

# AVAILABLE **FOR LEASE**

**318 EAST BIDWELL ST.**  
**FOLSOM, CA 95630**

**+/- 2,700 SF**

**E. BIDWELL ADT 15,000**

**SUBJECT**

**RUMSEY WAY**

## **DANIEL MUELLER**

Executive Director

**916 704 9341**

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

**[dmueller@muellercommercial.com](mailto:dmueller@muellercommercial.com)**

Cal DRE#01829919

## **CAMERON FREELOVE**

Director

**916 613 3899**

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

**[cfreelove@muellercommercial.com](mailto:cfreelove@muellercommercial.com)**

Cal DRE#02092307

**CENTURY 21**

Select Real Estate, Inc.





# THE PROPERTY

318 EAST BIDWELL ST. FOLSOM, CA 95630

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



FOLSOM  
CA



+/-2,700 SF



C-2



RETAIL /  
FLEX ROLL-UP  
DOOR

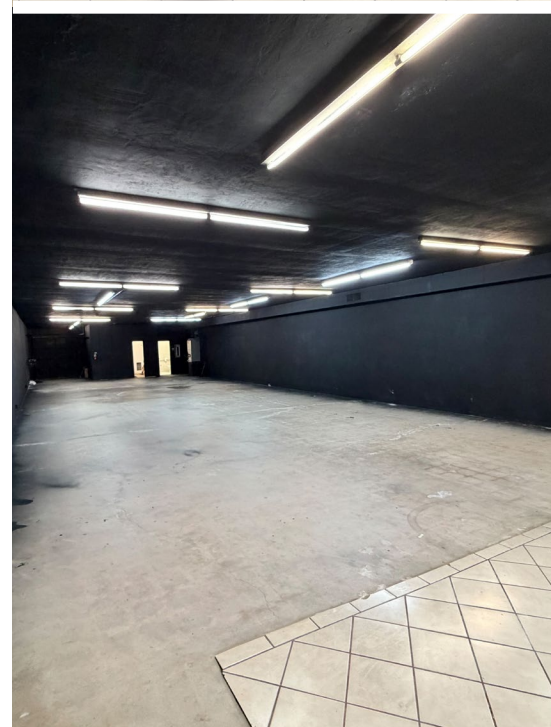


+/-2,700 SF  
\$1.50 PSF + NNN



CENTURY 21  
Select Real Estate, Inc.

FOR LEASE







LOWE'S  
TRADER JOE'S  
target

TACO BELL  
JIMBOY'S  
TACOS

DICK'S  
CVS

SPROUTS  
petco

Starbucks

Raley's  
MOUNTAIN MIKE'S

McDonald's

phoABC  
THE VIETNAMESE RESTAURANT

Big 5  
OUTDOOR GOODS

Pizza Guys

Pella

Rite Aid  
Pharmacy

Xpress  
Gas & Car Wash

Compass

DOLLAR TREE  
Folsom  
FRESH FLOWERS

Wendy's

Walgreens

UNITED STATES  
POSTAL SERVICE

KOHL'S

BANK OF AMERICA

Folsom  
Shopping Center

BU  
CINNAMON

SUBJECT  
PROPERTY

RUMSEY WAY

E. BIDWELL ADT 15,000

75 apartments







**318**  
EAST BIDWELL ST.



# THE BUILDING

The subject building is located on the northern side of E Bidwell St. in Folsom, CA where it sees an average daily traffic count of 15,000 vehicles per day. The parcel sits adjacent to Sutter Middle School and is located directly across the street from the Folsom Lake Shopping Center with The Cave Record store and the Folsom DMV. E Bidwell is one

of the main arterial streets that begins near Folsom Blvd. and ends at HWY 50. Quick Dish, a Brazilian - American fusion cuisine and Sherwin Williams Paint store occupy suites within the same center as the +/-2,700 sf vacancy. The suite is a former dry cleaner and has the convenience of having a roll-up door located in the rear of the premises.







## THE AREA

The subject building is highly visible on E Bidwell St which is walking distance from Sutter Middle School and other national retailers. The premises benefits from the highly traveled street from students and the several national retailers that surround the building. E Bidwell St. acts as a main arterial street that ends at HWY 50.

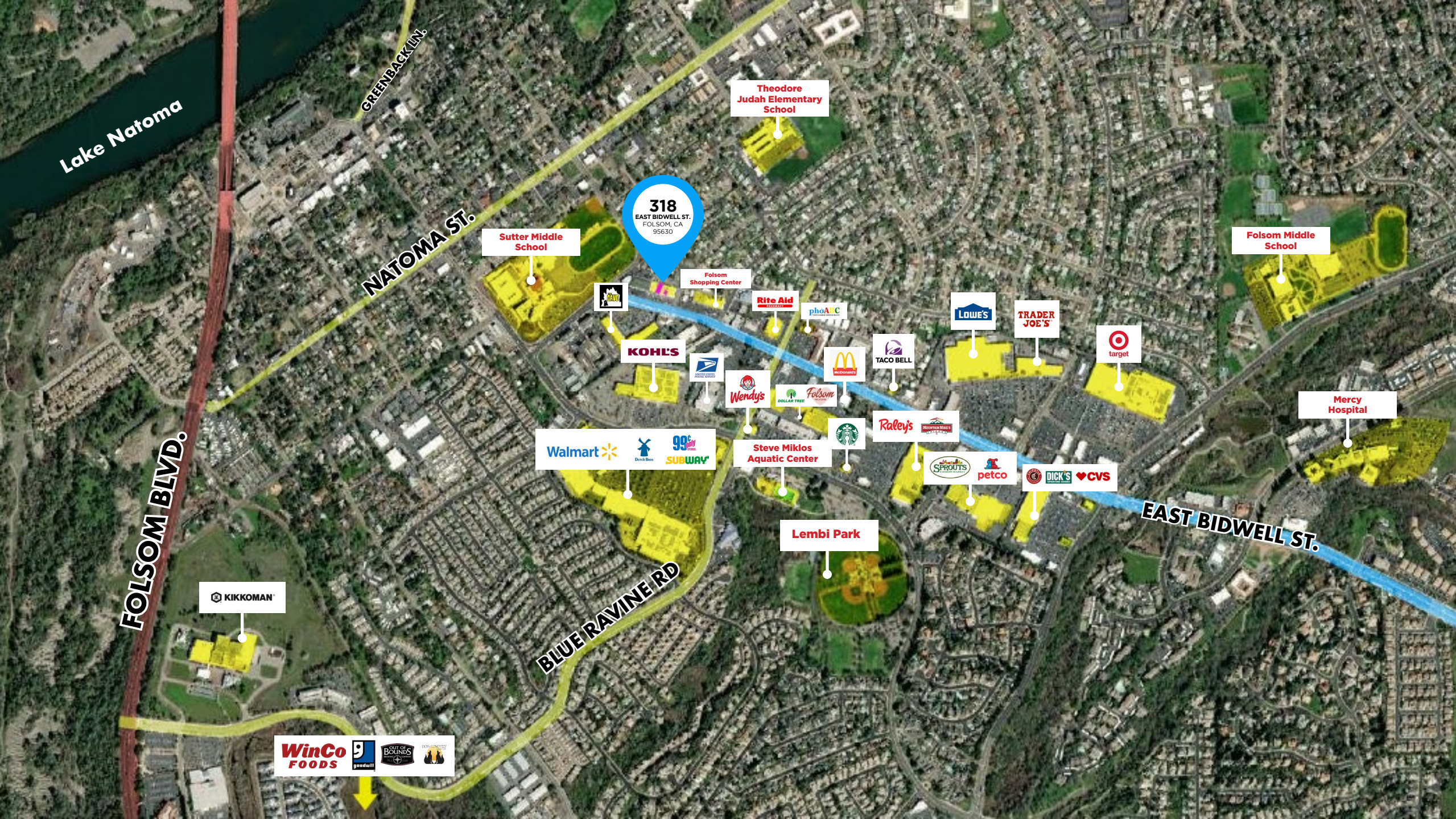
This center is located in a prime location that benefits from the advertisement of national retailers such as Walmart, Kohl's, Trader Joes, Target, Chipotle, Dutch Bros, Aldanberto's, Starbucks, Raley's, and many more. Hundreds of residential houses surrounded the immediate area along with 2 middle schools, an elementary school, and Mercy Hospital of Folsom. Folsom has a higher level of education with 45% of its residents having bachelor's degrees and advanced degrees which also explains why the highest monthly household income are household's with +\$150k while having nearly 75% of homeownership within the region.



318

EAST BIDWELL ST.





Lake Natoma

GREENBACK LIN.

NATOMA ST.

318  
EAST BIDWELL ST.  
FOLSOM, CA  
95630

Sutter Middle School

Theodore Judah Elementary School

Folsom Middle School

Folsom Shopping Center

Rite Aid

phoAHC

LOWE'S

TRADER JOE'S

target

Mercy Hospital

KOHL'S

USPS

Wendy's

Folsom

McDonald's

TACO BELL

Walmart

99¢ ONLY

SUBWAY

Steve Miklos Aquatic Center

Starbucks

Raley's

SPROUTS

PETCO

DICK'S

CVS

Lembi Park

EAST BIDWELL ST.

BLUE RAVINE RD

KIKKOMAN

WinCo Foods

Goodwill

Boundaries

Boundaries

FOLSOM BLVD.



# DEMOGRAPHICS

## EDUCATIONAL ATTAINMENT

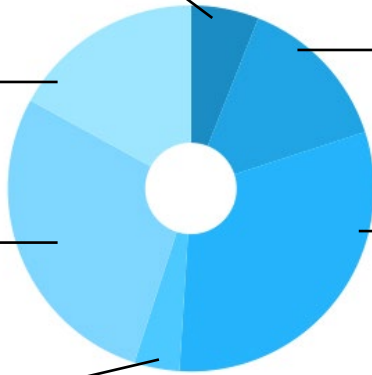
source: Costar

**Advanced Degree**  
17%

**Some High School**  
6%

**Bachelor's Degree**  
28%

**Associate Degree**  
4%



**High School Graduate**  
14%

**Some College**  
31%

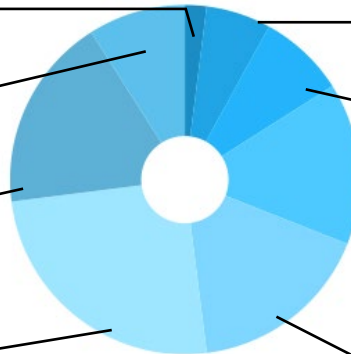
## HOMES BUILT BY YEAR

**1940-1949**  
2%

**2010+**  
9%

**2000-2009**  
18%

**1990-1999**  
25%



**1950-1959**  
6%

**1960-1969**  
8%

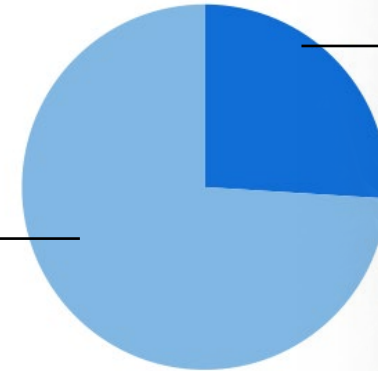
**1970-1979**  
15%

**1980-1989**  
17%

## HOUSING OCCUPANCY

**Owner Occupied**  
74%

**Renter Occupied**  
26%



## HOUSING TYPE

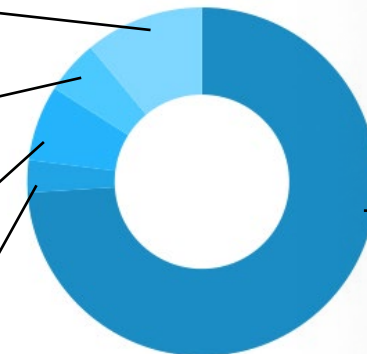
**Group Quarters**  
11%

**20+ Units**  
5%

**5-19 Units**  
7%

**2-4 Units**  
3%

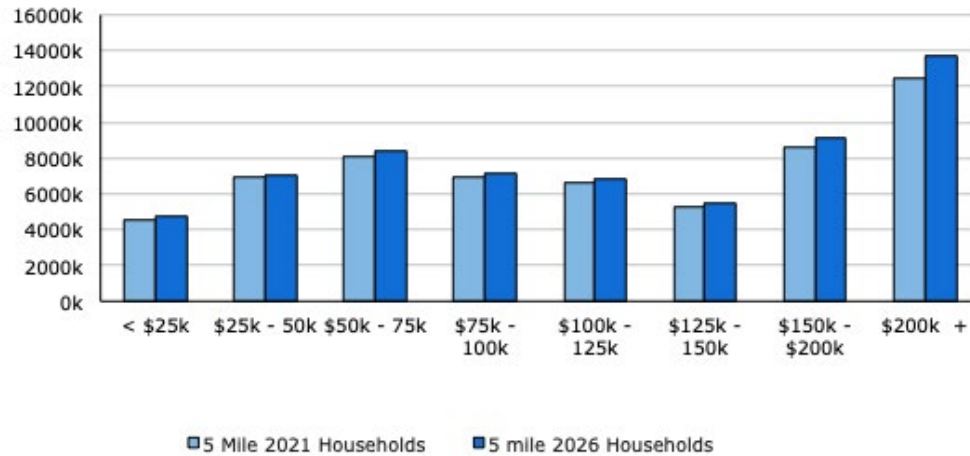
**1 Unit**  
74%



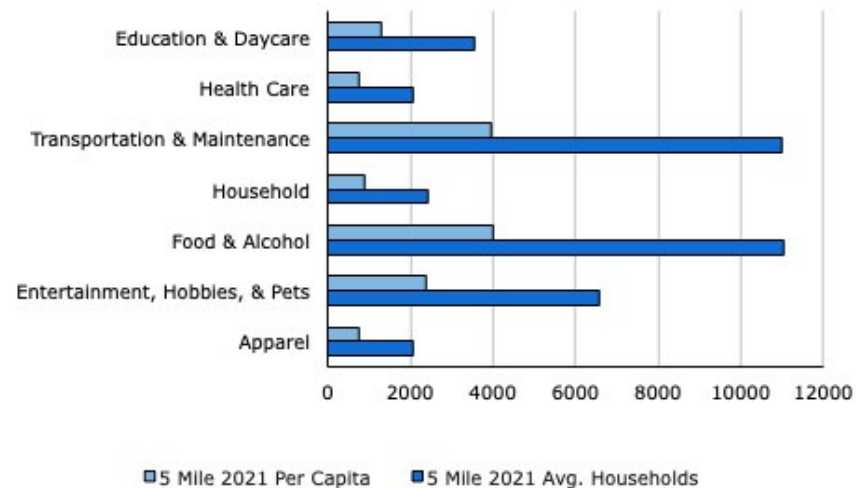


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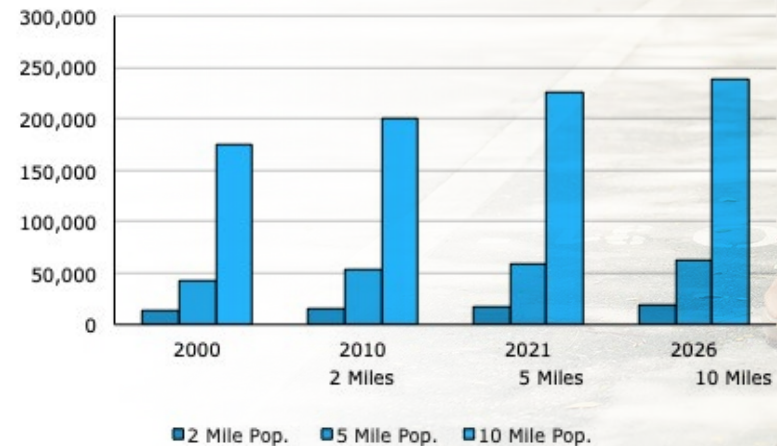
**MONTHLY HOUSE HOLD INCOME**



**PER CAPITA & AVG. HOUSEOLD SPENDING**



**POPULATION**





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