

# 1578 CREEKSIDE DRIVE, FOLSOM, CA 95630



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# PROPERTY HIGHLIGHTS:

- One (1) Parcel of Land in the Heart of Folsom's Business and Retail Core
- Zoning allows for commercial, office, medical or multi-family
- Lot size:  $\pm 2.37$  acres
- Usable:  $\pm 1.91$  Net Usable Acres
- Previously approved for 17,775 SF single-story office/medical building
- Possible  $\pm 26,000$  SF two-story office/medical building
- Located along major thoroughfare, East Bidwell corridor
- Excellent visibility and high traffic counts ( $\pm 28,338$  cars per day)
- Located within 1 mile from major Folsom Retail Centers, including Folsom Square, Willow Creek Town Center, Folsom Town Center, and Commonwealth Square
- Numerous national credit anchors within 1 mile including, Target, Homegoods, Trader Joe's, Lowe's, Petco, Spouts, Dick's Sporting Goods and Raley's Grocery Store
- APN: 071-1960-001-0000

**PURCHASE PRICE: \$2,500,000**



**Previously Approved Single-Story  $\pm 17,775$  SF Office / Medical Building Rendering**





# ZONING INFORMATION

This site is zoned Business Professional (BP) within a Planned Development Overlay District (PD); this zone is intended for office/commercial uses. However, the site is within the East Bidwell Corridor (EBC) Mixed-Use General Plan Overlay, which does allow for residential uses of a density at least 30 dwelling units/acre and an FAR between 0.2 – 1.5.

This overlay designation gives property owners along the East Bidwell Corridor the flexibility to develop sites as mixed-use. It provides for a mixture of commercial and residential uses that are mutually compatible along East Bidwell Street. This designation balances existing commercial uses with future mixed-use development. This designation allows for multifamily housing as well as shops, restaurants, services, offices, and other compatible uses. For mixed-use development that includes residential uses as well as standalone residential developments within this overlay, building intensity standards are established by minimum residential density and maximum FAR. Intensity of non-residential development is regulated by minimum and maximum FAR.

*Source: City of Folsom*

## ABOUT FOLSOM:

Living in Folsom, California means having easy access to nature while enjoying an affluent, well-planned suburban lifestyle. With  $\pm 81,044$  residents and a high median household income of roughly \$150,786, the city is known for its safe neighborhoods, strong schools, and high homeownership rate. Folsom offers more than 50 miles of paved trails, the 32-mile American River bike corridor, and water recreation on Folsom Lake and Lake Natoma, making biking, kayaking, and running part of everyday life. Its personality comes from a blend of modern development and history. Folsom features Gold Rush-era buildings on Sutter Street, the National Historic Powerhouse, and the iconic Folsom Prison, tied to Johnny Cash. Families are drawn to the parks and the rescue-focused Folsom Zoo Sanctuary, while commuters benefit from Sacramento light rail access.

*Source: Anysites*

# RENDERING SITE PLAN



Previously Approved Single-  
Story  $\pm 17,775$  SF Office /  
Medical Building Rendering



# 3 MILE DEMOGRAPHICS



## KEY FACTS



**77,894**

Population



**2.6**

Average Household Size

## HOUSING STATS



**\$661,075**

Median Home Value



**32.74%**

% Renter Occupied  
Housing Units

## COMMUTERS



**0.71%**

Used Public Transportation



**85.77%**

Drove Alone to Work

## EMPLOYMENT



**21.22%**

Blue Collar



**78.78%**

White Collar

## EDUCATION



**13.70%**

High School Graduate

**18.62%**

Some College

**48.95%**

Bachelor's Degree Plus

# FOLSOM RETAIL AERIAL



# FOLSOM MEDICAL AERIAL



# FOLSOM TRADE AREA



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