



TRADER JOE'S



SITE
0.21 AC



SUPERCUTS

néktar
JUICE BAR

verizon

E Bidwell St

Montrose Dr

35,953 VPD

6,629 VPD

FOR SALE

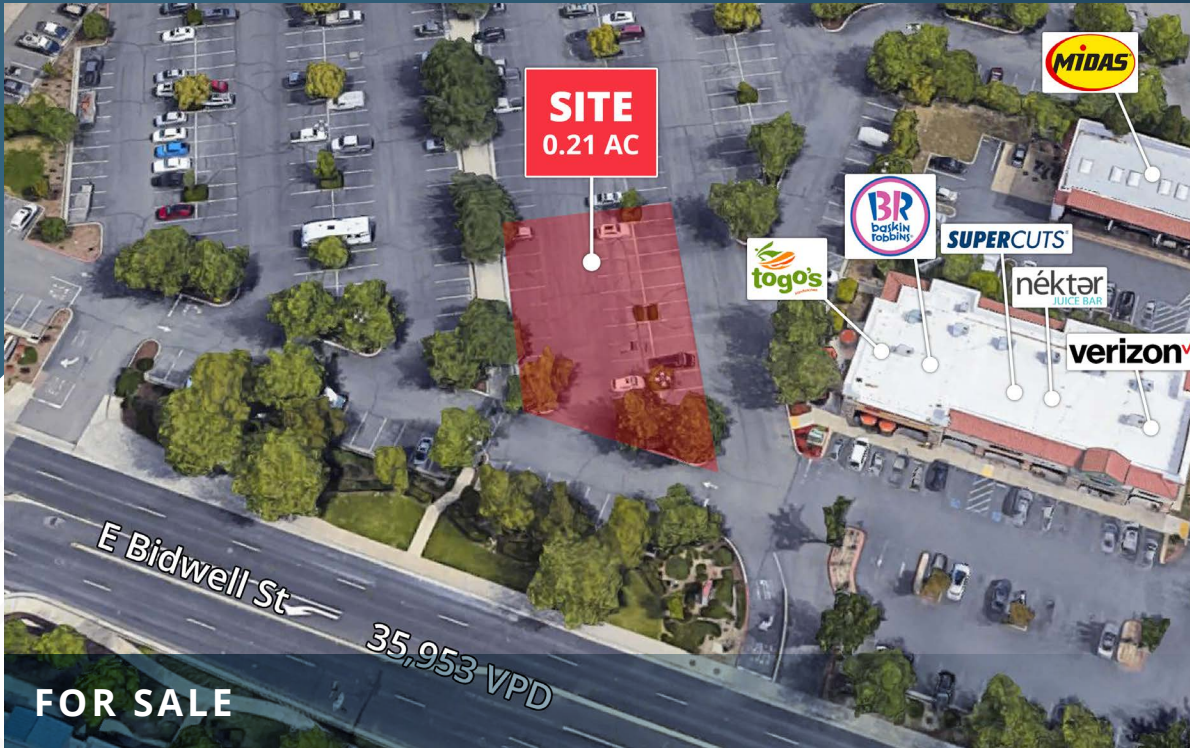
Lowe's Carve Out

800 E Bidwell St | Folsom, CA 95630



Executive Summary

800 E Bidwell St | Folsom, CA 95630



±0.21 AC

Available

±1,421 SF

Building
(conceptual plan)

7

Dedicated Parking
Spaces
(conceptual plan)

ABOUT THE PROPERTY

- Lowe's carve out opportunity located on E Bidwell St, Folsom's main retail corridor
- The City of Folsom has approved the construction of 11,000 new homes over the next 25 years, adding approximately 25,000 new residents
- Approximately 547.2K people visited the Folsom, CA Lowe's from October 2022 - September 2023 (Source: Placer.AI)

NEARBY RETAILERS



TRADER JOE'S



TRAFFIC COUNTS

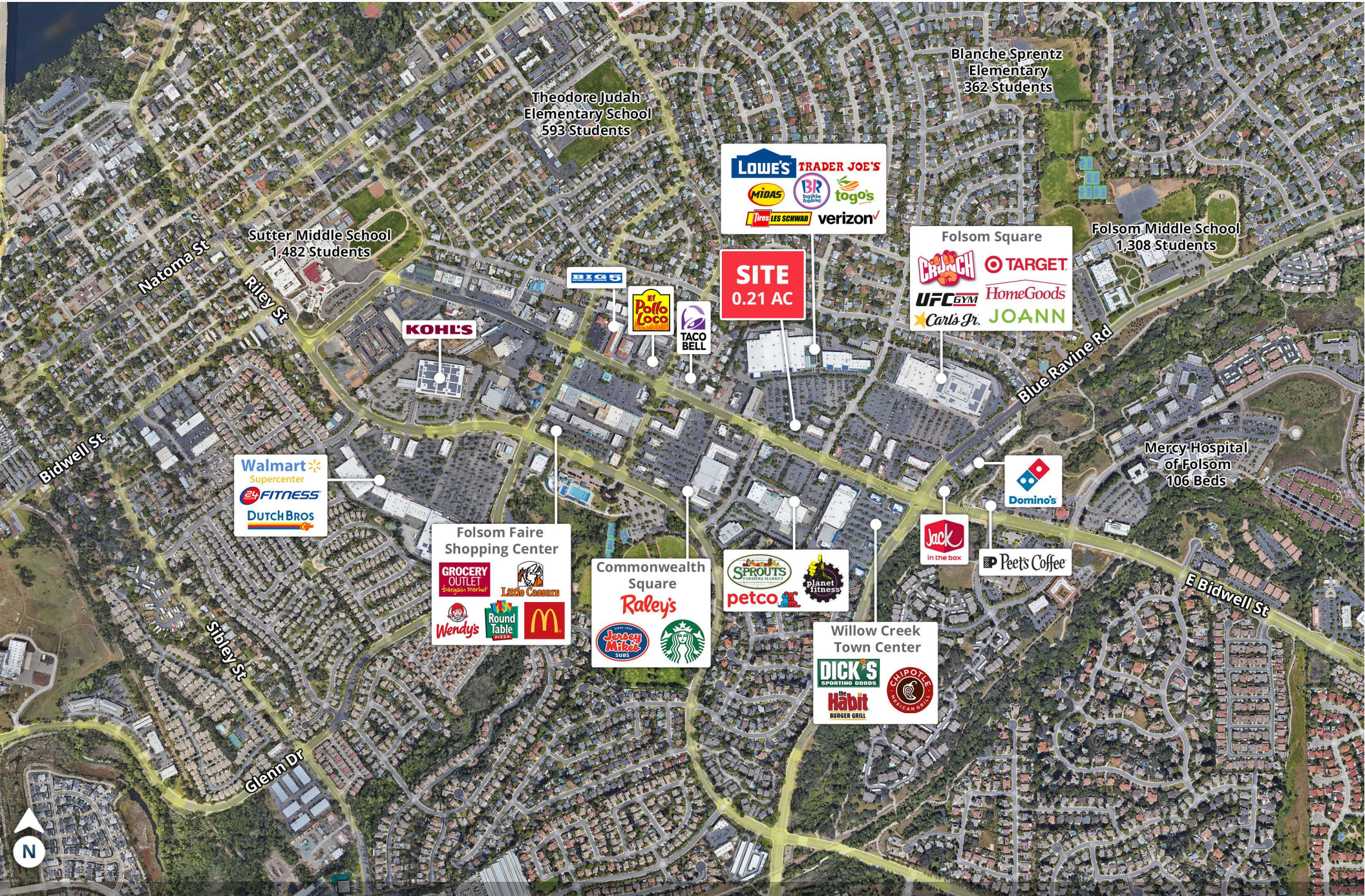
E Bidwell St
Montrose Dr

35,953 VPD
6,629 VPD

Year: 2022 | Source: Placer.AI

Retail Aerial

800 E Bidwell St | Folsom, CA 95630



Demographic Highlights

800 E Bidwell St | Folsom, CA 95630



Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	15,062	72,368	198,297
2028 Projected Population	15,376	72,800	199,818
Projected Annual Growth 2023 to 2028	0.41%	0.12%	0.15%

2023 Daytime Population

	1 Mile	3 Miles	5 Miles
Daytime Population	24,778	93,172	198,660
Workers	17,378	54,795	95,087
Residents	7,400	38,377	103,573

2023 Income

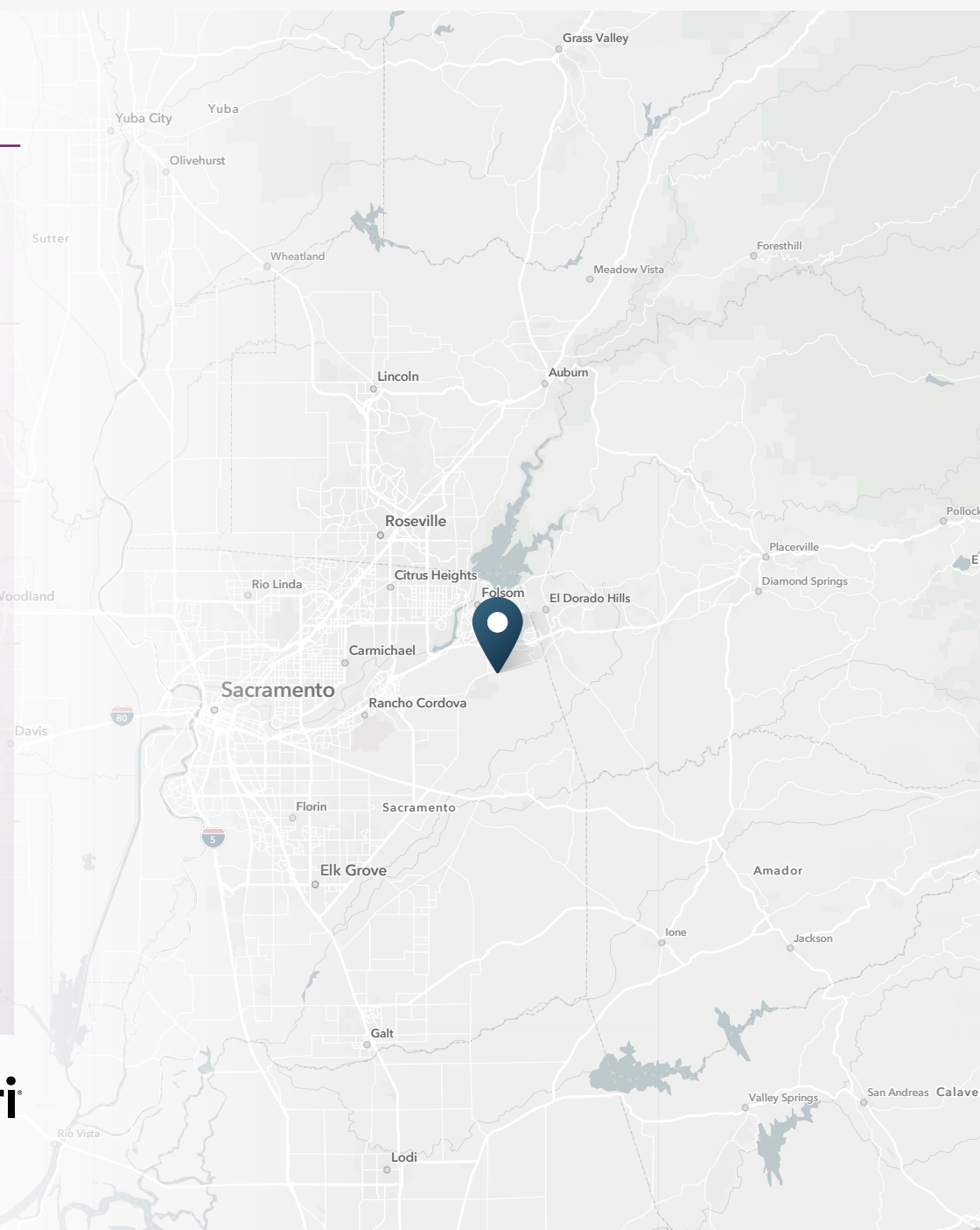
	1 Mile	3 Miles	5 Miles
Average Household Income	\$112,767	\$101,566	\$123,992
Median Household Income	\$90,953	\$78,544	\$89,254

Households & Growth

	1 Mile	3 Miles	5 Miles
2023 Estimated Households	5,691	26,376	75,048
2028 Projected Households	5,796	26,472	75,267
Projected Annual Growth 2023 to 2028	0.37%	0.07%	0.06%

2023 Race & Ethnicity

	1 Mile	3 Miles	5 Miles
White	43.2%	49.4%	56.4%
Black or African American	9.9%	9.5%	7.5%
Asian or Pacific Islander	22.5%	13.2%	12.8%
Other Race	9.2%	11.7%	7.9%
Two or More Races	12.9%	13.9%	13.6%
Hispanic	19.5%	23.5%	18.7%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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