

**COLLEGE GREENS WEST**  
**8343 FOLSOM BLVD**  
**SACRAMENTO, CA**  
FOR LEASE  
1,235 SF RETAIL MEDICAL SPACE

**ETHAN CONRAD**  
PROPERTIES INC.

**LEASES SIGNED!**

**EVgo** **IONNA**  
FAST CHARGING



**AVAILABLE**  
**916 779-1000**

**COMPLETELY REMODELED**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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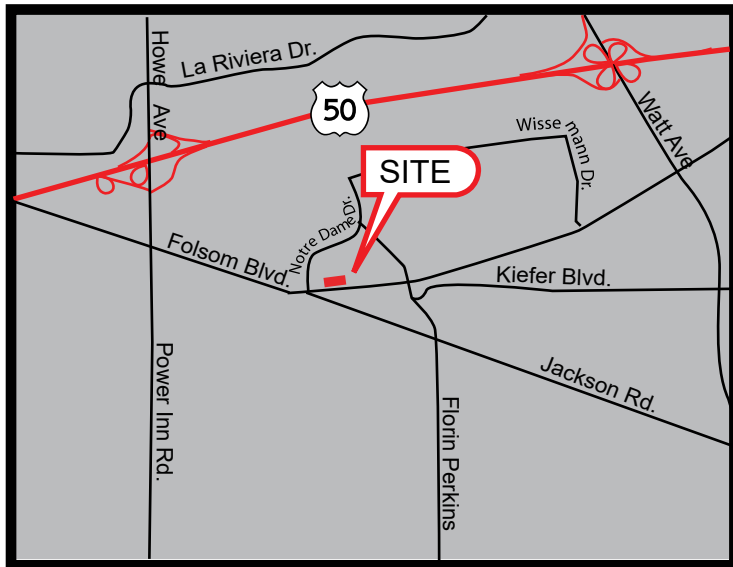
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**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

**FEATURES:**

- Turn-key retail/medical suite
- Located along Folsom Blvd, a major thoroughfare in Sacramento
- Property remodeled and is in very attractive condition
- 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  
 Suite 100 1,235 SF \$2,902.00 (\$2.35, NNN)

NNN costs are approximately \$0.51 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   |           |           |

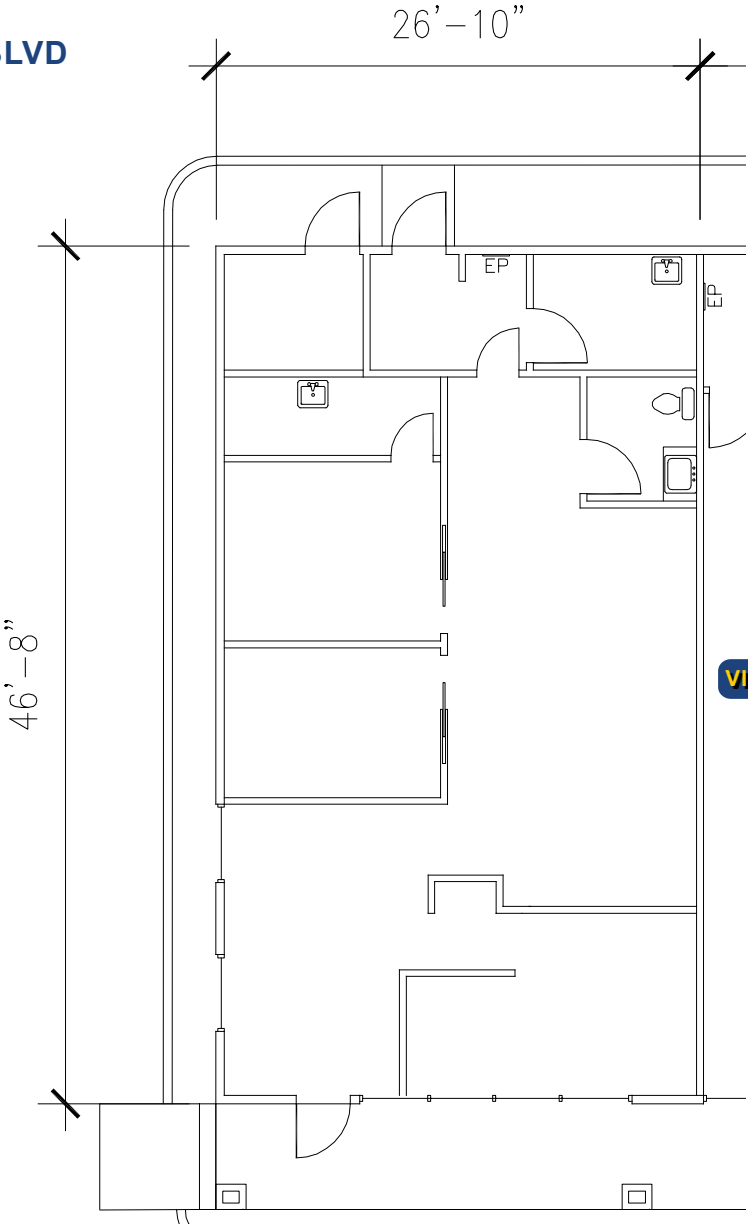
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8343 FOLSOM BLVD  
FLOOR PLAN



AVAILABLE  
SUITE 100  
1,235 SF

[VIEW VIRTUAL TOUR](#)

| Suite                                   | SF    | Lease Rate      | Monthly Rent |
|-----------------------------------------|-------|-----------------|--------------|
| 100                                     | 1,235 | \$2.35 PSF, NNN | \$2,902.00   |
| NNN costs are approximately \$0.51 PSF. |       |                 |              |

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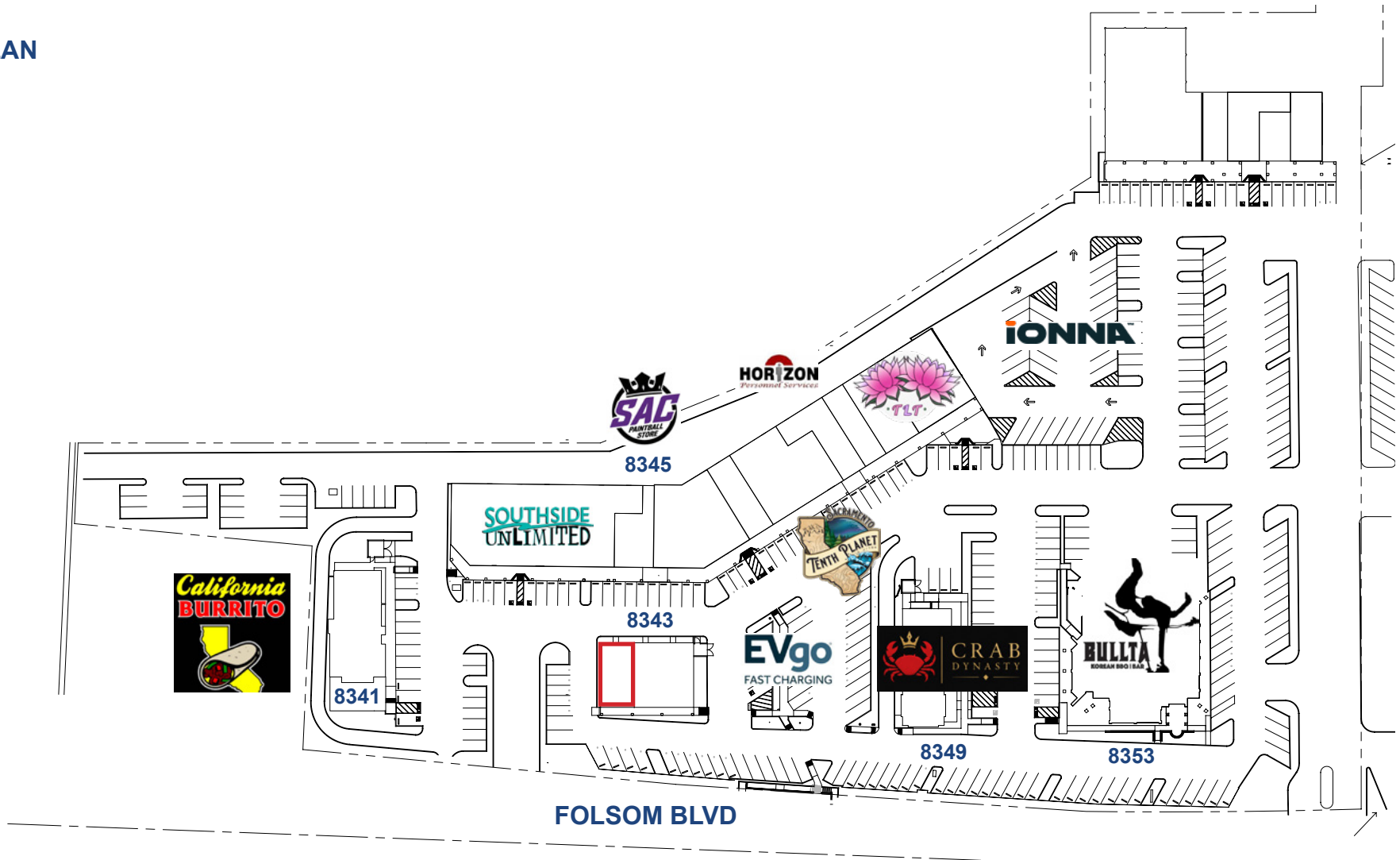
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SITE PLAN



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