

# RIVER ROCK PLAZA

1000, 1002 & 1004 River Rock Drive, Folsom, CA 95630



|                      |                             |
|----------------------|-----------------------------|
| <b>AVAILABLE SF:</b> | 1,200 - 2,900 SF            |
| <b>LEASE RATE:</b>   | \$1.25 SF/MO (Full Service) |
| <b>LOT SIZE:</b>     | 1.47 Acres                  |
| <b>YEAR BUILT:</b>   | 1982                        |
| <b>ZONING:</b>       | C-2 Central Business        |
| <b>MARKET:</b>       | Folsom                      |

## PROPERTY OVERVIEW

River Rock Plaza is a multi-building, two-story office complex located on the border of Folsom and Orangevale. The property offers affordable office suites with flexible terms. Many suites have multiple private offices with lobby and reception areas. Common area restrooms are cleaned nightly and the building is equipped with an elevator. This complex is perfect for start-ups and seasoned businesses alike. The property is surrounded by mature trees and well maintained landscaping with abundant parking.

## PROPERTY FEATURES

- Small Suites at Affordable Prices
- Flexible Terms
- Full Service Lease- Includes Utilities
- Abundant Parking
- Well Manicured Landscaping
- Convenient Location

**KW COMMERCIAL**  
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Suite 160  
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**OFFICE FOR LEASE**

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# AVAILABLE UNITS

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| SPACE     | LEASE RATE      | LEASE TYPE   | SIZE (SF)        | AVAILABILITY |
|-----------|-----------------|--------------|------------------|--------------|
| Suite 210 | \$1.25 SF/MONTH | Full Service | 1,200 - 2,900 SF | VACANT       |
| Suite 230 | \$1.25 SF/MONTH | Full Service | 1,700 SF         | VACANT       |
| Suite 240 | \$1.25 SF/MONTH | Full Service | 1,825 SF         | VACANT       |

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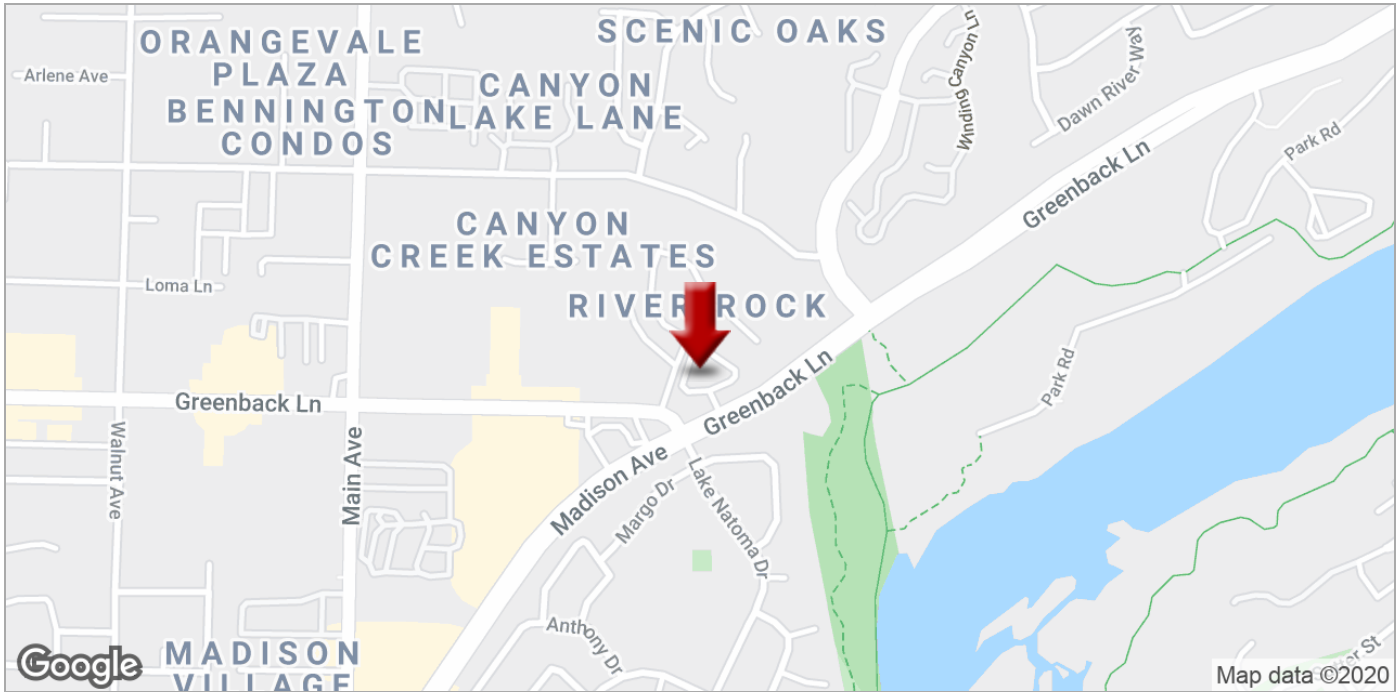
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# LOCATION MAPS

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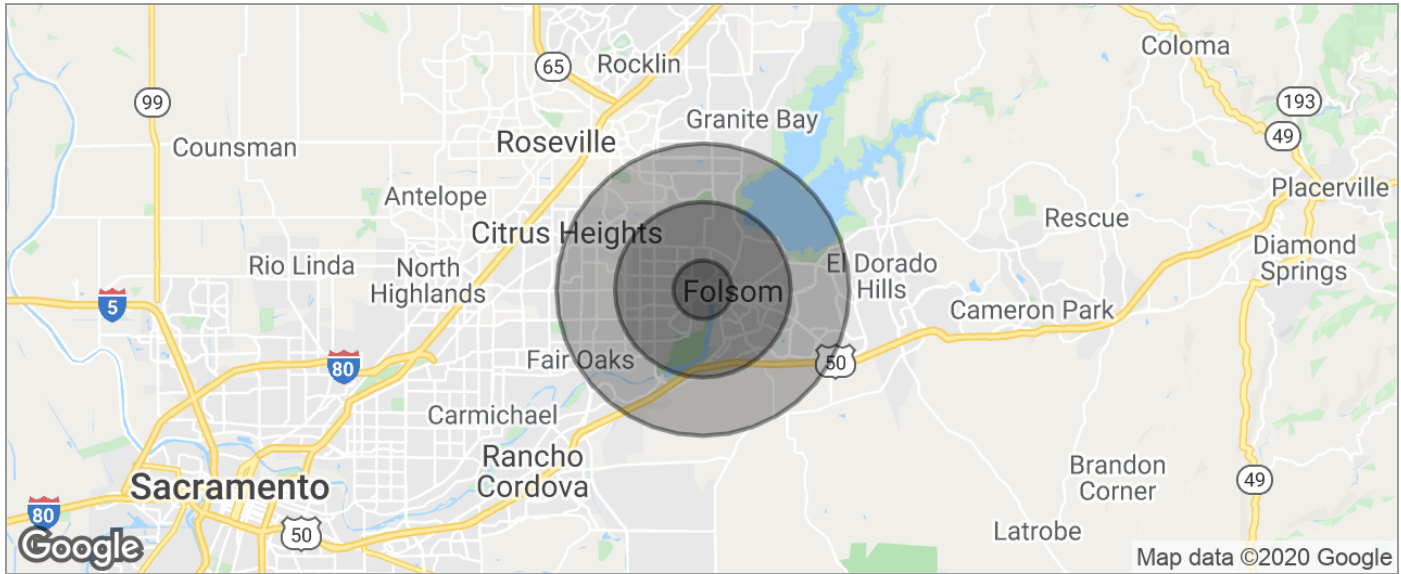
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# DEMOGRAPHICS

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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION               | 9,336         | 73,891         | 179,895        |
| MEDIAN AGE                     | 37.9          | 39.6           | 40.1           |
| MEDIAN AGE (MALE)              | 37.8          | 38.4           | 39.1           |
| MEDIAN AGE (FEMALE)            | 38.6          | 41.2           | 41.5           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| TOTAL HOUSEHOLDS               | 3,722         | 26,012         | 64,623         |
| # OF PERSONS PER HH            | 2.5           | 2.8            | 2.8            |
| AVERAGE HH INCOME              | \$83,814      | \$96,639       | \$101,594      |
| AVERAGE HOUSE VALUE            | \$359,238     | \$438,046      | \$490,328      |
| <b>RACE</b>                    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| % WHITE                        | 88.7%         | 80.4%          | 80.1%          |
| % BLACK                        | 1.8%          | 6.1%           | 4.8%           |
| % ASIAN                        | 3.1%          | 5.7%           | 7.3%           |
| % HAWAIIAN                     | 0.3%          | 0.3%           | 0.2%           |
| % INDIAN                       | 0.7%          | 0.6%           | 0.6%           |
| % OTHER                        | 2.2%          | 4.2%           | 3.8%           |
| <b>ETHNICITY</b>               | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| % HISPANIC                     | 8.9%          | 10.3%          | 10.4%          |

\* Demographic data derived from 2010 US Census

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