

FOR SALE & LEASE



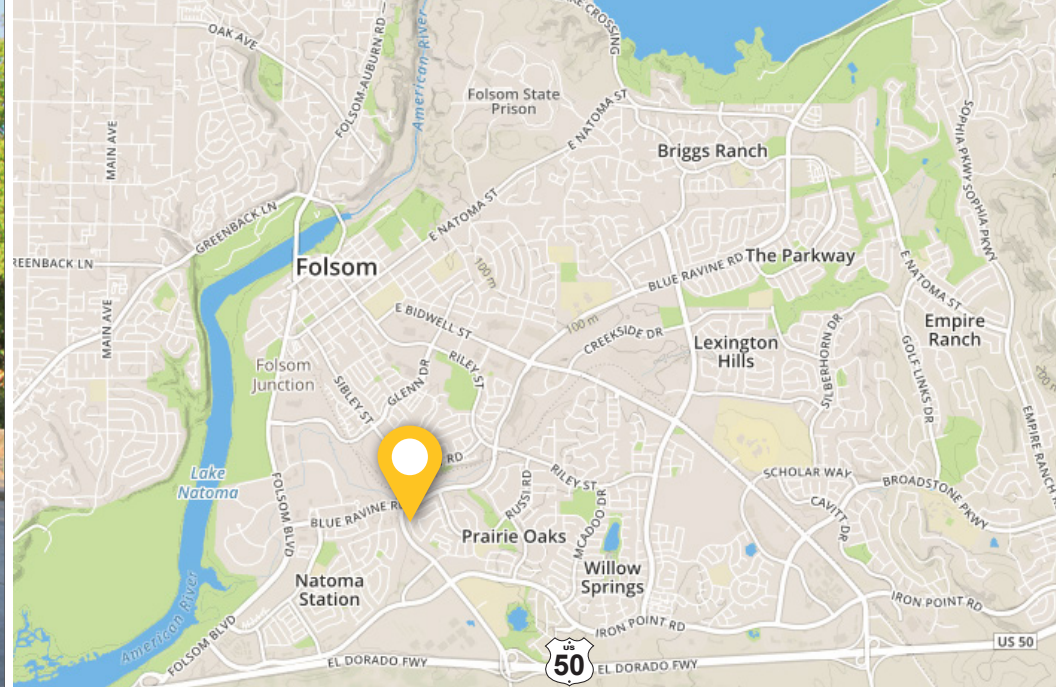
Flex Office / Retail Space
301 Blue Ravine Road,
Folsom, California

- 3,500 square feet available
- In densely populated area
- Located on two major arteries
- Highly visible in the heart of Folsom
- Flexible space for a variety of uses

GREG THOMAS
Senior Vice President
Lic# 913742
+1 916 563 3014
greg.thomas@colliers.com

TOMMY O. PONDER, SIOR
Vice President
Lic# 01431506
+1 916 563 3005
tommy.ponder@colliers.com





Opportunity

The Station at 301 Blue Ravine is located in Folsom, CA - known for its quality of life, easy access abundant recreational activities, and park-like features throughout the city. The property is located near two (2) major arteries which provides convenient access to all areas within Folsom. This is an opportunity for the purchaser to put their stamp on a highly visible property in this historic town. Currently designed as a fire station, there is opportunity to convert it into a variety of uses such as a brew pub, coffee shop, or an automotive related use.

Sale Price

\$1,375,000

Leasing Price

\$1.75 Per Square Foot NNN



Property Overview

Address	301 Blue Ravine, Folsom, California, 95630
APN	072-0010-049 & 059
Area	3,500 SF / .6 acres
Zoning	Commercial
Year Built	2006
Possible Uses	Potential Creative Brewery, Showroom, Restaurant, Coffee Roasters, Retail or Commercial Space



Traffic Counts

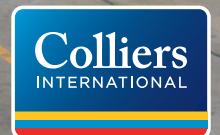
Prairie City Rd — **21,942** average daily traffic

Blue Ravine Road — **17,830** average daily traffic

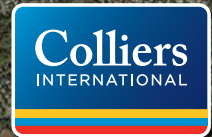
Combined — **39,772** average daily traffic

2017 Demographics	1 Mile	3 Miles	5 Miles
Population	12,363	74,014	142,837
Average HH Income	\$121,821	\$110,470	\$123,163

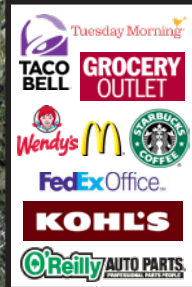
Source: U.S. Census Bureau, Esri forecasts for 2017



SURROUNDING AMENITIES



FOLSOM BLVD



SUTTER MIDDLE SCHOOL

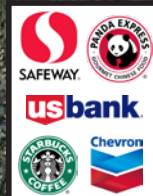


FOLSOM MIDDLE SCHOOL



BLUE RAVINE RD

SITE



FOLSOM HIGH SCHOOL

PRAIRIE CITY RD

