

BLUE RAVINE TECH CAMPUS

181 BLUE RAVINE
±12,665 RSF AVAILABLE

105 LAKE FOREST
FULLY LEASED

103 WOODMERE
FULLY LEASED

FOR LEASE

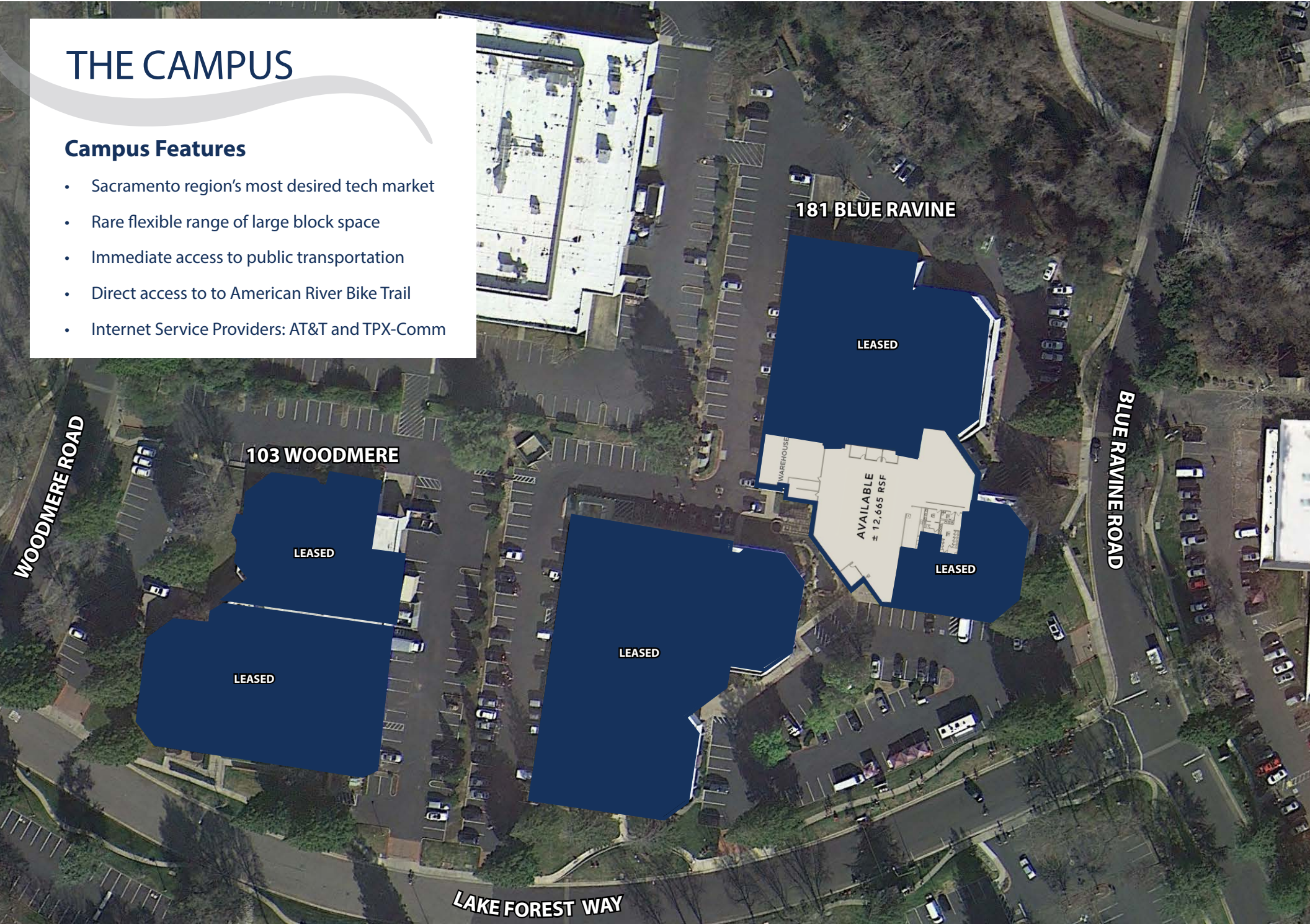
**RARE
FLEX/INDUSTRIAL
IN FOLSOM**



THE CAMPUS

Campus Features

- Sacramento region's most desired tech market
- Rare flexible range of large block space
- Immediate access to public transportation
- Direct access to to American River Bike Trail
- Internet Service Providers: AT&T and TPX-Comm



103 WOODMERE

LEASED

LEASED

LEASED

181 BLUE RAVINE

LEASED

AVAILABLE
± 12,665 RSF

LEASED

LAKE FOREST WAY

BLUE RAVINE ROAD

WOODMERE ROAD

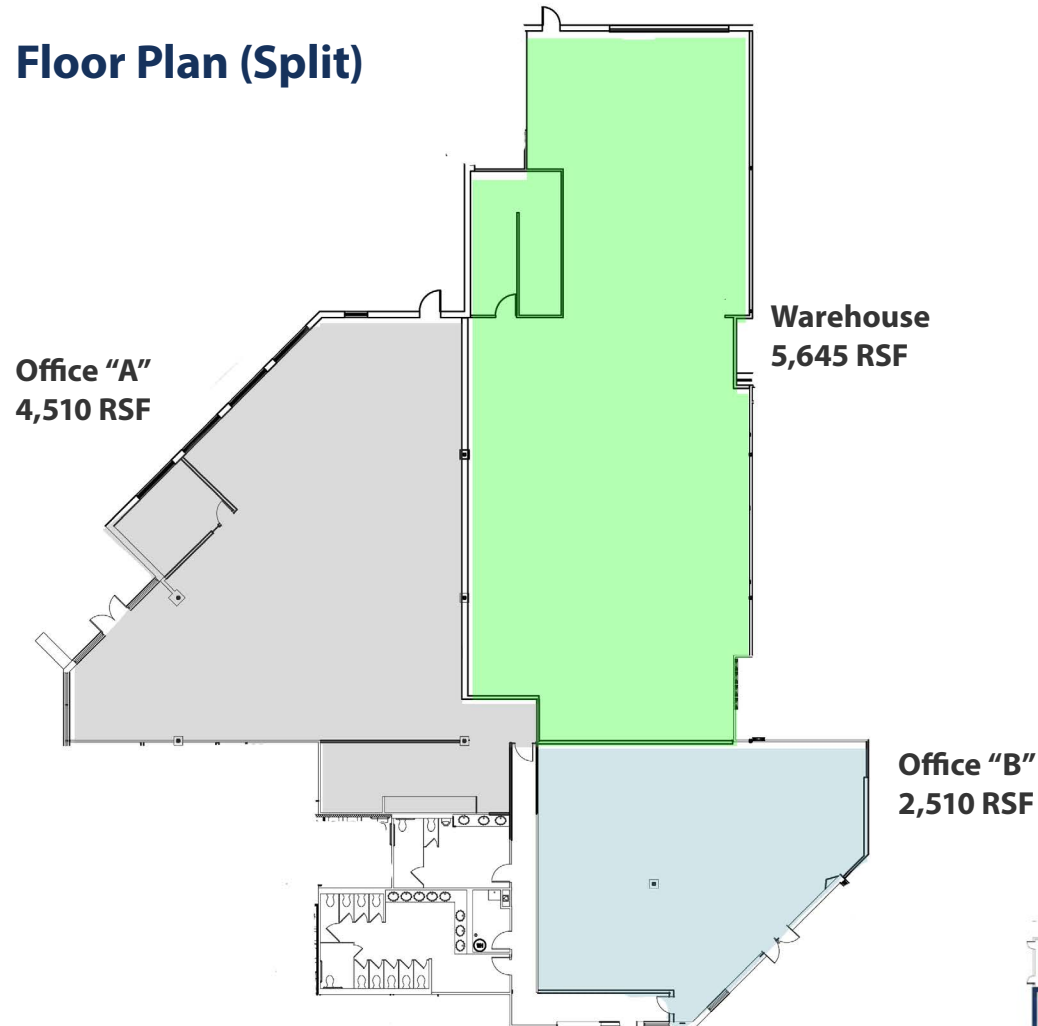
181 BLUE RAVINE

±12,665 RSF available

- Warehouse area can be expanded
- 16' Clear Height
- 100% conditioned
- Former light manufacturing/lab
- Flexible private and open office configuration
- 800 Amps, 277/480 v
- 3-Phase electrical service available
- Showers and lockers
- Grade-level door
- Parking Ratio: 3.38 / 1,000 RSF
- Monument signage available



Floor Plan (Split)





Technology Hub of Greater Sacramento

- | | |
|--|--|
| 1  Agilent | 9  PowerSchool |
| 2  eurofins | 10  |
| 3  KRATOS | 11  NEXTPOWER. |
| 4  DOKKEN
ENGINEERING | 12  |
| 5  e.Republic | 13  |
| 6  inductive
automation. | 14  TaxAudit
<small>Audits happen. Be prepared.</small> |
| 7  Pondera | 15  AGREEYA |
| 8  SYNOPSYS | 16  ONE INC |



WALKABLE AMENITIES



COMMUNITY & TRANSPORTATION



RETAIL



FITNESS



BLUE RAVINE
TECH CAMPUS

Lake Folsom

SERVICES

- A. Folsom Dog Resort
- B. AM/PM
- C. ARCO
- D. One Stop Cleaners
- E. Folsom Lake Fitness
- F. Shell
- G. The UPS Store

- H. Gelicious Nails
- I. WinCo Foods

RESTAURANTS

- 1. Out of Bounds Craft Kitchen
- 2. The Waffle Experience
- 3. The Original Mels Diner
- 4. Dominick's NY Pizza & Deli
- 5. Cooper's Coffee House
- 6. I Love Teriyaki & Sushi
- 7. Jamba Juice
- 8. La Bou Bakery & Cafe
- 9. Dos Coyotes Border Caf
- 10. Skipolini's Pizz
- 11. Taco Loco Taqueria
- 12. Lotus 8
- 13. Sourdough & Co.
- 14. Starbucks
- 15. Suishin Sushi
- 16. Curry Club



WALKABLE AMENITIES



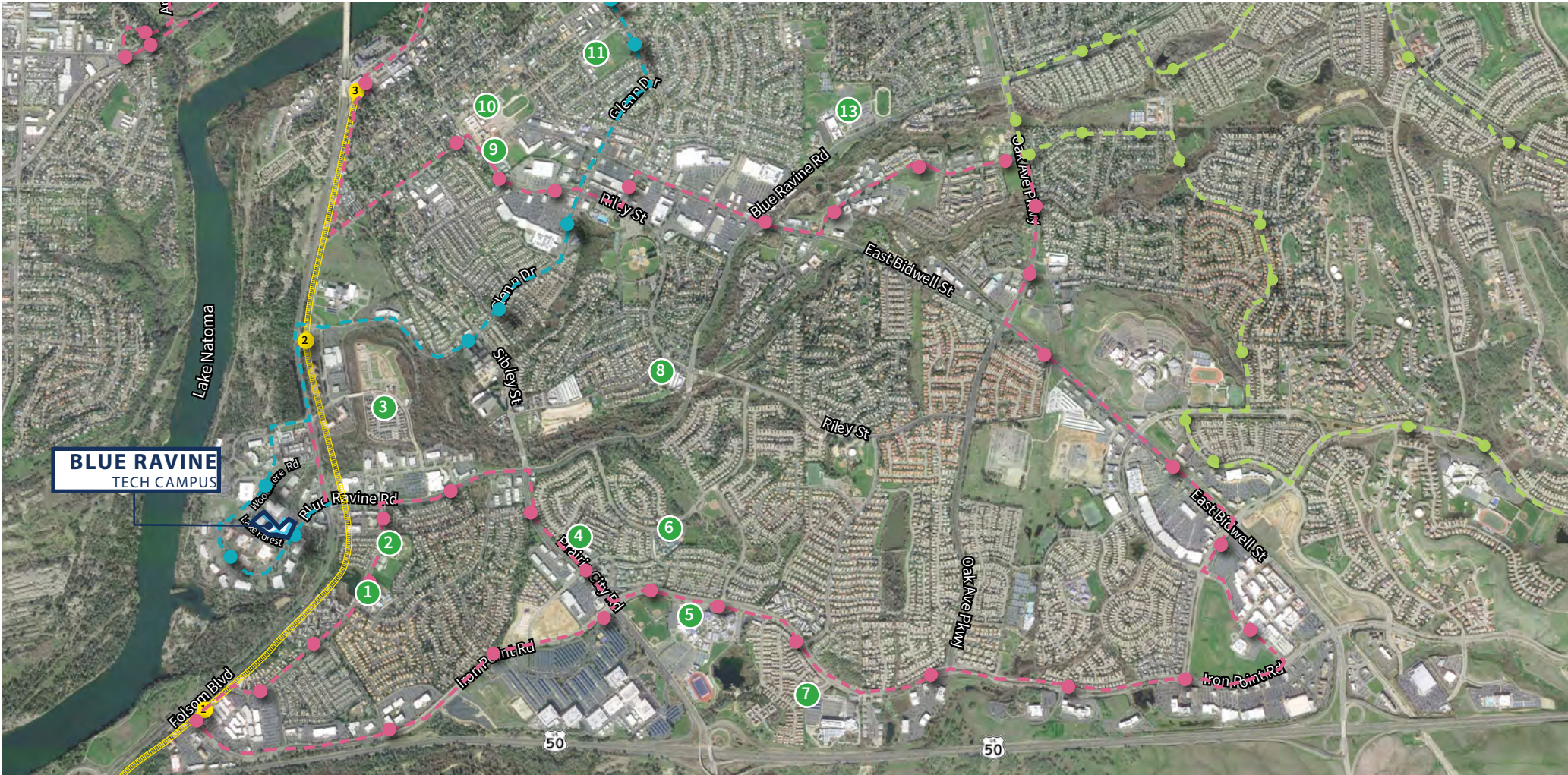
COMMUNITY & TRANSPORTATION



RETAIL



FITNESS



BLUE RAVINE
TECH CAMPUS

TRANSIT

LIGHT RAIL

#10 BUS LINE

#20 BUS LINE (PEAK)

#30 BUS LINE (PEAK)

SCHOOLS

- | | | |
|---------------------------------------|--|--------------------------------------|
| 1. Natoma Station Elementary School | 5. Folsom High School | 10. Sutter Middle School |
| 2. Brighton Schools | 6. Sandra J Gallardo Elementary School | 11. Theodore Judah Elementary School |
| 3. Kindercare at Natoma Station | 7. The Goddard School | 12. St John Notre Dame School |
| 4. The Phoenix Schools Private School | 8. Brighton Schools - Folsom | 13. Folsom Middle School |
| | 9. Folsom Lake High School | |



WALKABLE AMENITIES



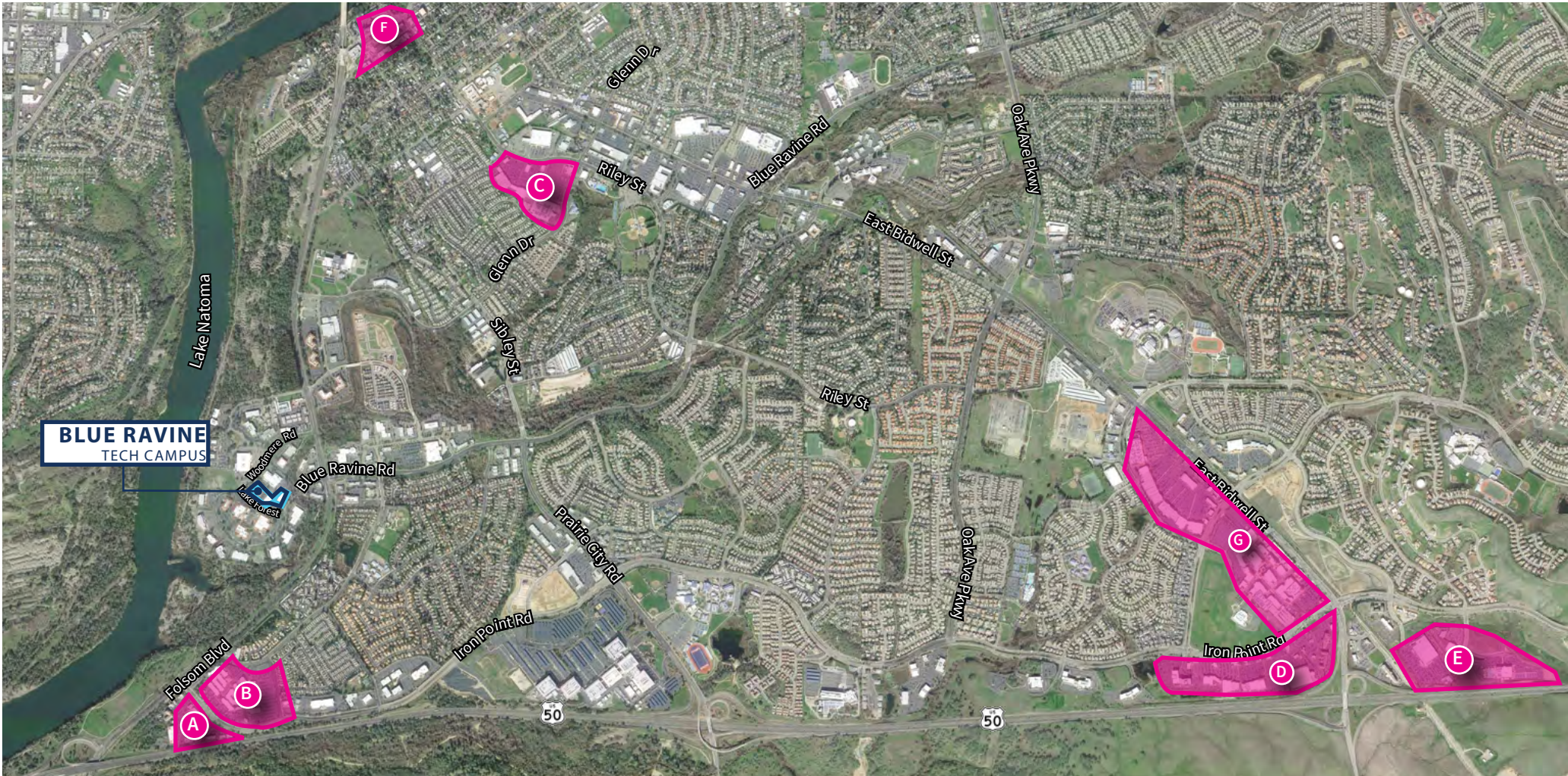
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RETAIL



FITNESS



RETAIL

A. FOLSOM PREMIUM

OUTLETS

Calvin Klein
Chico's
Coach Outlet
Eddie Bauer Outlet
GAP Factory
Levi's Outlet
Michael Kors
Nike Factory Store
Samsonite

B. FOLSOM & IRON POINT

Century Folsom 14
Theatre
Burgercity
Chili's
Reliance Supermart
Subway

C. WALMART CENTER

Walmart
Kohl's
Chevron

D. FOLSOM GATEWAY

Fat's Asia Bistro & Dim
Sim Bar
Ulta Beauty
Bed Bath & Beyond
DSW Shoe Warehouse
REI
Staples
Best Buy
Sam's Club
BevMo

E. IRON POINT & E. BID-

WELL

Green Acres Nursery
Costco
Mikuni
In-N-Out Burger
Quick Quack Car Wash

F. HISTORICAL FOLSOM

Chicago Fire
Heckle Alehouse & Eatery
Pizzeria Classico
Scott's Seafood
Powerhouse Pub
UnWined
Sutter Club Sports
Citizen Vine
Sutter Street Theatre

G. PALLADIO & BROAD- STONE PLAZA

CVS
Barnes & Noble
Buckhorn BBQ
Chicago Fire Pizza
H&M
Kirkland's
Nordstrom Rack
Palladio Lux Cinema



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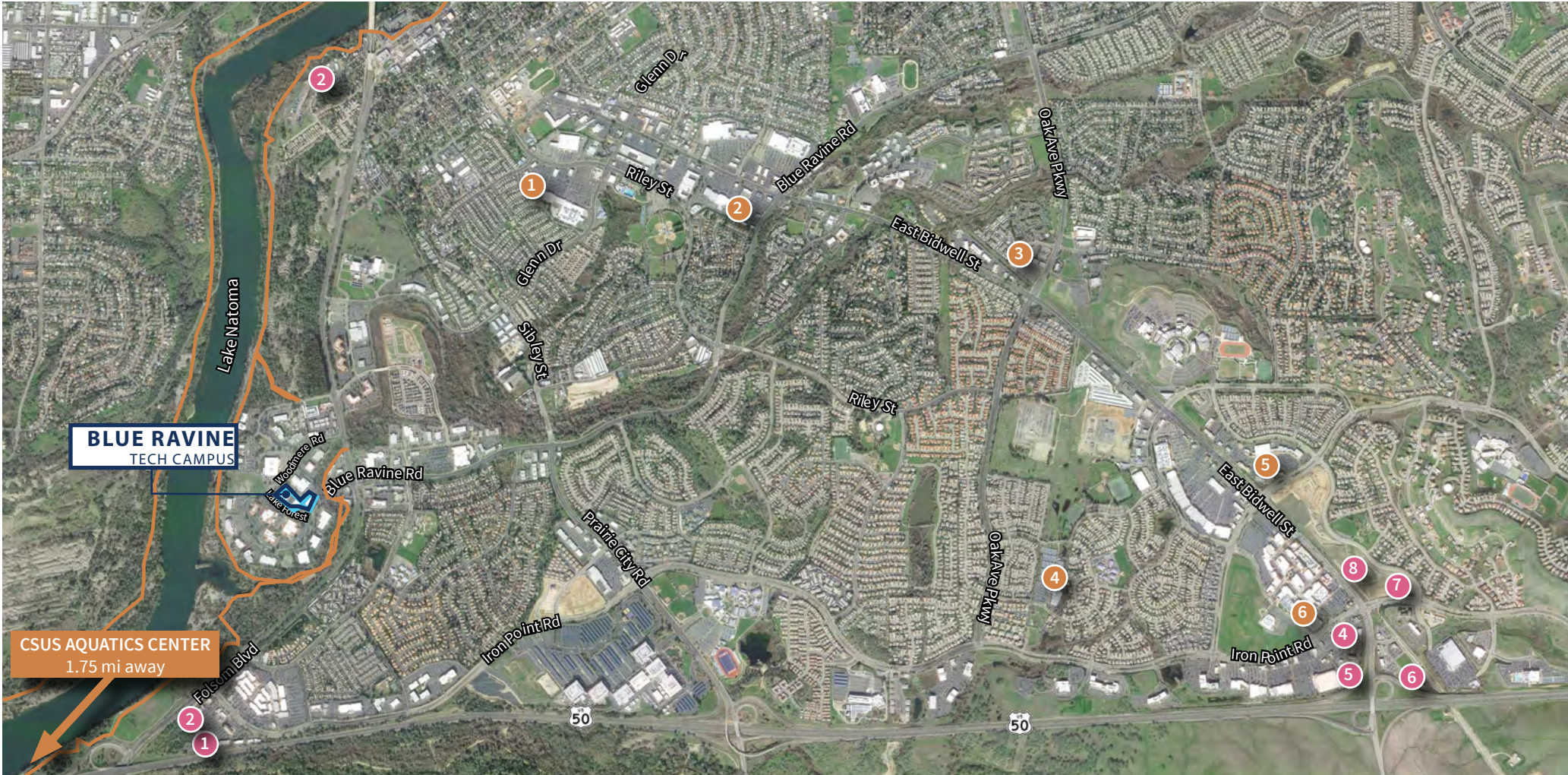
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RETAIL



FITNESS



FITNESS

- 1. 24 Hour Fitness
- 2. Anytime Fitness
- 3. California Family Fitness
- 4. Broadstone Health Club
- 5. TEAM RIDE

- 6. Orangetheory

AMERICAN RIVER BIKE
TRAIL

HOTELS

- 1. Hilton Garden Inn
- 2. Lakespur Landing
- 3. Lake Natoma Inn
- 4. Residence Inn
- 5. Courtyard by Marriot
- 6. Hampton Inn & Suites

- 7. Staybridge Suites
- 8. Fairfiled ilnn & Suites



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FOLSOM, CA**



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