



25000 BLUE RAVINE ROAD, FOLSOM, CA

30,849 SF AVAILABLE

2ND GEN GROCERY OPPORTUNITY IN FOLSOM





25000 BLUE
RAVINE RD,
FOLSOM, CA

Folsom Town Center
Lowe's TRADER JOE'S
MIDAS TOGO'S SUPERCUTS
nektar

Folsom Square
Target CVS pharmacy Pizza Hut
HomeGoods BMO 76

Trail Creek Crossing
First Citizens Bank Peets Coffee T

Willow Creek Town Center
Dick's Habit
CVS pharmacy

Bidwell Center
SPROUTS petco

Commonwealth Square
UPS Michaels Books Starbucks
Raley's

Folsom Central
Round Table O'Reilly
CALIBER COLLISION

Folsom Fair
DOLLAR TREE Michaels Books McDonald's

Wal-Mart Shopping Center
Walmart CHASE SUBWAY
Duck Bros Great Clips

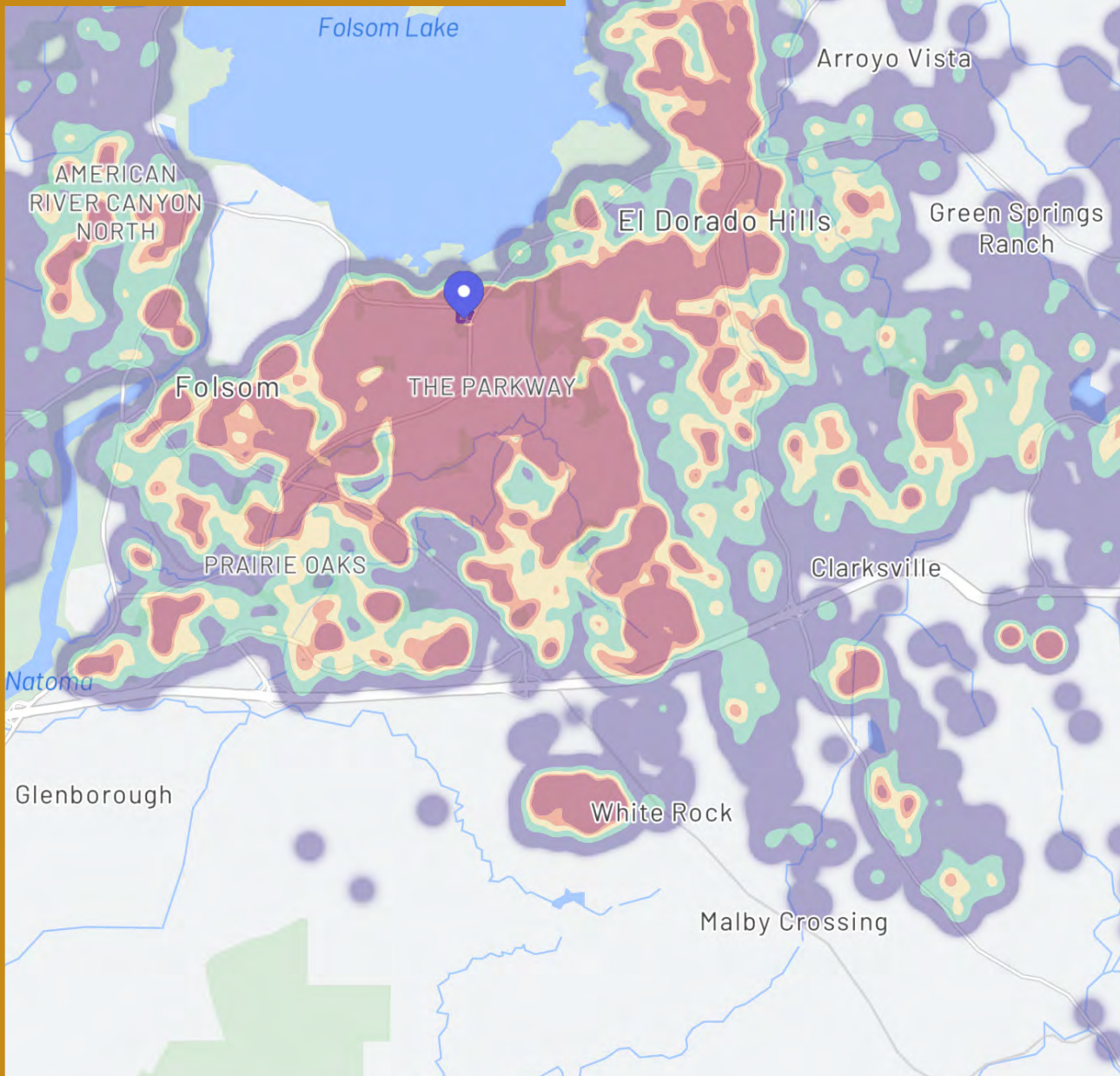
The Shops at Briggs Ranch
DOLLAR TREE Starbucks
TACO BELL RANCH MARKET

The Parkway
UPS Michaels Books ME SportClips
Raley's PAPA JOHN'S SUBWAY WELLS FARGO

Green Valley Marketplace
CHASE Starbucks SAFeway
PAPA MURPHY'S Great Clips

The
AREA

Market LANDSCAPE



LOCATION DEMOGRAPHICS

WITHIN A 10-MINUTE DRIVE

90K

Population

\$192K

Avg. Household Income

\$164K

Median Household
Income

62%

Bachelor's Degree
or Higher

32K

Households

WITHIN A 20-MINUTE DRIVE

248K

Population

\$186K

Avg. Household Income

\$154K

Median Household
Income

58%

Bachelor's Degree
or Higher

94K

Households

Source: Placer.AI 2026

The Opportunity

25000 BLUE RAVINE ROAD



AVAILABLE
±30,849 SF



Raley's

MEXQUITE

Restaurant & Tapaerie Lounge

PAPA JOHN'S
PIZZA

WELLS
FARGO

ME
Massage Envy

SUBWAY



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