

Property Features

- Join Walgreens at signalized northeast corner of Folsom Blvd. and Zinfandel Dr.
- 3 outlots - ground lease or build to suit
- Drive-thrus available
- Two shared monument signs
- Site is unencumbered by the light rail that runs on the south side of Folsom Blvd.
- 50,000+ daytime population in 12M SF of office in trade area

Trade Area



Demographics

2017 (Estimate)	Polygon
Population	37,755
Households	13,7511
Median Household Income	\$53,828
Median Age	36.6
Traffic Counts: Folsom Boulevard	13,000 ADT
Traffic Counts: Zinfandel Drive	24,000 ADT
Traffic Counts: CA 50 at Zinfandel Exit	172,000 ADT

Contact information

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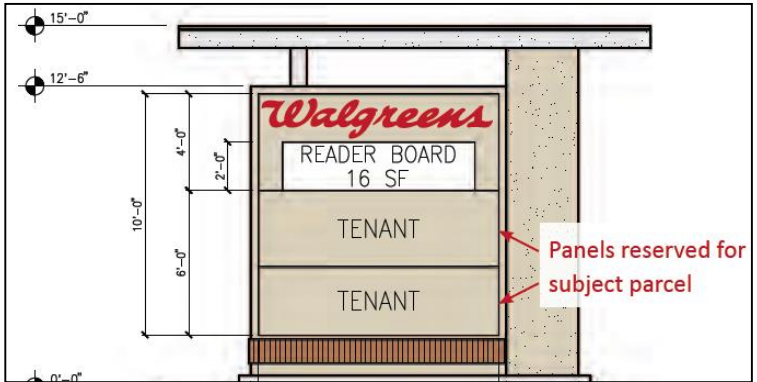




Availability

- ±1.16 acres
- ±240 feet of frontage

Monument Sign for Hard Corner



Parcel 1	Parcel 2	Parcel 3
Walgreens	Vacant Land	Vacant Land
2.118 AC. Gross	0.606 AC. Gross	0.584 AC. Gross
1.906 AC. Net	0.606 AC. Net	0.552 AC. Net
± 91,476 SF	± 26,397 SF	± 25,493 SF

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