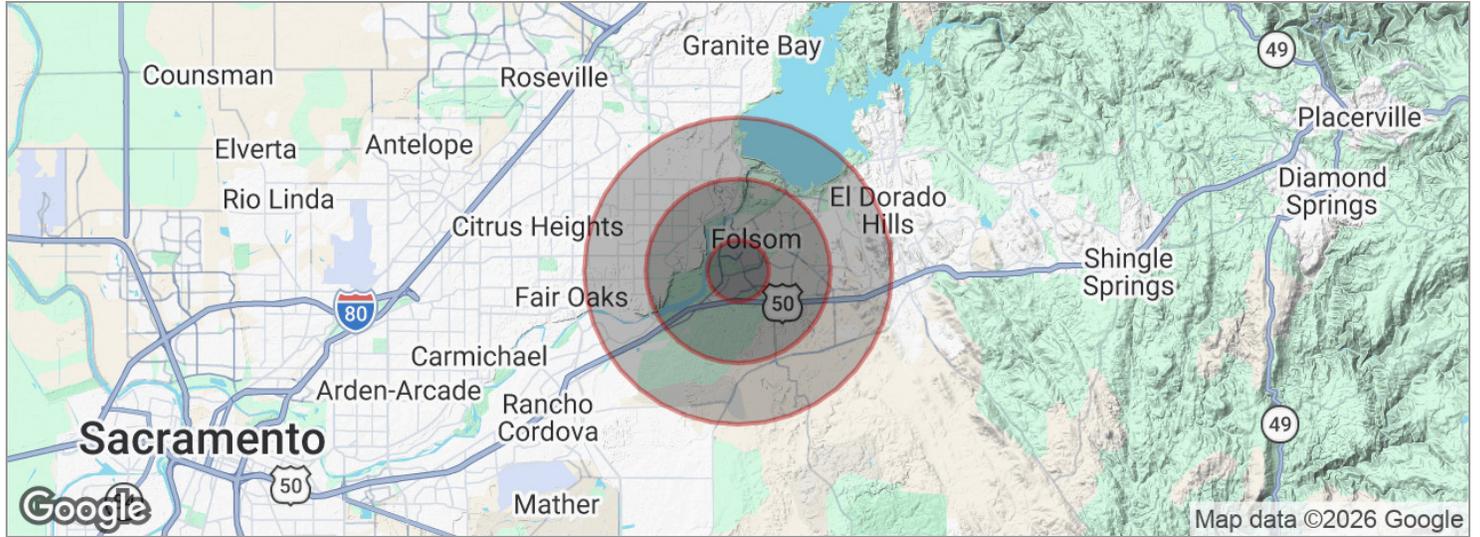
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DEMOGRAPHICS

540 Plaza Drive, Folsom, CA 95630



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,854	62,222	137,492
Median age	36.0	37.6	38.9
Median age (male)	33.5	36.6	38.1
Median age (Female)	36.7	39.2	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,694	21,670	48,142
# of persons per HH	2.5	2.9	2.9
Average HH income	\$100,960	\$94,827	\$104,614
Average house value	\$422,136	\$435,752	\$479,074

** Demographic data derived from 2020 ACS - US Census*

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RETAIL MAP

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