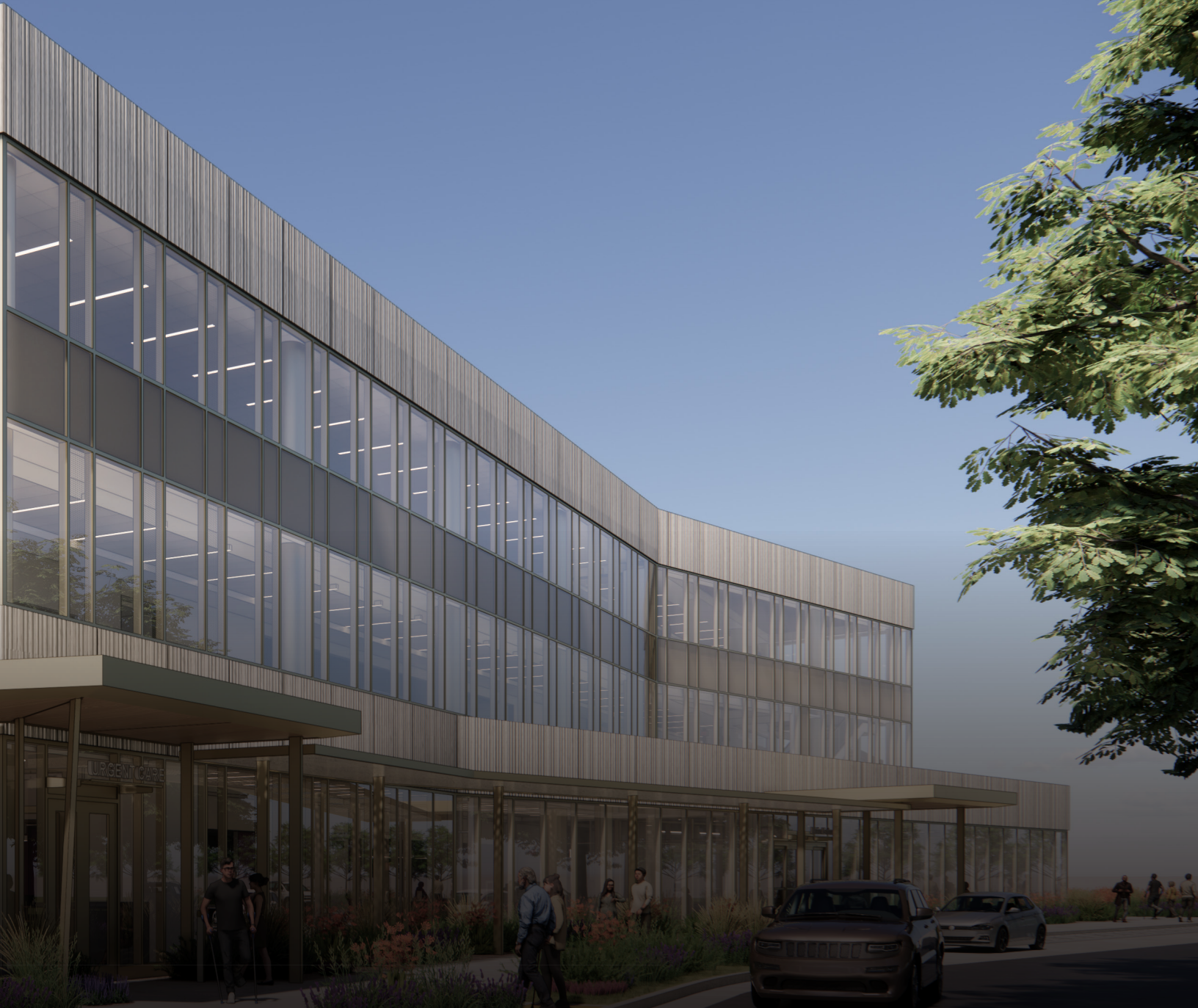


NOW LEASING

FOLSOM ADVANCED AMBULATORY CARE CENTER



3185 MCCARTHY WAY | FOLSOM, CA 95630



NexCore
GROUP



Dignity
Health

PROJECT SUMMARY

Secure your postition alongside Dignity Health, leading the next generation medical hub at the heart of Folsom’s growth.

OVERVIEW

Designed with the patient journey in mind, this MOB delivers a full spectrum of care with urgent care, ASC, imaging, cancer treatment, primary, and specialty services.

3-STORY 88,640 RSF	LOCATION 3185 McCarthy Way Folsom, CA 95630
FIRST PATIENT Q3 2027	PARTNERSHIP JV ASC featuring 5 multispecialty OR’s
AVAILABILITY The project is 90% leased with 15,000 SF remaining for independent practices.	

OPPORTUNITY

TIME

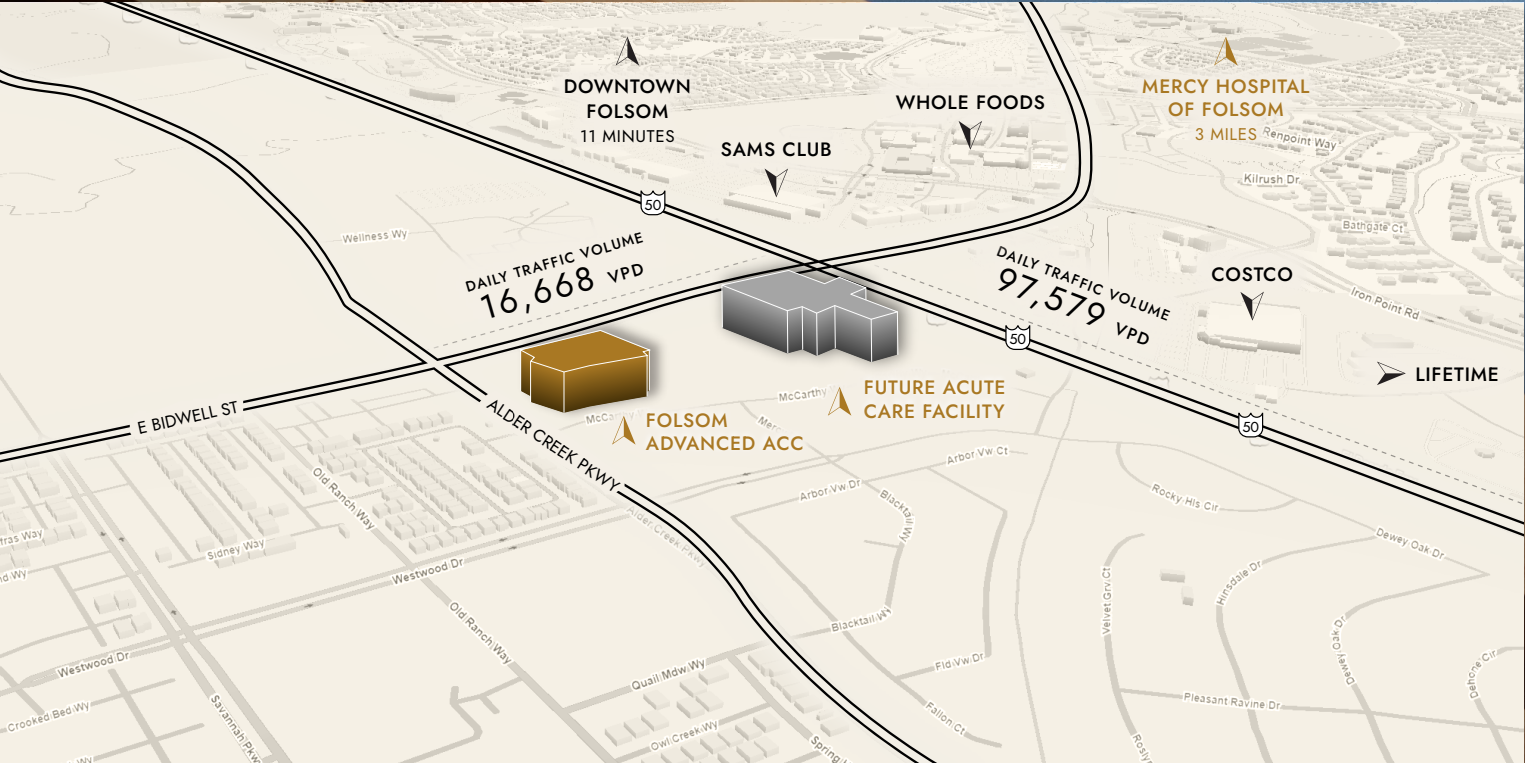
- BE First ahead of competition and rising costs
- CAPITALIZE on explosive regional growth driving immediate demand
- LEVERAGE the future Dignity Health hospital to fuel long-term momentum
- SECURE your position early given limited space available

PLACE

- PREMIER campus access with unmatched Highway 50 visibility
- INTEGRATED campus model designed for collaboration
- ENHANCED physician access and patient connectivity

PARTNERSHIP

- ALIGN with the region’s leading healthcare provider
- PARTICIPATE in the JV ASC opportunity
- STRENGTHEN your brand within a high-growth, hospital-anchored destination
- CAPTURE long-term value through visibility, volume, and collaboration



PRIMARY SERVICE AREA HOUSEHOLD FIGURES

10/23/2025
© Nexcore Group

FTE PROVIDER NEED IN PSA

32

NEW HOUSEHOLDS ANNUALLY

750+

PRIVATELY INSURED

80%

2025 POPULATION

174,324

AVERAGE HOUSEHOLD INCOME

197K

CONTACT US

Amy Andresen | SENIOR VICE PRESIDENT LEASING

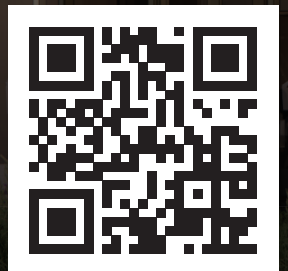
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SCAN FOR LEASING
INFORMATION