

**FOR  
LEASE**

**332 E BIDWELL ST,  
FOLSOM, CA**

**+/- 1,719 SF RETAIL SPACE AVAILABLE**



**3-D Tour  
Click Here**



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REAL ESTATE GROUP

# 332 E BIDWELL ST.

## FOR LEASE

SUITE	+/- SIZE	LEASE RATE
A	1,719 SF	\$1.99 PSF, NNN

## PROPERTY HIGHLIGHTS

- **Location:** Situated on E Bidwell St in Folsom, CA, this property enjoys high visibility with an average daily traffic count of +/- 15,000 vehicles.
- **Space:** +/- 1,719 SF of retail space available for lease, previously a liquor store. End cap unit.
- **Attractive Pricing:** Lease at \$1.99 PSF, NNN, with NNN's at \$0.50 PSF.
- **Proximity to Key Amenities:** Within Folsom's Central Business District and adjacent to national retailers like Walmart, Kohl's, Trader Joe's, Target, and more, enhancing its appeal for both customers and employees. Also located within walking distance from Sutter Middle School and nearby residences.
- **Community:** Surrounded by residential neighborhoods with a high level of education and strong demographics with an average household income of over \$150,000



# FLOOR PLAN - SUITE A

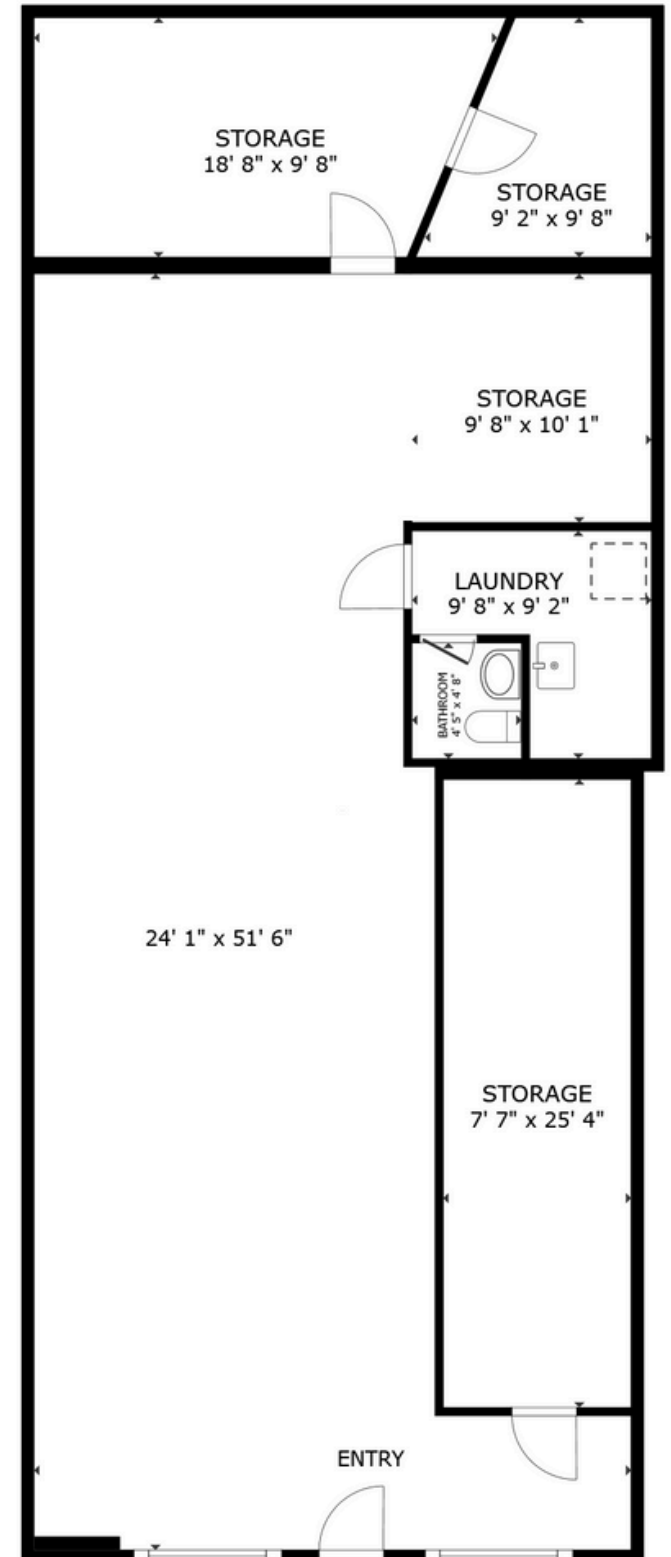
3-D Tour  
Click Here



**\*FORMER LIQUOR STORE. IMPROVEMENTS CAN  
BE RETAINED OR REMOVED\***



INTERIOR  
PICTURES





# EXTERIOR PICTURES



# IMMEDIATE VICINITY AERIAL



# DEMOGRAPHIC SUMMARY REPORT

332 E BIDWELL STREET, FOLSOM, CA 95630



## POPULATION

### 2024 ESTIMATE

1-MILE RADIUS	13,185
5-MILE RADIUS	160,054
10-MILE RADIUS	589,183

## HOUSEHOLD INCOME

### 2024 AVERAGE

1-MILE RADIUS	\$112,369.00
5-MILE RADIUS	\$148,841.00
10-MILE RADIUS	\$123,199.00



## POPULATION

### 2029 PROJECTION

1-MILE RADIUS	13,500
5-MILE RADIUS	162,461
10-MILE RADIUS	602,864

## HOUSEHOLD INCOME

### 2024 MEDIAN

1-MILE RADIUS	\$81,750.00
5-MILE RADIUS	\$122,466.00
10-MILE RADIUS	\$97,126.00



## POPULATION

### 2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	8,623	105,147	384,563
BLACK	276	4,514	21,661
HISPANIC ORIGIN	2,097	20,624	97,325
AM.INDIAN & ALASKAN	111	825	4,632
ASIAN	1,295	22,136	59,383
HAWAIIAN/PACIFIC ISLANDER	66	412	2,163
OTHER	2,813	27,019	116,781

# CONTACT US!

FOR MORE INFORMATION ABOUT THIS  
RETAIL SPACE



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