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CENTURY 21
Select Real Estate, Inc.



AVAILABLE
FOR LEASE/SALE

**2230 E BIDWELL ST
FOLSOM, CA 95630**

Prestigious Business Complex - Free Standing Office Building



THE PROPERTY

 **2230 E BIDWELL ST. FOLSOM, CA 95630**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



FOLSOM
CITY OF FOLSOM
APN: 072-2700-011



-/+2,341 SF
for Lease
-/+3,453 SF
for Sale



BP (PD) Business
Professional /
Planned Develop-
ment



OFFICE / MEDICAL
EMERSED IN NATURE



\$1.95 MG
(Promotional
Rate)

Sales Price:
Call Broker



This freestanding office/medical building is located within the **City of Folsom** and is located about **+/-2.25 miles from HWY 50** / E Bidwell St. exit.



This building has +/-2,341 SF remaining **of office / medical space** within this prestigious business complex.



The building is zoned **Business Professional (BP)**. Please verify uses with the municipality.



This premier freestanding building offers **mature scenic views** along the creek accompanied by **friendly & observant wildlife**. The premises offers multiple large glass window lines that surround the building to enhance stunning views.



The asking rent is **\$1.95 MG**.



50

50













Broadstone Village Shopping Mall

E BIDWELL ST +/-31,000 VPD

SUBJECT



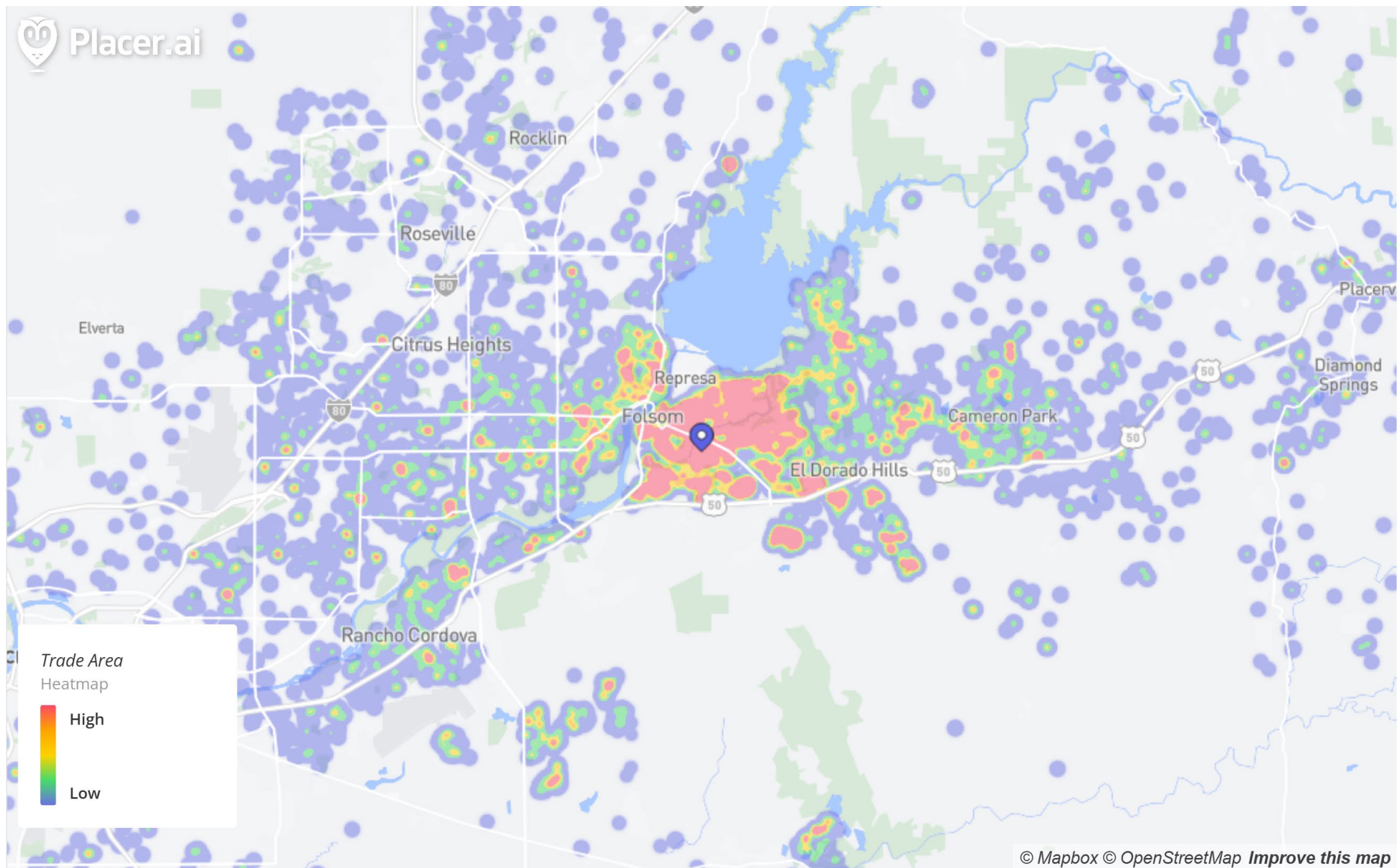












Trail Creek Crossing | Jun 1st, 2024 - May 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



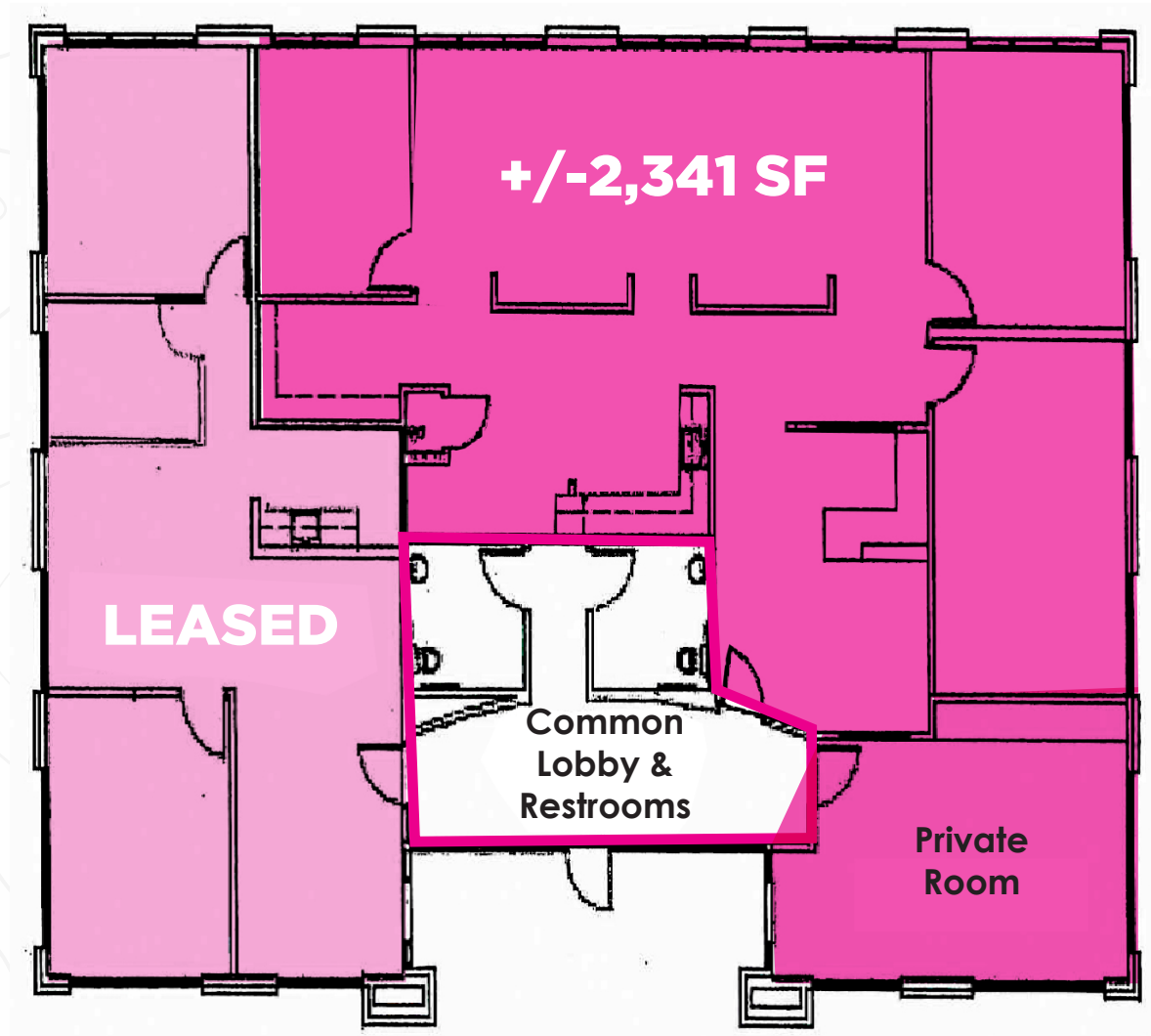


THE BUILDING

- This **free-standing building** was constructed in **2005** and offers a flexible layout for various businesses with a **large glass window line** that surrounds the building. The two available suites have their own individual sinks.
- This building is located in a prestigious office complex that is neighboring **Mercy Hospital of Folsom** and is also surrounded by other private medical providers and other larger institutions like **Folsom Lake College**.
- Meandering through the business complex, you will notice the **mature and manicured greenery** that is accompanied by friendly **wildlife** that can be found on the preserved nature trails a few yards away from the premises.
- The subject property offers a **variety of different floor plans** & available square footages. A common area entrance creates a natural separation between the two different suites with common area bathrooms.



FLOOR PLAN



All images, renderings, labels, dimensions, and measurements are used for illustrative purposes only and are only intended to convey the concept and vision for the asset. They are for guidance only. Floor plans are intended to give a general indication of the layout only as the measurements are not exact.





THE REGION

- This property is located within the City of Folsom in Sacramento County and is widely known as a desirable area to conduct business and to live in as we continue to see numerous retail and residential developments erupt within the county.
- Over 1/3 of the immediate residents have a bachelor's degree or higher and over 40% of the homes were built post-2000 with over 11,000 households generating over \$200k+ annually.
- This building is strategically positioned across from the Folsom Lake Community College and several other national retailers, educational institutions, and countless medical providers.



DEMOGRAPHICS

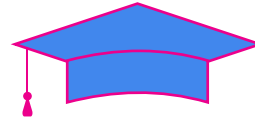
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



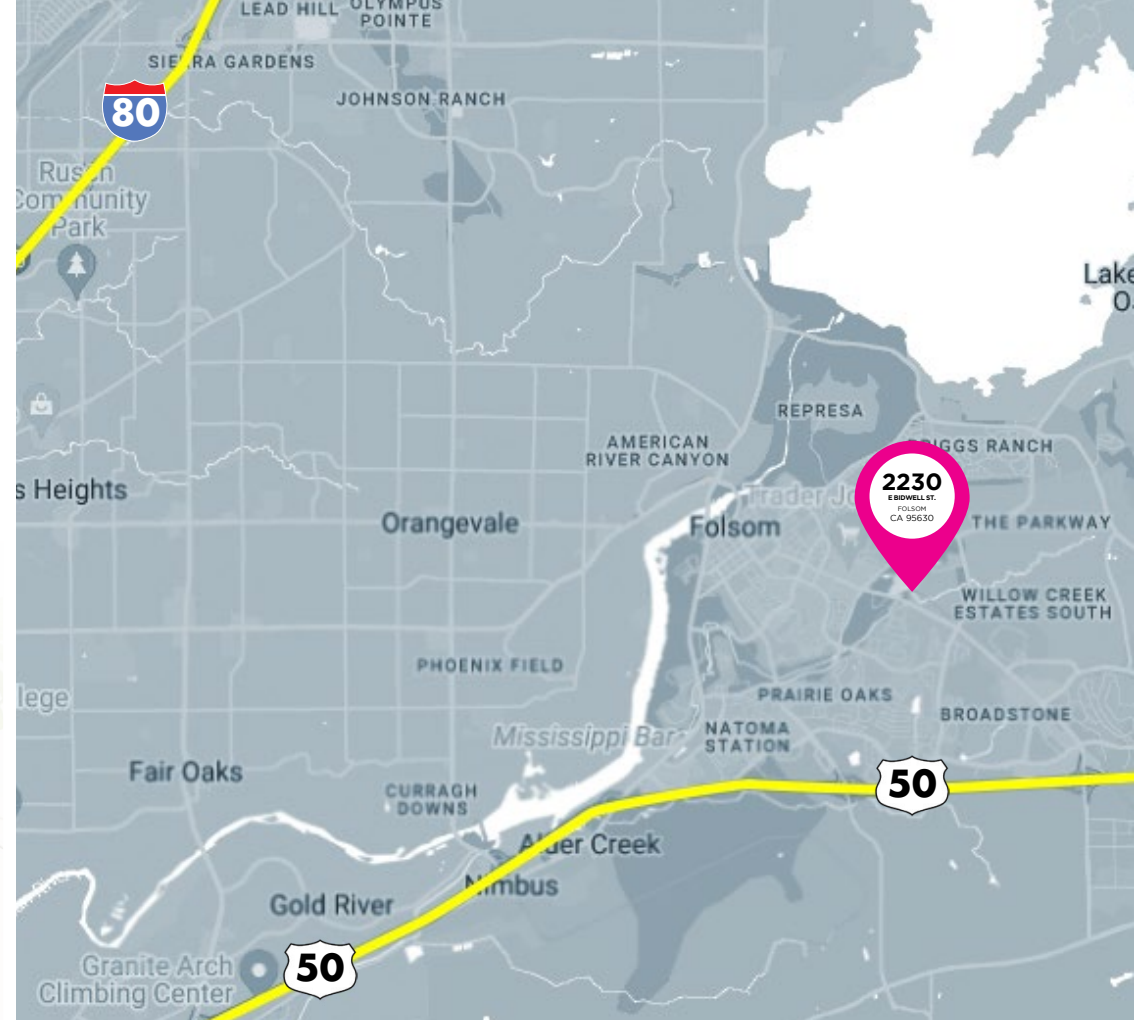
- 30% Some College, No Degree
- 28% Bachelor's Degree
- 14% Advanced Degree
- 18% Some High School, No Diploma
- 6% Associate Degree
- 4%

HOUSE HOLD INCOME

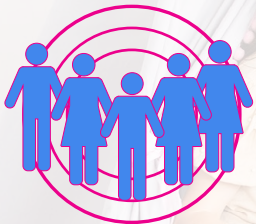


5 mile 2023 Households

< \$25K	4,380
\$25K - 50K	6,142
\$50K - 75K	6,362
\$75K - 100K	5,844
\$100K - 125K	5,860
\$125K - 150K	4,753
\$150K - 200K	8,473
\$200K+	11,969



RESIDENT POPULATION



5 mile Population 2023

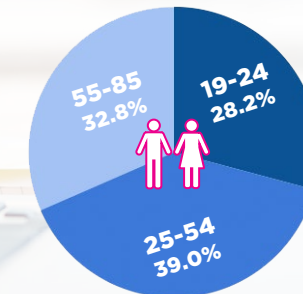
2010	130,130
2023	149,362
2028	153,833

TRAFFIC COUNT




-/+ 31,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	19,382
5 mile	53,785
10 mile	188,634



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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E BIDWELL ST +/-31,000 VPD



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SUBJECT



LEASE or SALE

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