

OPTIMAL LOCATION FOR MEDICAL, DENTAL OR OFFICE BUILDING



LAND PARCEL FOR SALE



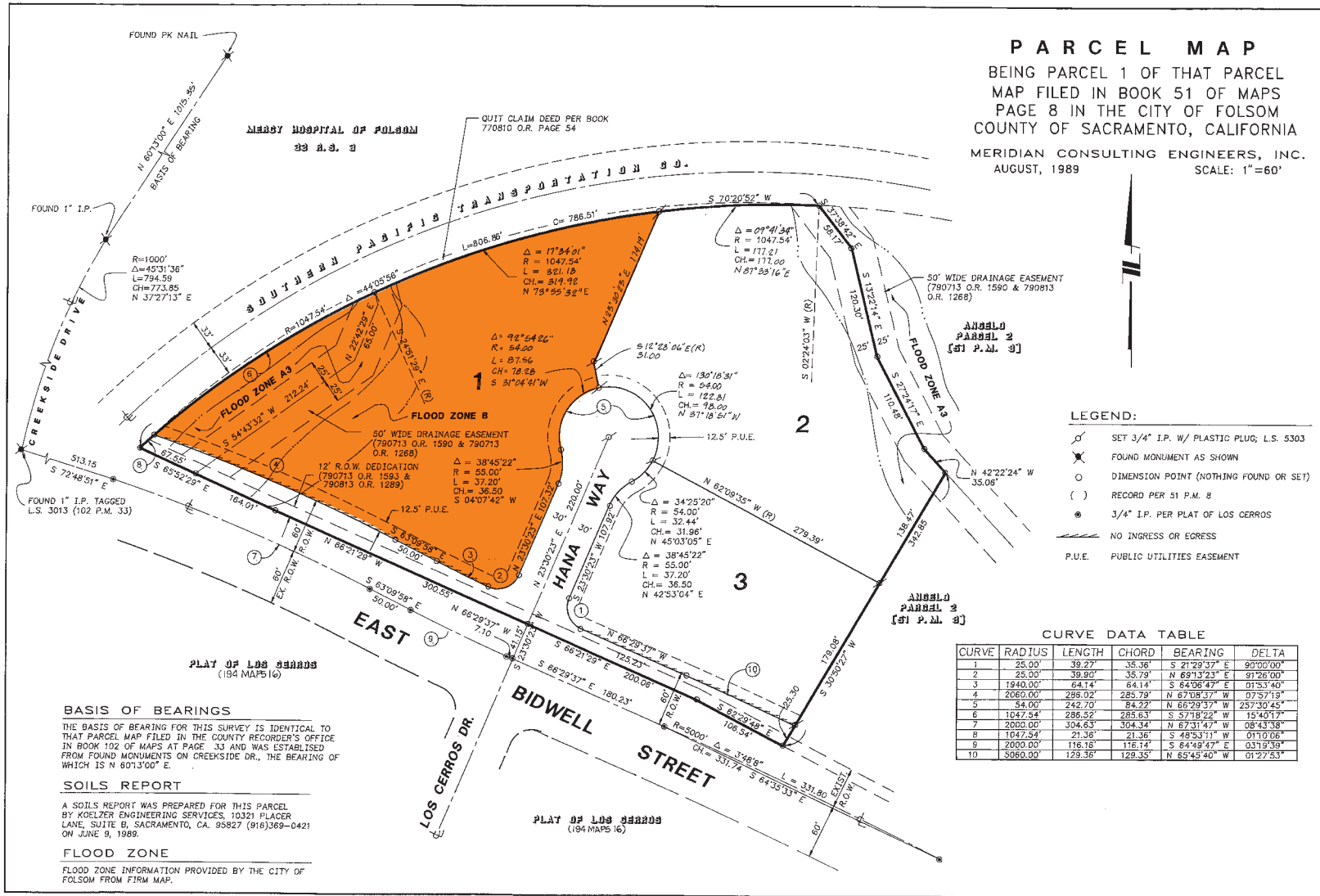
PROPERTY HIGHLIGHTS



- ± 2.43 Acre Parcel for Sale
- Zoning: Business Professional “BP”
- Located at corner of Hana Way and E Bidwell Street
- High visibility and high traffic counts (28,763 cars per day)
- Less than ¼ mile from major regional retail center, Folsom Square, anchored with Target, Home Goods, Dick’s Sporting Goods and Trader Joes!
- Walking distance to major medical centers and Mercy Hospital of Folsom

PRICE: \$1,900,000

PARCEL MAP



MARKET OVERVIEW

790 HANA WAY, FOLSOM, CA 95630
3 MILE RADIUS

KEY FACTS

53,827
Population

37
Median Age

3.0
Average Household Size

\$82,446
Median Household Income

EDUCATION

23.86%
High School Graduate

22.37%
Some College

28.70%
Bachelor's Degree Plus

HOUSING STATS

\$412,780
Median Home Value

17,887
Households

41.25%
% Renter Occupied Housing Units

BUSINESS

25,200
Total Employees

COMMUTERS

2.21%
Used Public Transportation

83.31%
Drove Alone to Work

EMPLOYMENT

53.14%
White Collar

46.86%
Blue Collar



RETAIL AERIAL



NEARBY AMENITIES

Blue Ravine Road

HomeGoods
fabric and craft stores

TARGET

JO-ANN

Starbucks

FedEx

WeightWatchers

Carib's Jr

LA BOLI

76

Domino's

AutoZone

Jack In the Box

KELLY-MOORE PAINTS

SEALED AIR DELI

URGENT CARE OF FOLSOM

MERCY HOSPITAL

1 BLOCK TO MERCY HOSPITAL!

Pizza Hut

Peets COFFEE

Edible ARRANGEMENTS

First Citizens Bank

Sleep Choice MATTRESS CENTERS

Carbon Health

SIERRA HEMATOLOGY ONCOLOGY MEDICAL CENTER

EXPRESSIONS IN DENTISTRY

CREEKSIDE ENDODONTICS

E Bidwell Street

DIMARIANO FAMILY DENTISTRY

