

TRIPLE NET LEASED INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

US BANK

521 E. BIDWELL STREET
FOLSOM, CA

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NEWMARK



EXECUTIVE SUMMARY

Newmark, as exclusive advisor is pleased to offer the opportunity to acquire the fee simple interest (land and building) in the NNN leased, corporate signed, drive-thru equipped, U.S. Bank investment property at 521 E. Bidwell Street (the "Property") in Folsom, California. The tenant's current lease expires April 30, 2029 and there are two remaining 5 year options to extend.

OFFERING TERMS

Pricing: \$3,825,000

Current Cap Rate: 5.25%

Cap Rate as of 5/1/2025: 5.51%

Expiration: 4/30/2029

Options: 2 x 5-year options with 10% increases

OFFERING HIGHLIGHTS

- Absolute Triple Net Leased Investment with U.S. Bank National Association (S&P Rated A)
- Strong Deposit Base (over \$182 million as of June 2023 according to FDIC)
- 5% rental rate increase in May, 2025
- Highly visible and highly trafficked hard corner location (over 28,200 vehicles per day)
- Only U.S. Bank branch in Folsom – equipped with a drive-through
- Large site of approximately 1.33 acres (buyer to verify)
- Folsom has excellent demographics with average household incomes exceeding \$109,000 (3 mile radius)
- E. Bidwell Street is Folsom's primary retail arterial connecting to US Highway 50



LOCATION MAP



FINANCIALS

LEASE ABSTRACT

Tenant: U.S. Bank National Association

Address: 521 E. Bidwell Street, Folsom, CA

Sq. Footage: 6,160 square feet

Commenced: May 1, 1997

Expires: 4/30/2029

Structure: Absolute Triple Net

Options: 2 remaining 5 year options

RENT SCHEDULE

Term	Period	Annual Rent
Primary	05.01.2022-04.30.2025	\$200,796.36
Primary	05.01.2025-04.30.2029	\$210,856.80
Option 1	05.01.2029-04.30.2034	\$231,942.48
Option 2	05.01.2034-04.30.2039	\$255,136.73

ABOUT U.S. BANK (NYSE: USB)



Founded: 1929

Rank: 5th largest bank in the United States

Branches: Over 2,000 in 26 states

Revenue: Over \$23 billion

Assets: \$559 billion

Credit Rating: Rated "A+" by Standard & Poors with a "stable" outlook

Folsom, California

The Property is located on E. Bidwell Street, Folsom's primary retail hub. Folsom is a Sacramento submarket that contains over 4 million square feet of space and is one of the most affluent retail trade areas in the region.

The City of Folsom is a vibrant, business-friendly community dedicated to maintaining a high quality of life by fostering stable, reliable, and diversified economic growth. Situated about 25 miles east of downtown Sacramento, 85 miles from Lake Tahoe, and 110 miles from San Francisco, Folsom enjoys a prime central location in California. The city has successfully attracted a robust and expanding base of major employers, including Voxpro, California ISO, Maximus, Intel, Kaiser Permanente, Kikkoman, Mercy Hospital, Micron, Safe Credit Union, Toshiba, and VSP One. Folsom boasts a substantial and well-educated workforce of 38,200, with 54% holding a Bachelor's degree or higher, and maintains a very low unemployment rate of 3.8%.

FOLSOM IS PART OF THE SACRAMENTO METROPOLITAN AREA, THE FOURTH LARGEST IN CALIFORNIA, WITH A POPULATION OF 2,416,702 RESIDENTS.

Folsom is a haven for outdoor enthusiasts. The American River feeds into Folsom Lake, providing fresh water for the area and ample opportunities for water sports or quiet reflection. The city features miles of biking and jogging trails that weave through neighborhood greenbelts, connecting to the American River Bike Trail, which extends all the way to Sacramento, California's capital city. With a population of over 83,269, Folsom continues to grow, driven by strong economic factors and high demand. The city is home to a highly educated and affluent population, boasting an average household income of over \$128,000, with more than 60% of residents earning six-figure incomes.



Folsom Facts & Figures

#1

BEST CITY TO RAISE A FAMILY IN CALIFORNIA

#12

SAFEST CITY IN AMERICA

54%

BACHELOR DEGREE OR HIGHER

72%

HOME OWNERSHIP RATE

83,269

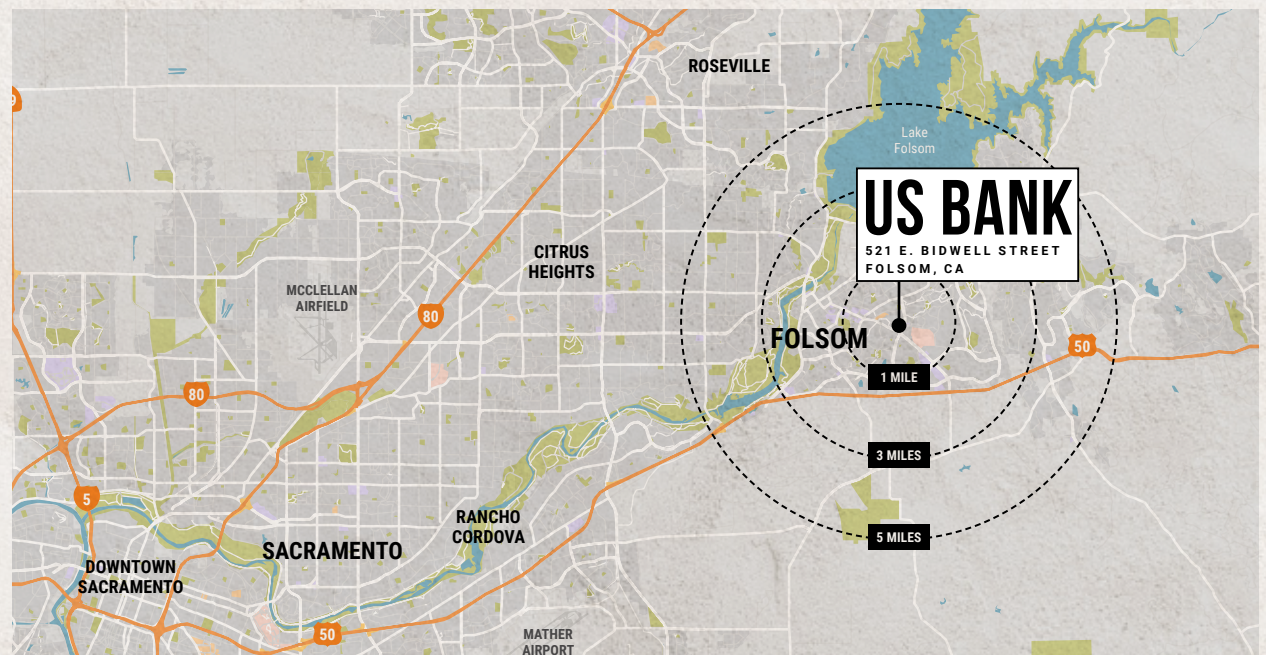
FOLSOM POPULATION

2,416,702

SACRAMENTO REGION POPULATION

38,200

JOBS IN FOLSOM



DISCLAIMER: This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (5/24/2024) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder. Additionally, it is understood that the Property is being sold in its as-is condition. Buyer agrees to pay all cash, or obtain such financing as Buyer may choose, at Buyer's expense.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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