

**AVAILABLE**

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199

Beauty

ENDCAP MEDICAL/RETAIL/OFFICE SPACE AVAILABLE

# Natoma Junction Plaza

199 BLUE RAVINE RD | FOLSOM, CA

**MATTHEWS**  
REAL ESTATE INVESTMENT SERVICES





# Exclusive Leasing Agents

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# SITE PLAN



SUITE	TENANT	SQUARE FOOTAGE	RENT
140	Mr. Pickles	1,276	
150	Dolan's	1,276	
160	Bank Of America ATM	100	
170	John Michael Dolan, LLC	2,553	
<b>180</b>	<b>Available</b>	<b>2,714</b>	<b>\$2.00 NNN SF/MO</b>
<b>Total Building</b>		<b>11,838</b>	



## PROPERTY HIGHLIGHTS

- **Class A** retail space that can be used for medical, retail, or office
- **Endcap suite** with (2) separate entrances
- **Signalized corner:** Blue Ravine Rd and Natoma Station Dr.
- Neighboring tenants act as an amenity to the space. Good food options in walking distance including Subway, Argos Caffe, Taco Loco, Skipolini's Pizza, and Starbucks
- **Convenient access** to Highway 50
- **Available Space on monument sign**

## 1-MILE DEMOGRAPHICS

POPULATION



8,421

AVERAGE  
HOUSEHOLD INCOME



\$145,068

NUMBER OF  
HOUSEHOLDS



3,025

SIZE

2,714 SF

RENT/SF

\$2.00/SF/MO





# SURROUNDING AREA



**Granite Trails at Parkshore**  
±147 Housing Units

**Kids Kount Preschool & Kindergarten**

**Tricks Gymnastics, Dance & Swim**



**CALIBER COLLISION**



**Folsom Lake Toyota Service Center**



**UC Davis Medical Group**

**AVAILABLE**

**Folsom Lake Toyota Service Center**



**Lake Forest Industrial Park**

**Natoma Station Elementary School**

**Folsom Premium Outlets**



# LOCAL DEVELOPMENT



Thousands of long-awaited homes are coming to Folsom. It is one of the most anticipated housing communities in the Sacramento region, just south of Highway 50 in Folsom.

The project is set to be 3,300 acres, just south of the freeway and north of White Rock Road. It is expected to have nearly 11,000 homes and apartments, three public schools, two fire stations, a police station and 82 acres of office and commercial buildings.

The planned community will increase Folsom’s population by nearly one-third by housing 25,000 residents. Of homes currently on the market, prices range between \$400,000 to \$600,000. Folsom real estate is highly desirable right now and the average sales price is up nearly 12% this year. Taylor Morrison home builders already has 1,000 people on its interest list.

## DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2023 Projection	8,421	78,326	164,607
2018 Estimate	7,959	74,509	156,546
2010 Census	7,177	69,852	145,323
Growth 2018-2023	5.80%	5.12%	5.15%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2023 Projection	3,025	28,000	59,796
2018 Estimate	2,918	27,032	57,777
2010 Census	2,689	25,090	53,857
Growth 2018-2023	3.68%	3.58%	3.50%
INCOME	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$145,068	\$119,892	\$128,974

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## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of Property located at **199 Blue Ravine Rd Folsom, CA** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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