

# FOLSOM CREEK

SWC Folsom Boulevard & Blue Ravine Road - Folsom, CA

A PROUD MEMBER OF  
**CHAIN LINKS**  
RETAIL ADVISORS



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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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**location:** SWC Folsom Boulevard and Blue Ravine Road  
Folsom, CA

**notable tenants:** Dos Coyotes Border Cafe, Jamba Juice, The UPS Store

**shopping center GLA:** ±19,938 Square Feet (GLA)

**availability:** ±2,202 SF 2nd Gen Medical Office Space  
±2,426 SF 2nd Gen Bank End Cap



### 2021 total population

1-mile	8,195
3-mile	71,453
5-mile	165,602



### 2021 daytime population

1-mile	12,741
3-mile	80,862
5-mile	164,976



### 2021 total employees

1-mile	8,467
3-mile	41,194
5-mile	68,435



### 2021 total households

1-mile	2,968
3-mile	26,753
5-mile	58,027



### 2021 average HH income

1-mile	\$158,080
3-mile	\$125,137
5-mile	\$137,123

### traffic counts

Folsom Blvd (northbound at Blue Ravine)	32,887
Folsom Blvd (southbound at Blue Ravine)	31,386
Blue Ravine Rd (at Folsom Blvd)	15,050



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## PROPERTY OVERVIEW

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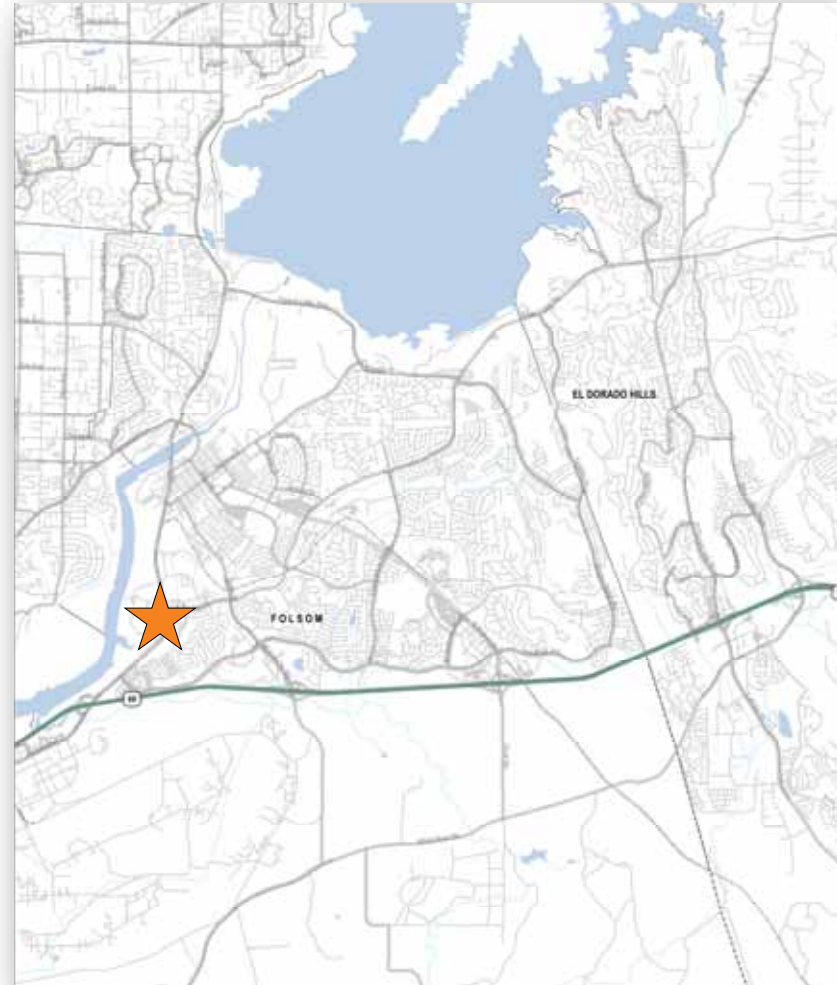
*Folsom Creek* is located at the southwest corner of Folsom Boulevard and Blue Ravine Road in Folsom, California.

This ±19,938 square foot high profile strip center is visible to approximately 48,000 cars per day travelling the intersection and is recognizable throughout the trade area for its contemporary architectural design and landmark “Red Bull” art sculpture.

In addition, *Folsom Creek* is situated at the primary access point of the Lake Forest Technical Center and Folsom Professional Centre, comprising a total of ±857,893 square feet of office space.

Notable office tenants within these business centers include VSP Global, Agilent Technologies and Mercury Insurance.

Retailers in the center benefit from strong co-tenant synergy with Dos Coyotes Border Café, Jamba Juice, The UPS Store, SUP CA Paddleboards, Lifted Salon and PSR Nutrition.



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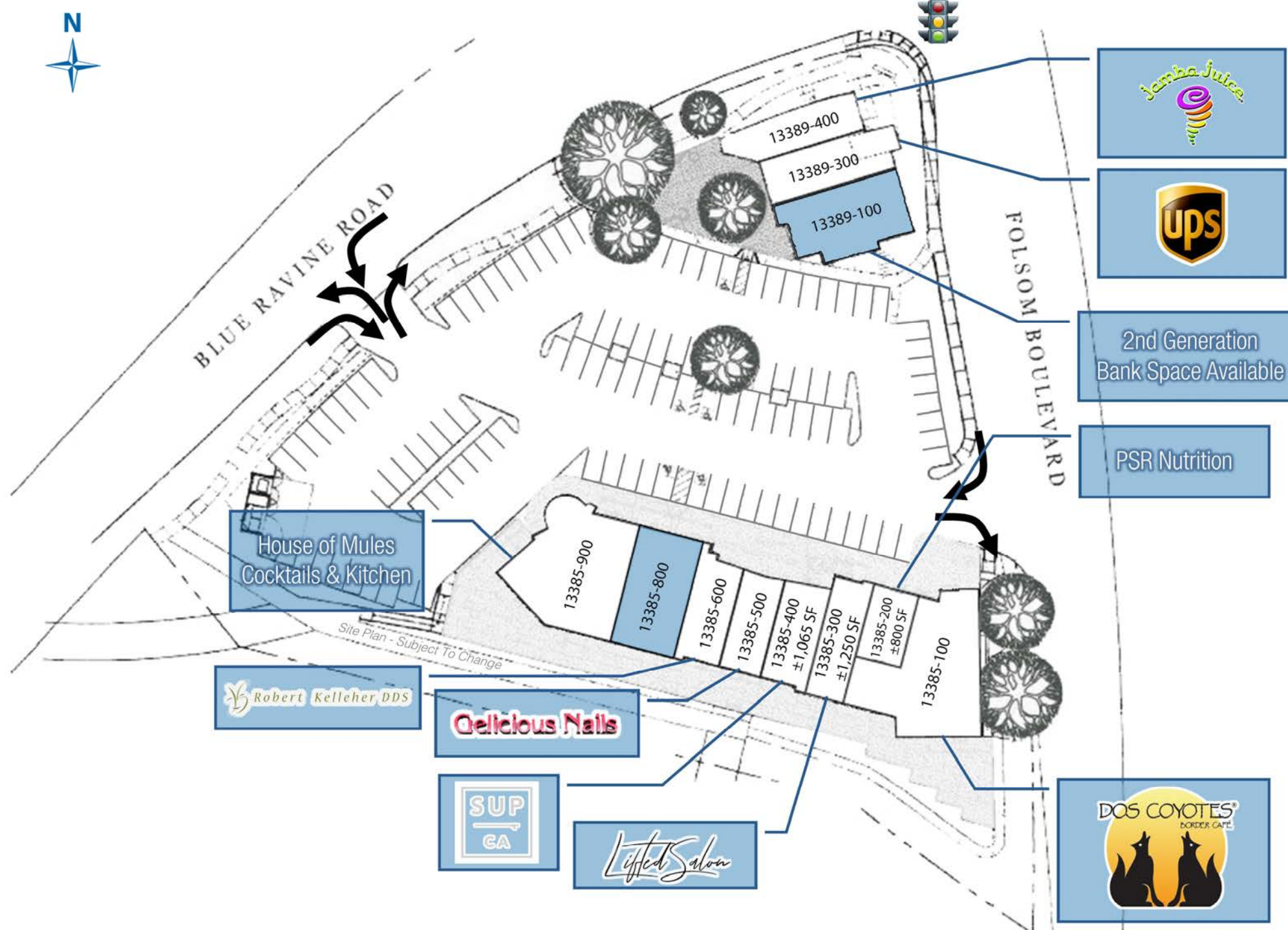
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## SITE PLAN



SUITE	TENANT	SQ. FT.
13385-100	Dos Coyotes	4,758
13385-200	PSR Nutrition	800
13385-300	Lifted Salon	1,250
13385-400	SUP Paddleboards	1,065
13385-500	Gelicious Nails	846
13385-600	Kelleher Orthodontics	1,197
13385-800	<b>AVAILABLE</b>	2,202
13385-900	House of Mules Cocktails & Kitchen	3,444
13389-100	<b>AVAILABLE</b>	2,426
13389-300	The UPS Store	1,400
13389-400	Jamba Juice	1,350

For leasing information, please contact:

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## IMMEDIATE VICINITY RETAIL AERIAL

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## OVERALL TRADE AREA AERIAL

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