

## MEDICAL, RETAIL & OFFICE FOR LEASE

# QUAIL PARK WELLNESS CENTER

210, 220 Blue Ravine Road & 530 Plaza Drive, Folsom, CA 95630



**AVAILABLE SF:** 1,339 - 3,867 SF

**LEASE RATE:** \$1.75 - 1.95 SF/Month (NNN; MG)

**CROSS STREETS:** Blue Ravine & Plaza Drive

### PROPERTY OVERVIEW

Quail Park Wellness Center is the premiere health & wellness complex in the City of Folsom. Anchored by active-lifestyle and health focused tenants who bring a synergy to the center unlike any other. Lush landscaping, mature palms, and attractive water features provide a tranquil and inviting feel for patrons and businesses alike. This high visibility, Class "A" retail center lends itself to an array of uses from fitness, beauty, therapy, medical, and professional office or retail.

### PROPERTY FEATURES

- Cohesive & Synergistic Wellness-Focused Center
- Medical, Retail & Office Space Available
- Maximum Exposure on Blue Ravine Road
- Beautifully Maintained Landscaping with Water Fountains & Outdoor Seating Areas
- Strong Pride of Ownership
- Complex Backs Up to 150+ Acre Wildlife Preserve

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# SITE PLAN

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
210 Blue Ravine	Street Retail	\$1.75 SF/MONTH	NNN	1,565 SF	VACANT
220 Blue Ravine	Street Retail	\$1.75 SF/MONTH	NNN	1,339 SF	VACANT
530 Plaza Dr	Office Building	\$1.95 SF/MONTH	Modified Gross	3,867 SF	VACANT

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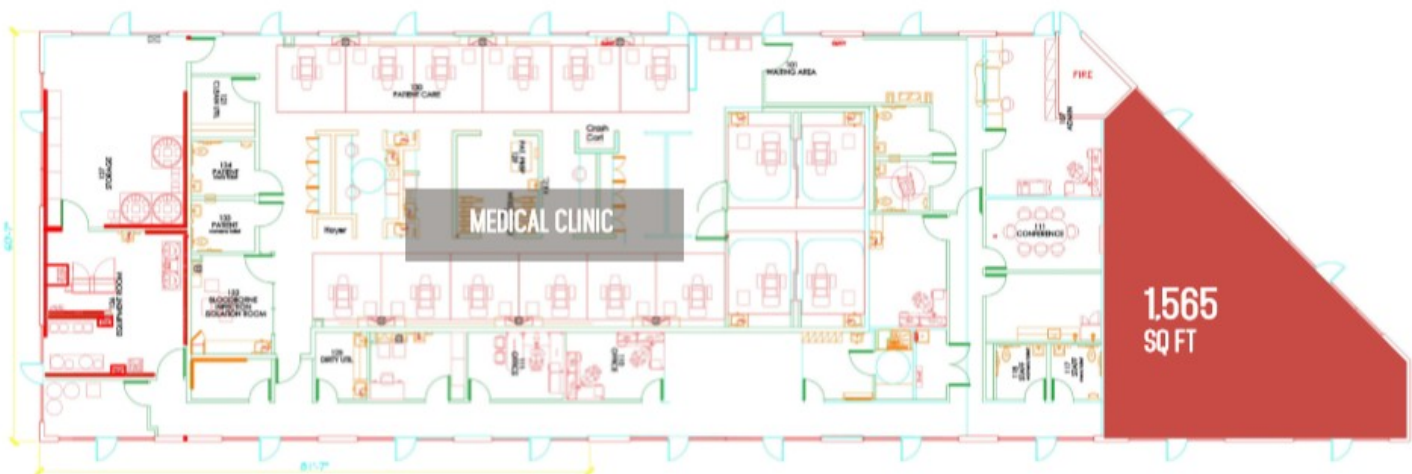
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**MEDICAL, RETAIL & OFFICE FOR LEASE**

# 210 BLUE RAVINE-SUITE 170

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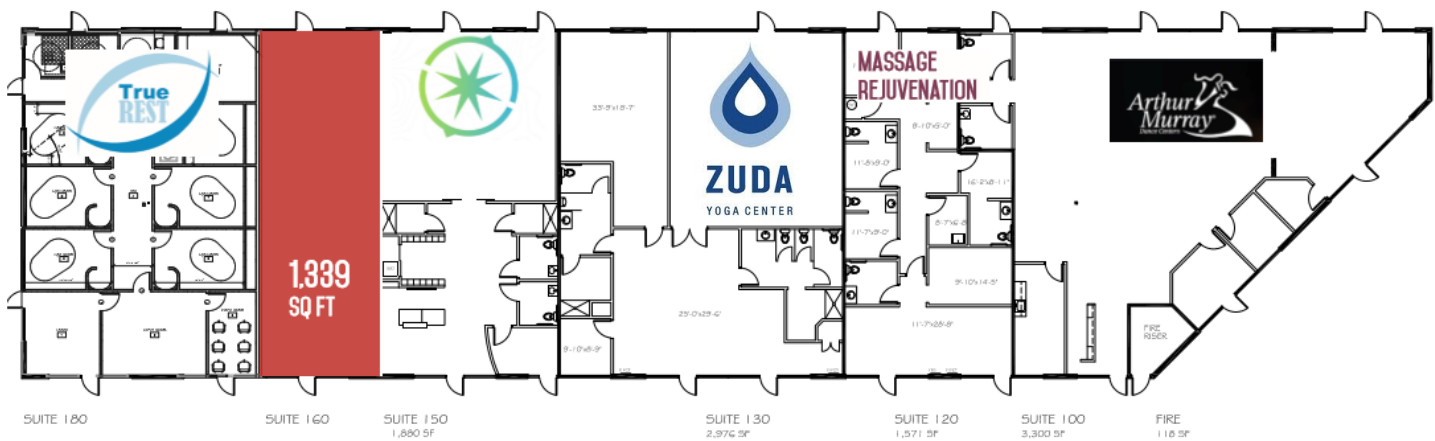
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## MEDICAL, RETAIL & OFFICE FOR LEASE

# 220 BLUE RAVINE-SUITE 160

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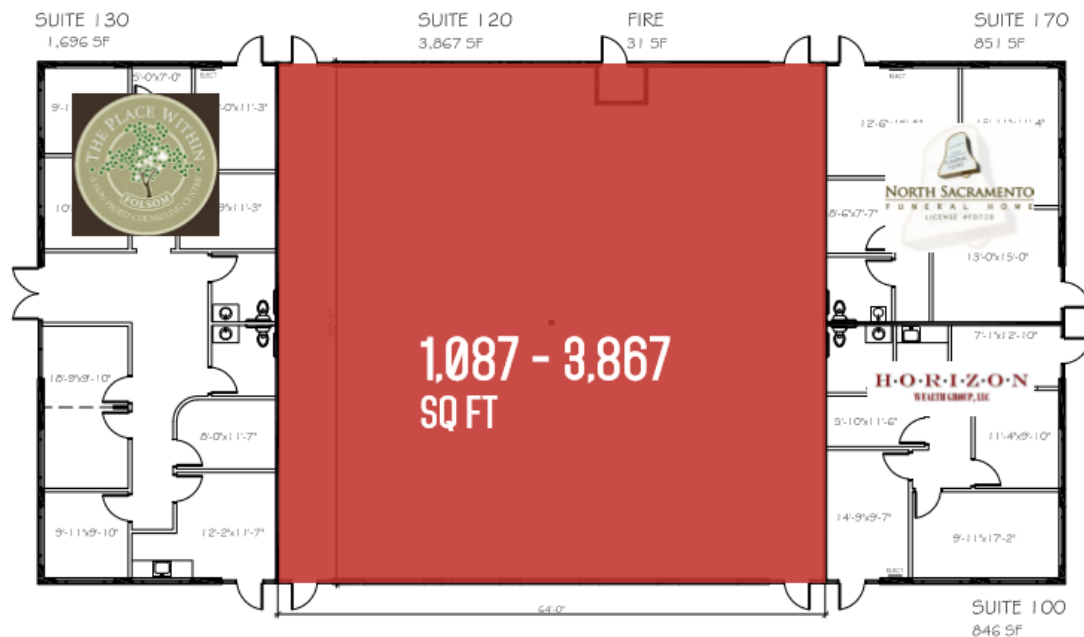
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# 530 PLAZA- FOR SALE OR LEASE

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# ADDITIONAL PHOTOS

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# RETAIL MAP

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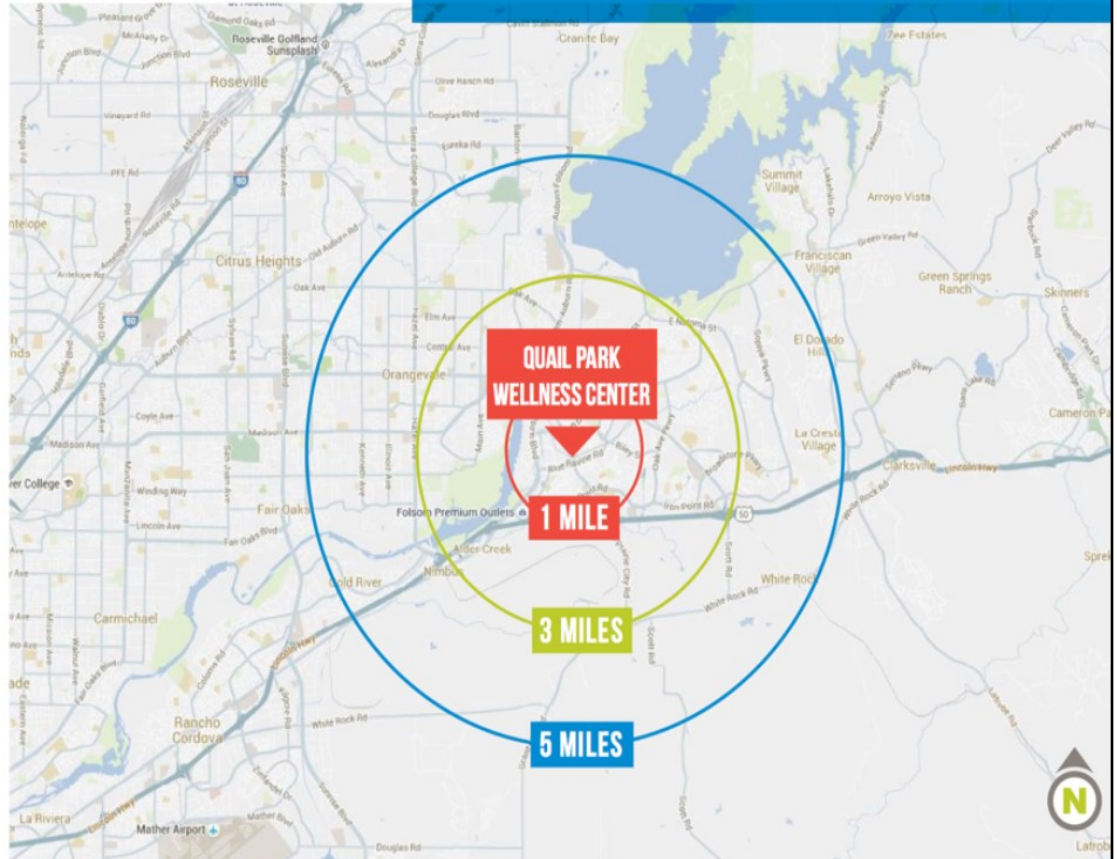
# DEMOGRAPHICS

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## DEMOGRAPHICS

**142,300+ RESIDENTS WITHIN 5 MILES WITH AN AVERAGE HOUSEHOLD INCOME OF \$114,000+**



### POPULATION

	1-Mile	3-Miles	5-Miles
2010	10,253	69,622	135,495
2016	10,728	72,787	142,352
2021	11,307	76,262	149,589

### 2015 HOUSEHOLD INCOMES

	1-Mile	3-Miles	5-Miles
AVERAGE	\$115,818	\$103,444	\$114,888
MEDIAN	\$103,939	\$86,971	\$92,448

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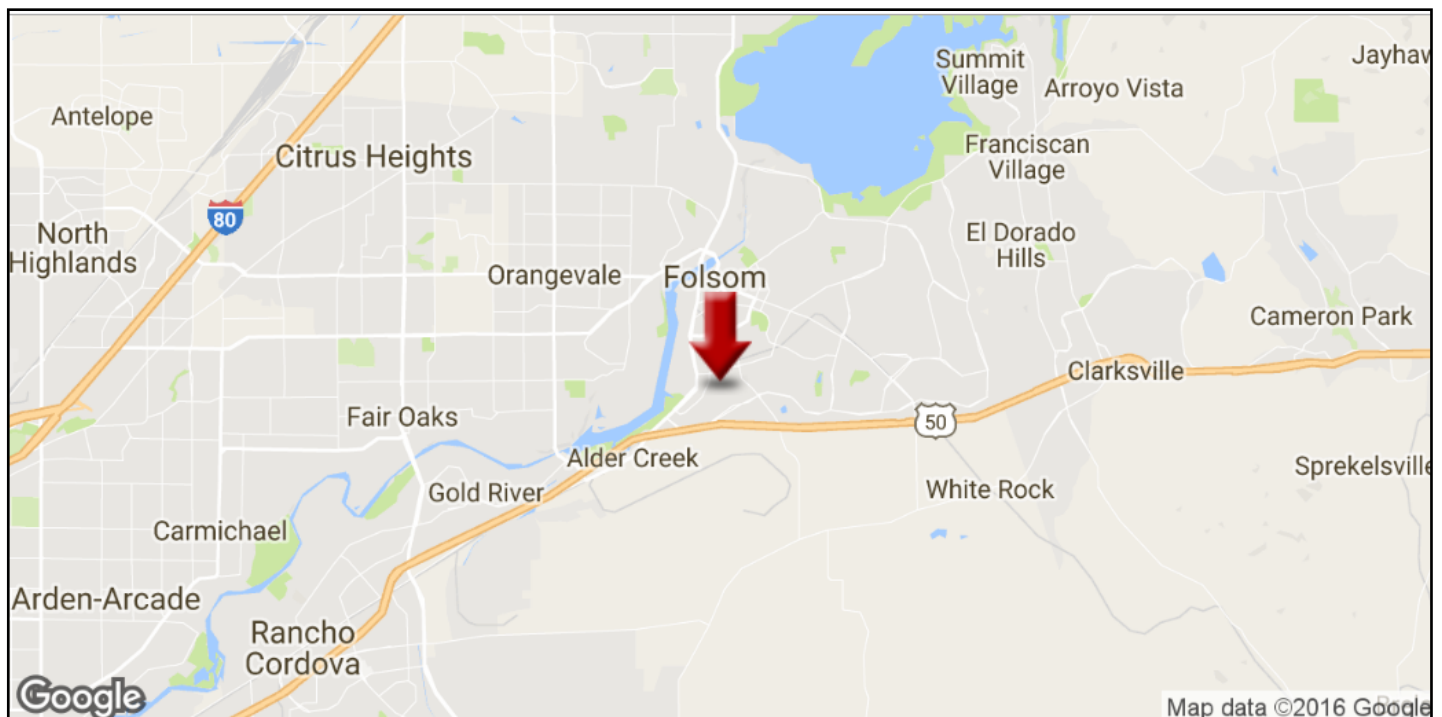
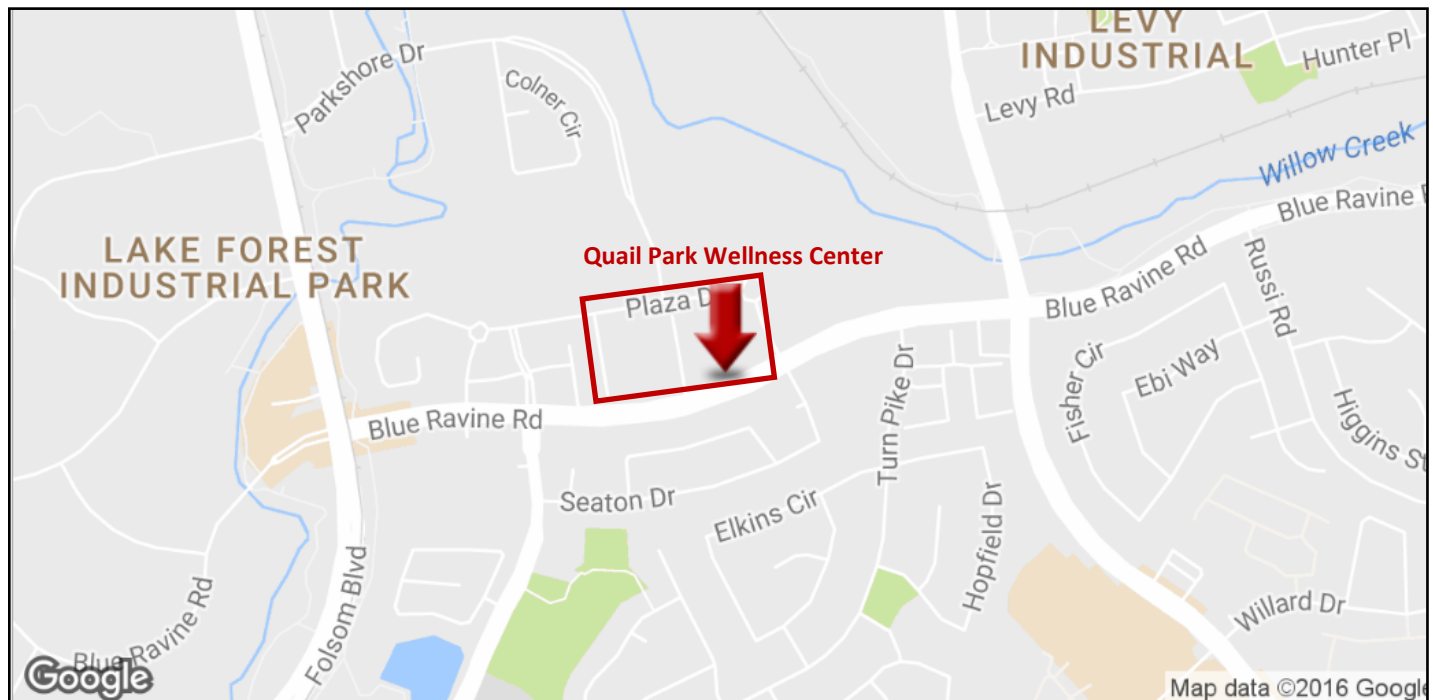
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# LOCATION MAPS

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