

1007 E Bidwell St

1007 E Bidwell St, Folsom, CA 95630

Presented by
KIC Development

Price: \$27.60 /SF/YR

This new and beautiful space at was renovated and remodeled in October 2024 with 3200 SF. It is perfect for a restaurant, wellness center, medical office, or other businesses. This space is ready for you immediately to open a great functional training (group/private/open gym) business. The space is in an independent building.

Features Including:

- Beautiful lobby
- An office with storage
- A laundry room with a stacked washer and dryer
- 2 full tiled bathrooms with 2 showers
- Two gas water heaters
- Three new HVAC units, tempered glass entry/exit,
- A kids lounge (or you can convert to any special room)

Great Location:

This Spaces is located in Willow Creek Town Center, located at busy and high traffic intersection of E. Bidwell St and Blue Ravine Rd. Easy to access I-50 and I- 80 freeways. The existing neighbors include Nick's Sports Goods, Spruce Farmer's Market, Wells Fargo Bank, CVS, Chipotle, Fire House Subs, Handel's Ice Cream, and other Stores, Restaurants, Hair Salon, and Offices. Enough parking spaces. Only 2.5 miles to Intel Facility, and very close to other big companies, hospitals, schools, hotels, and companies. About 1 mile to America River, Folsom

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High Traffic Location. In a big Shopping Center. New Renovated Inside. A laundry room with washer & dryer. 2 full tiled bathrooms with 2 showers

Thanks!



Ange Lee

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Building Photo

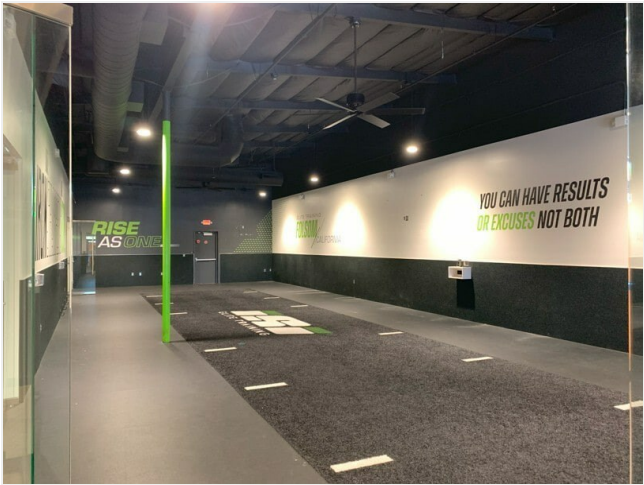


Other

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Chipotle Mexican Grill	-	
CVS	-	
Dick's Sports Goods	-	
University of Beer	-	
Wells Fargo Bank	-	

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1007 Inside-Empety

Listing space

1st Floor

Space Available	3,200 SF
Rental Rate	\$27.60 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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Property Photos



Front Lobby



Building Photo

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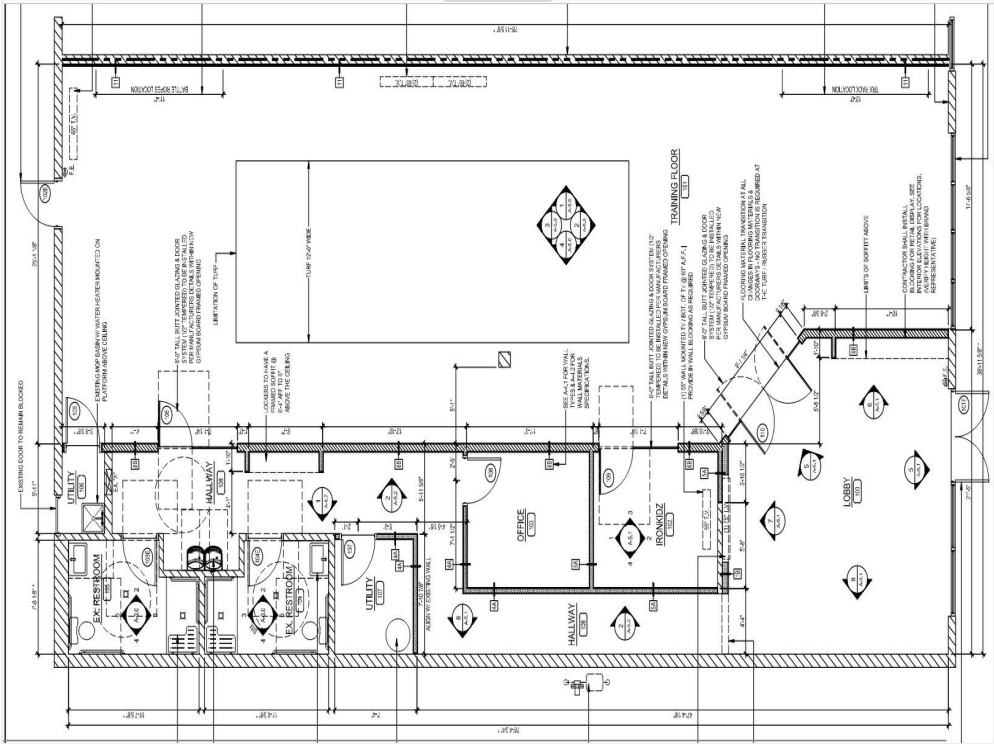
Main Room



Interior Photo

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Property Photos



Floor Plan



Interior Photo

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Property Photos



Interior Photo



Aerial

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Property Photos



Building Photo



Drinking

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Property Photos



Bathroom Shower



Office

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Building Photo



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Location

