

AVAILABLE
FOR LEASE

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

+/- 2,700 SF

E. BIDWELL ADT 15,000

SUBJECT

RUMSEY WAY

DANIEL MUELLER

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CENTURY 21

Select Real Estate, Inc



**MUELLER
COMMERCIAL
TEAM**

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

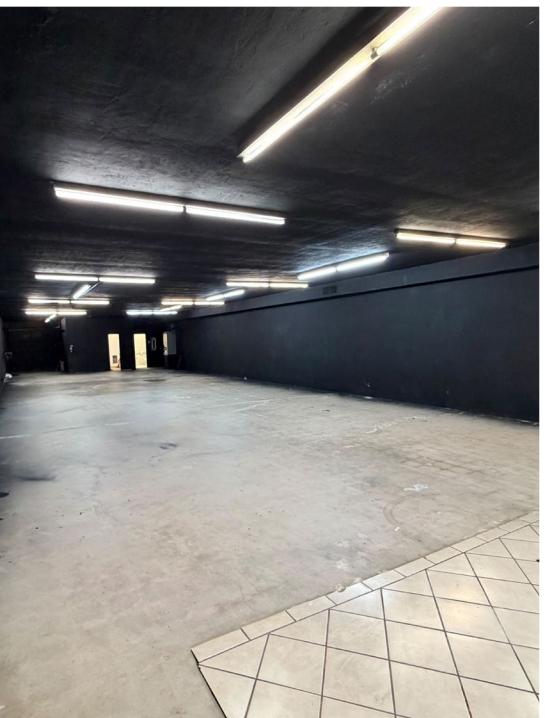


+/-2,700 SF
\$1.50 PSF + NNN



CENTURY 21
Select Real Estate, Inc.

FOR LEASE







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.



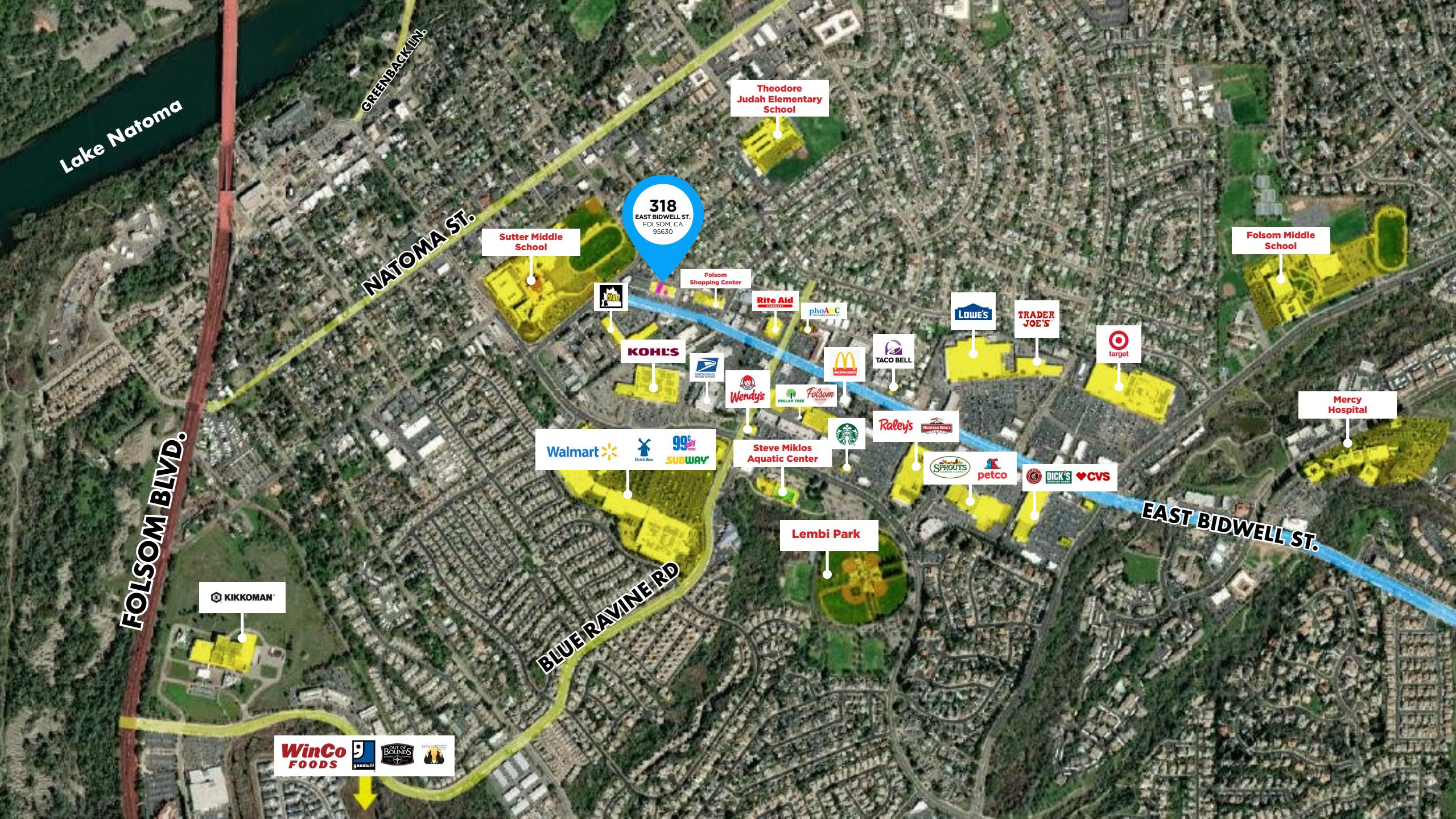


THE AREA

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.





DEMOGRAPHICS

EDUCATIONAL ATTAINMENT

source: Costar

Advanced Degree

17%

Some High School

6%

Bachelor's Degree

28%

Associate Degree

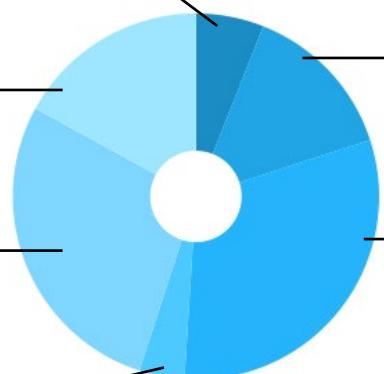
4%

High School Graduate

14%

Some College

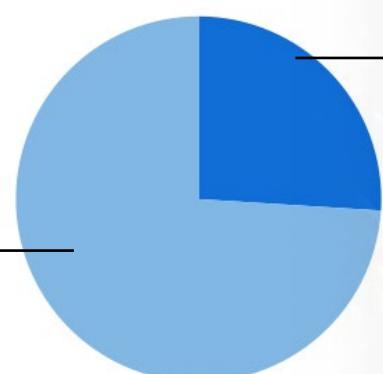
31%



HOUSING OCCUPANCY

Owner Occupied

74%



Renter Occupied

26%

HOMES BUILT BY YEAR

1940-1949

2%

2010+

9%

2000-2009

18%

1990-1999

25%

1950-1959

6%

1960-1969

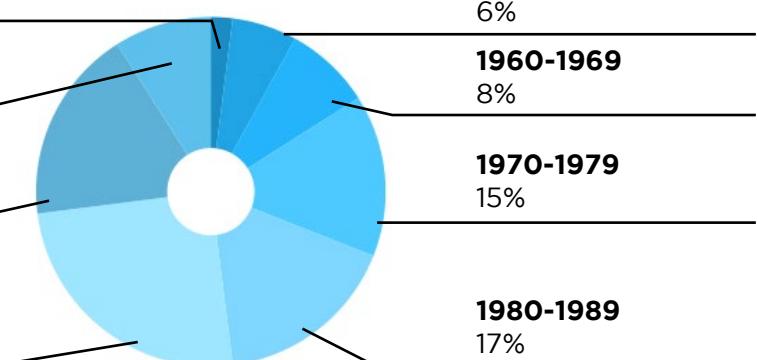
8%

1970-1979

15%

1980-1989

17%



HOUSING TYPE

Group Quarters

11%

20+ Units

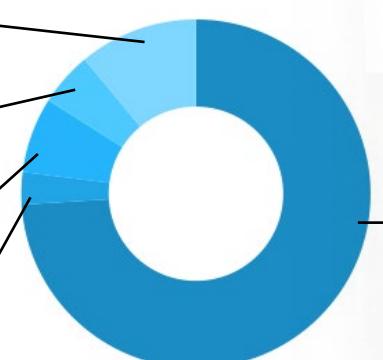
5%

5-19 Units

7%

2-4 Units

3%



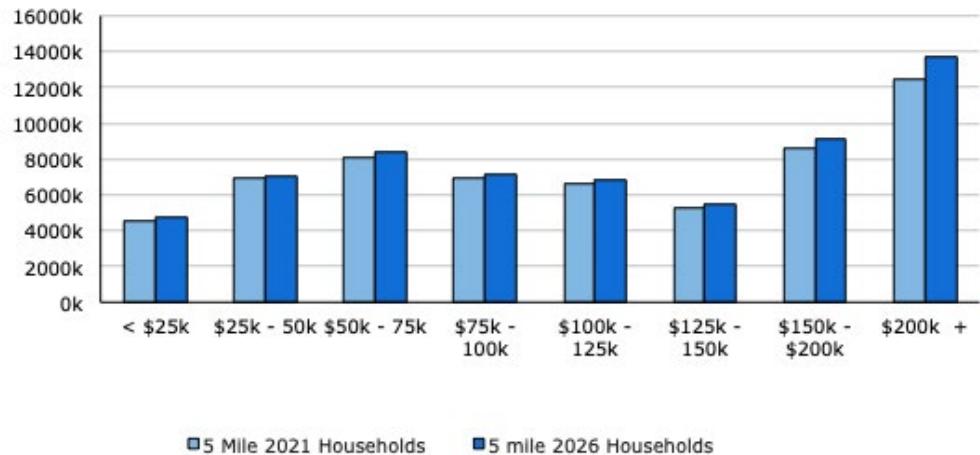
1 Unit

74%



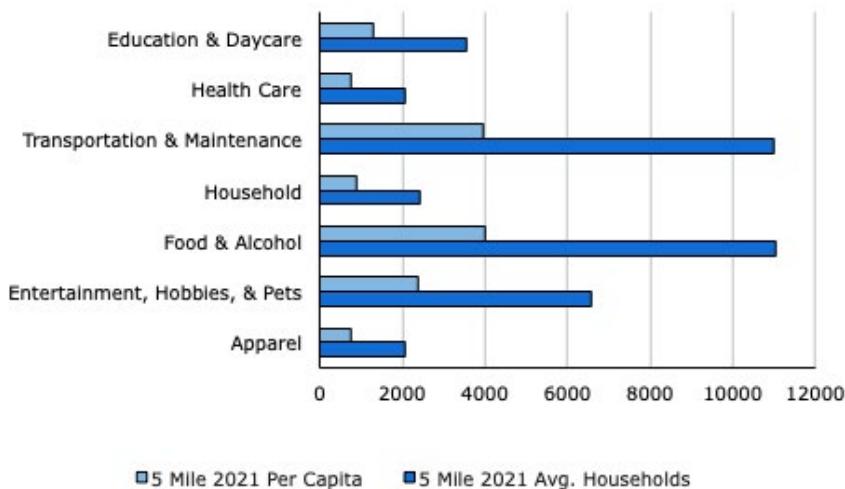
DEMOGRAPHICS

MONTHLY HOUSE HOLD INCOME



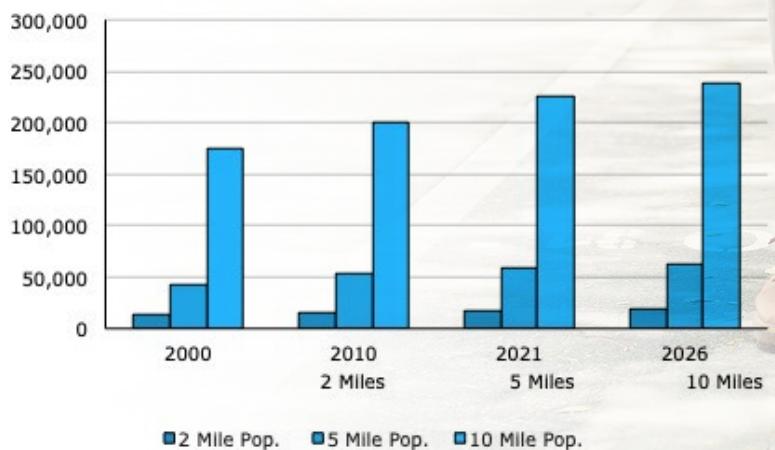
■ 5 Mile 2021 Households ■ 5 mile 2026 Households

PER CAPITA & AVG. HOUSEHOLD SPENDING



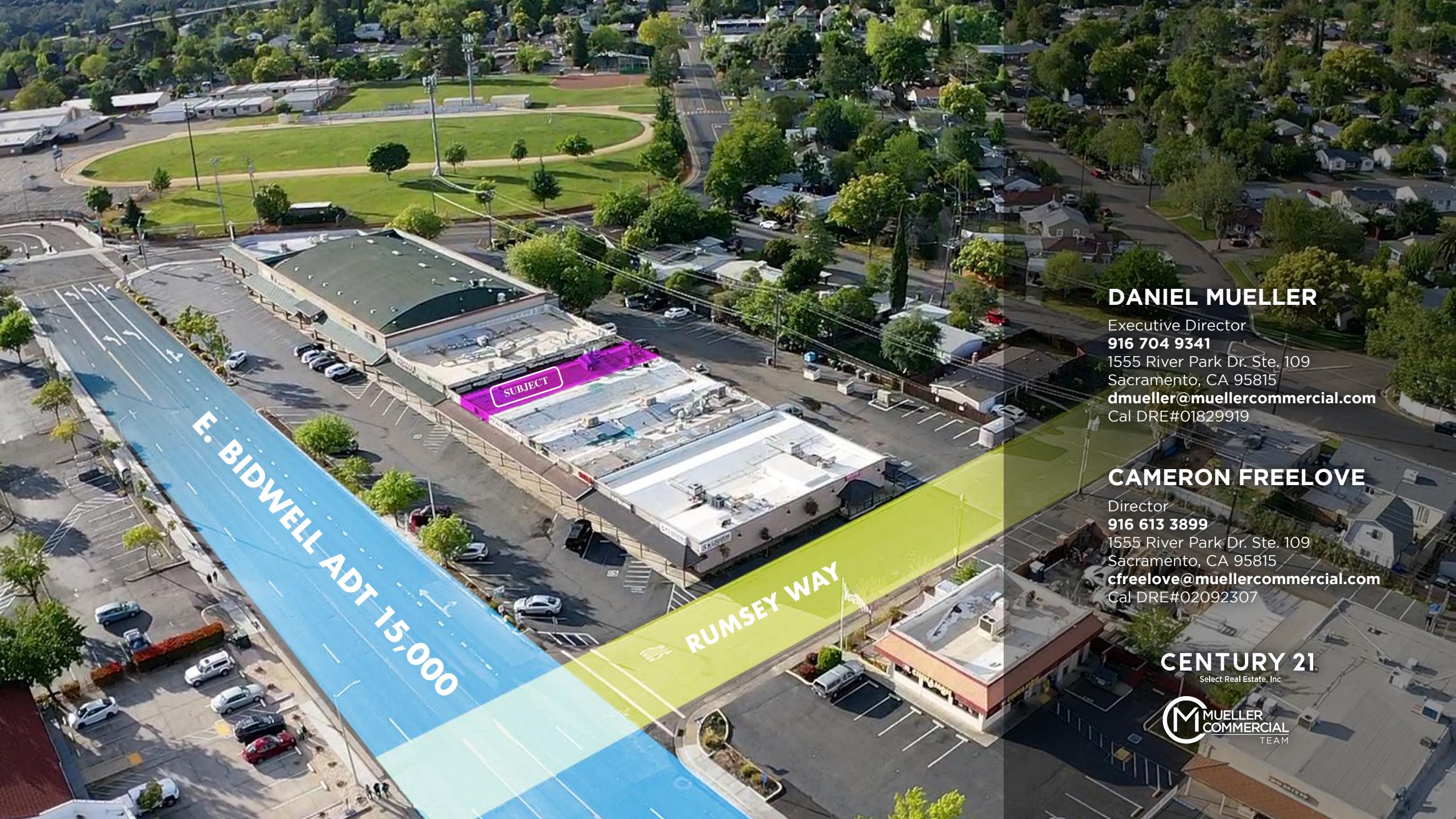
■ 5 Mile 2021 Per Capita ■ 5 Mile 2021 Avg. Household

POPULATION



■ 2 Mile Pop. ■ 5 Mile Pop. ■ 10 Mile Pop.





E. BIDWELL

ADT 15,000

RUMSEY WAY

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LEASE

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