

UNDER CONSTRUCTION

RETAIL & RESTAURANT OPPORTUNITIES AT FOLSOM RANCH



ALDER CREEK MARKETPLACE

A New 3,585 Acre Master Planned Development
Over 5,000 Units Built & Occupied



NOW LEASING



ALDER CREEK MARKETPLACE



SAFeway

UC DAVIS HEALTH
UNDER CONSTRUCTION

Dignity Health
UNDER CONSTRUCTION

UNDER CONSTRUCTION
114 Units

UNDER CONSTRUCTION
265 Units

UNDER CONSTRUCTION
1,025 Units

450 Homes
BUILT & SOLD

UNDER CONSTRUCTION
260 Units

UNDER CONSTRUCTION
700 Units

GRADING &
UNDER CONSTRUCTION
1,450 Units

1000 Units
CURRENTLY OCCUPIED

Mangini Ranch
Elementary School

MANGINI PKWY

E BIDWELL ST

1,130 Units
UNDER CONSTRUCTION

Mixed-Use Site
PROPOSED

265 Apartments
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425 Bungalows
UNDER CONSTRUCTION

CAPITAL SOUTHEAST CONNECTOR

TAKE A TOUR



HERE

www.FolsomRanch.com



THE EDWARDS COMPANY
commercial real estate services

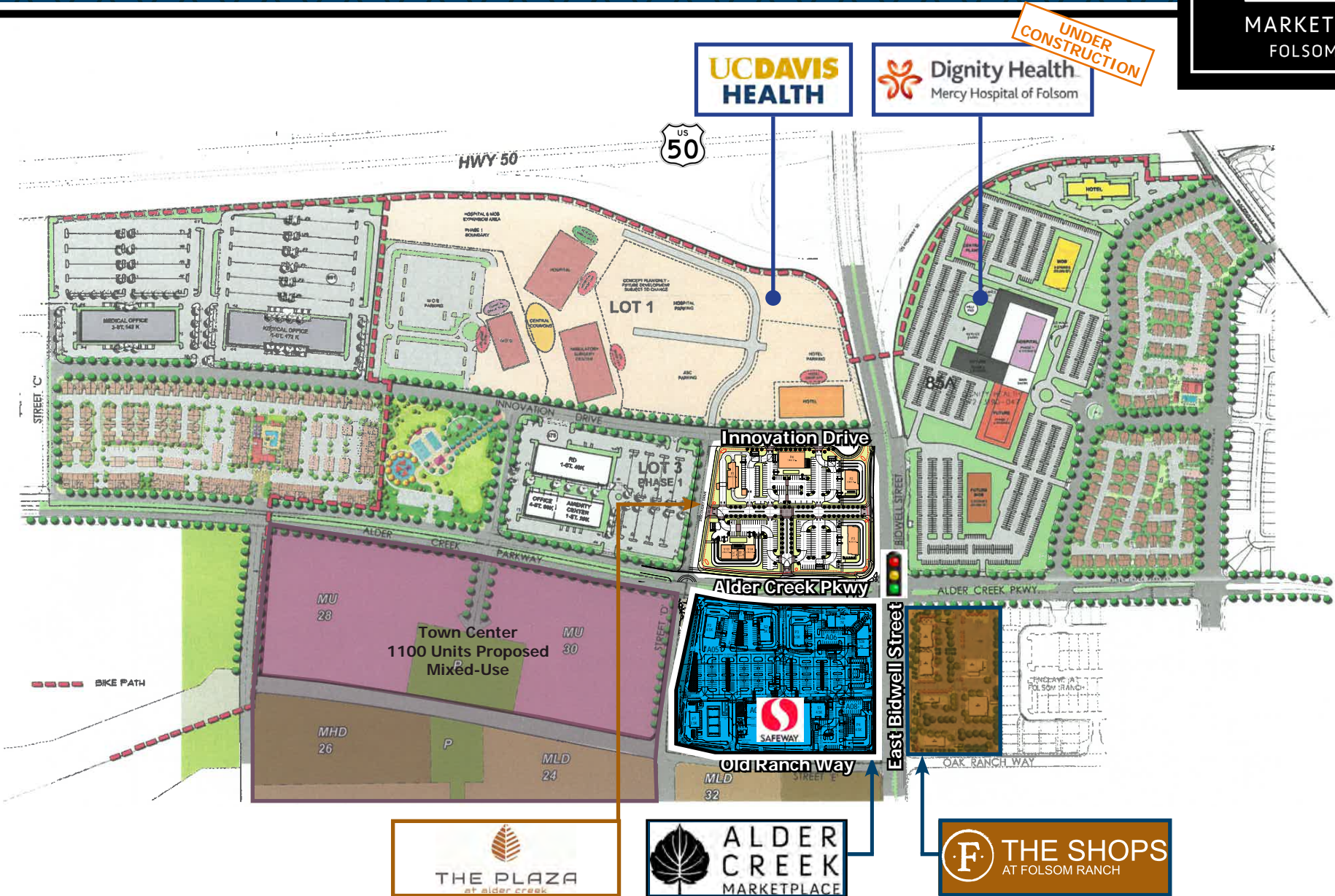
PARTNER **XTEAM**
RETAIL ADVISORS

FOLSOM RANCH MASTER SITE PLAN



ALDER
CREEK

MARKETPLACE
FOLSOM • CA



UNDER
CONSTRUCTION

UC DAVIS
HEALTH

Dignity Health
Mercy Hospital of Folsom

US
50

HWY 50

LOT 1

LOT 3
PHASE 1

Innovation Drive

Alder Creek Pkwy

Town Center
1100 Units Proposed
Mixed-Use

Old Ranch Way

East Bidwell Street

ALDER CREEK PKWY

OAK RANCH WAY

THE PLAZA
at alder creek

ALDER
CREEK
MARKETPLACE

THE SHOPS
AT FOLSOM RANCH

*site plan subject to change

ALDER CREEK SITE PLAN

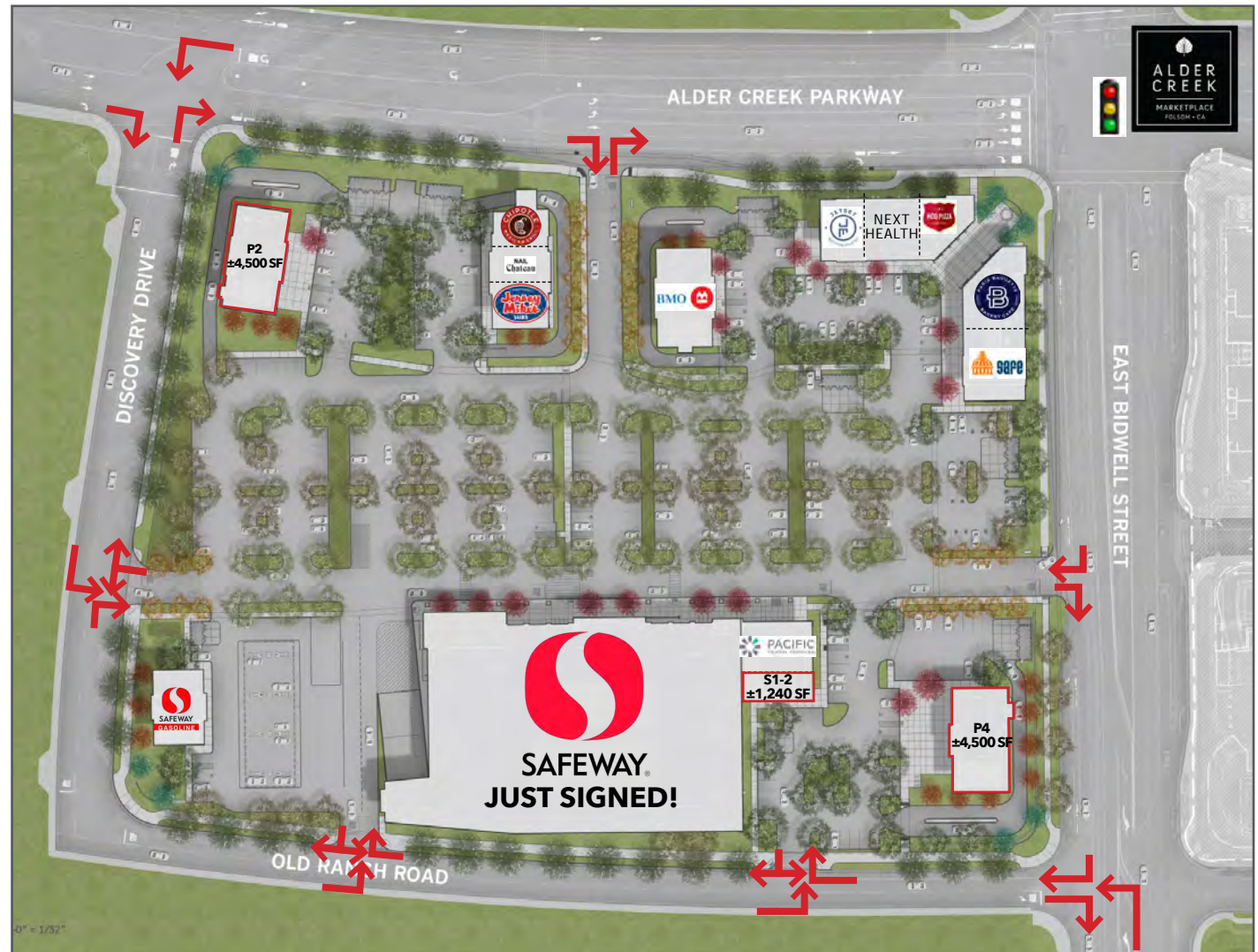


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MARKETPLACE
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TENANT LIST

SUITE #	TENANT	SF
M1	Safeway	55,000
P1	Safeway Fuel	3,000
P2	AVAILABLE	4,500
P3	BMO	4,500
P4	AVAILABLE	4,500
S1-1	Pacific Dental	3,304
S1-2	AVAILABLE	1,240
S2-1	Chipotle	2,521
S2-2	Nail Chateau	2,521
S2-3	Jersey Mike's	1,036
S3a-1	JETSET Pilates	2,038
S3a-2	Next Health	2,344
S3a-3	MOD Pizza	2,575
S3b-1	Paris Baguette	3,505
S3b-2	SAFE Credit Union	3,619



RENDERINGS



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*site plan & renderings subject to change

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NEARBY RETAIL



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FOLSOM SQUARE

Target, Lowe's, HomeGoods, Trader Joe's

BROADSTONE PLAZA

World Market, Ross, Tilly's, Old Navy, Marshalls, Michaels, PetSmart, Total Wine, Five Guys

BROADSTONE MARKETPLACE

Bel Air, CVS, Five Guys, Jack's Urban Eats, Chase

PALLADIO

rack, Barnes & Noble, H&M, Lazy Dog, MAC, SOMA, White Black, DSW, Victoria's Secret

WILLOW CREEK

Dick's, Habit Burger Grill, Sprouts Farmers Market, Petco

FOLSOM GATEWAY

Ulta, PetSmart, BevMo!, Sam's Club, KREI

EAST BIDWELL

COSTCO WHOLESALE

LIFETIME FITNESS

50

115,500 ADT

50

UC DAVIS HEALTH

Dignity Health
Mary Hospital of Folsom

THE PLAZA
AT ALDER CREEK
CONSTRUCTION
Q1 2027

EAST BIDWELL

ALDER CREEK PKWY

SHOPS AT FOLSOM RANCH

Capriotti's, Habit Burger Grill, Starbucks, Beans & Butter, Suck House, Golden 1

ALDER CREEK MARKETPLACE
SAFeway
OPENING Q1 2027

WHITE ROCK RD

CAPITOL SOUTHEAST CONNECTOR

MEDICAL CAMPUS PLANS



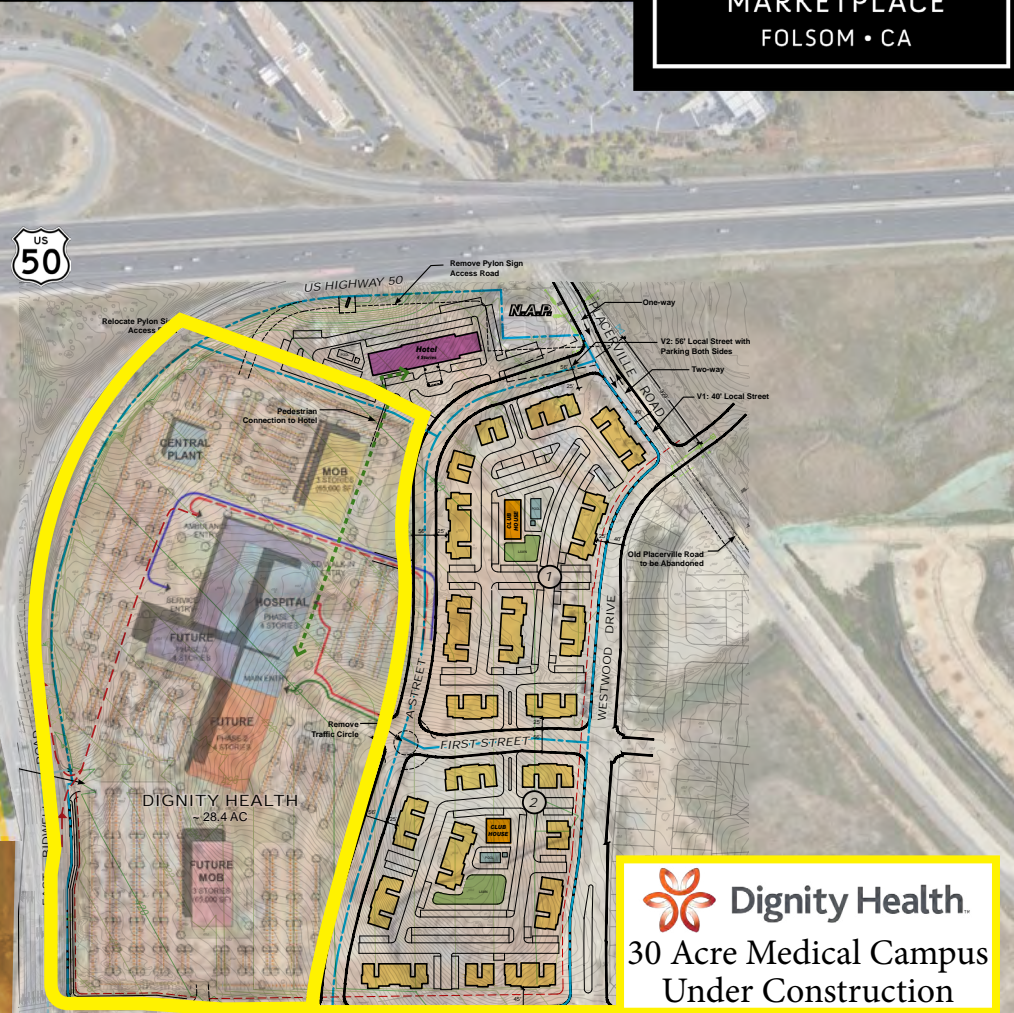
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UC DAVIS HEALTH

34.5 Acre Medical Campus
1st Phase Complete
100,000 SF MOB



 **Dignity Health.**
30 Acre Medical Campus
Under Construction



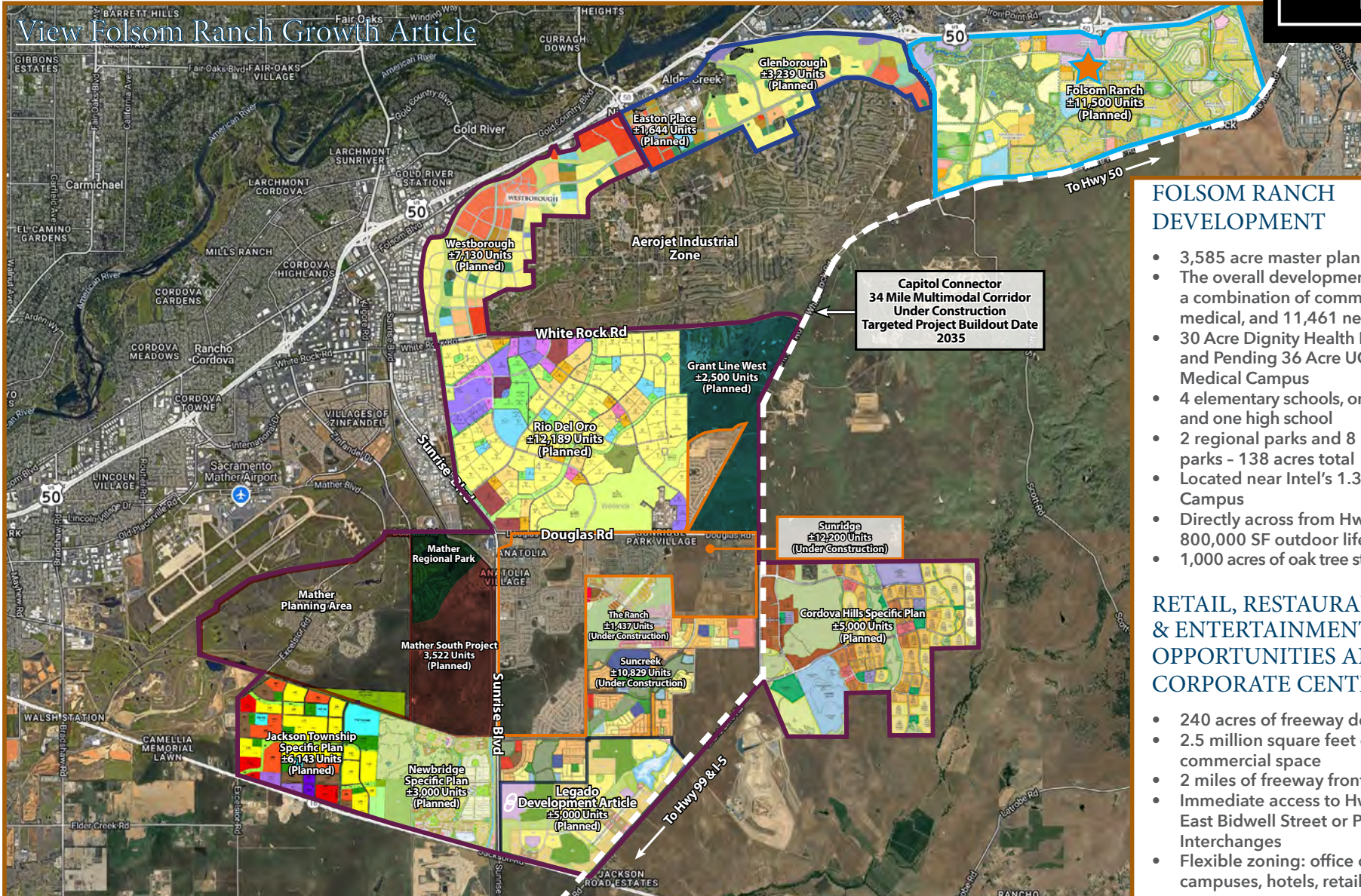
THE SHOPS
AT FOLSOM RANCH

HOUSING GROWTH



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FOLSOM RANCH DEVELOPMENT

- 3,585 acre master planned community
- The overall development will include a combination of commercial, retail, medical, and 11,461 new homes
- 30 Acre Dignity Health Medical Campus and Pending 36 Acre UC Davis Health Medical Campus
- 4 elementary schools, one middle school, and one high school
- 2 regional parks and 8 neighborhood parks - 138 acres total
- Located near Intel's 1.3 million R&D Campus
- Directly across from Hwy 50 the Palladio 800,000 SF outdoor lifestyle mall
- 1,000 acres of oak tree studded open space

RETAIL, RESTAURANT, & ENTERTAINMENT OPPORTUNITIES AND CORPORATE CENTER

- 240 acres of freeway developable land
- 2.5 million square feet of mixed-used commercial space
- 2 miles of freeway frontage
- Immediate access to Hwy 50 at the East Bidwell Street or Prairie City Road Interchanges
- Flexible zoning: office or medical campuses, hotels, retail, and multi family

DEMOGRAPHICS



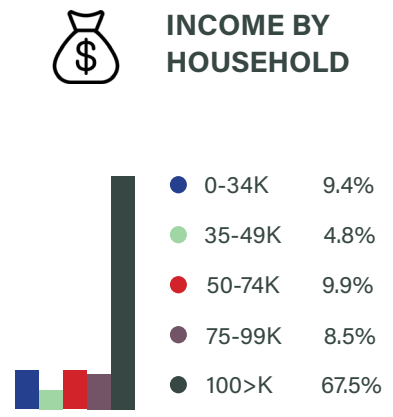
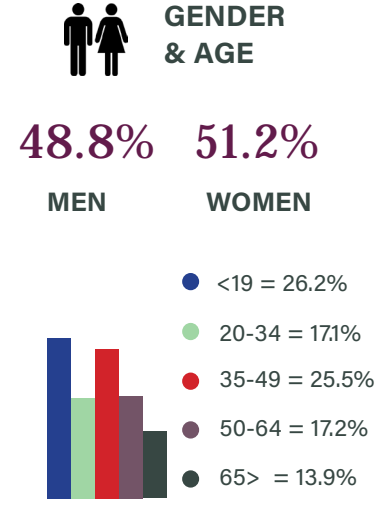
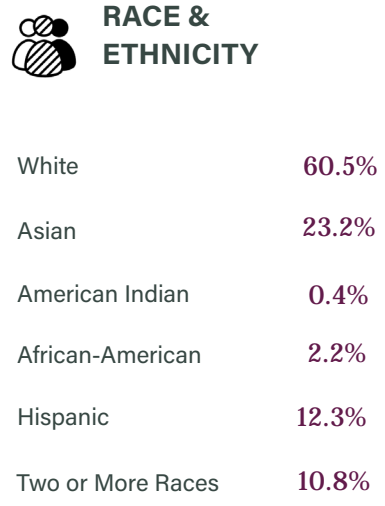
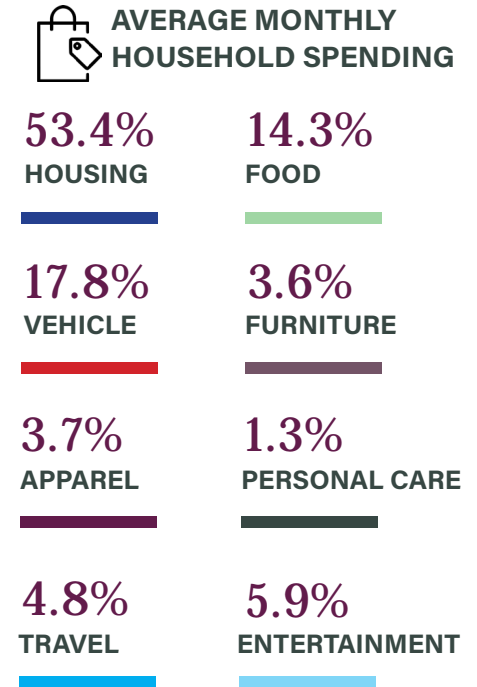
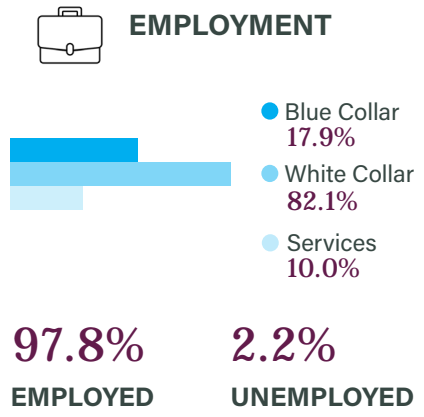
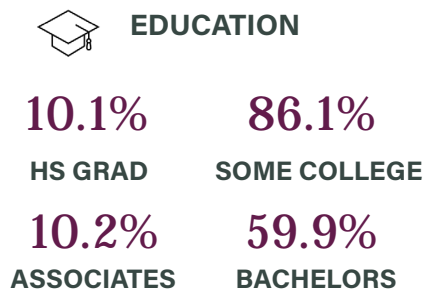
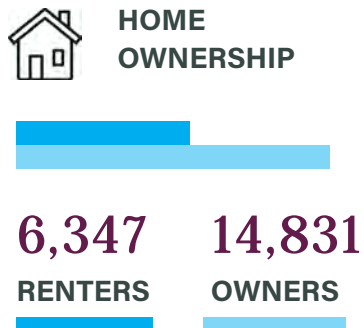
3 Mile Radius

57,526
POPULATION

2.7
AVE HH SIZE

\$182,544
AVE HH INCOME

38.7
MEDIAN AGE



DEMOGRAPHICS



5 Mile Radius

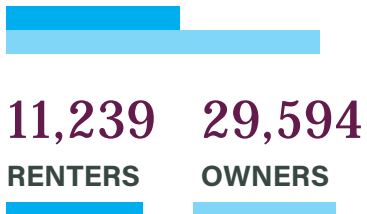
115,624
POPULATION

2.7
AVE HH SIZE

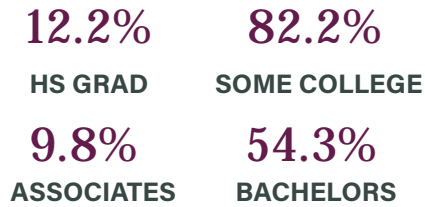
\$187,086
AVE HH INCOME

39.3
MEDIAN AGE

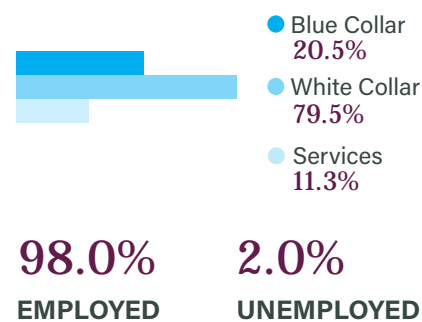
HOME OWNERSHIP



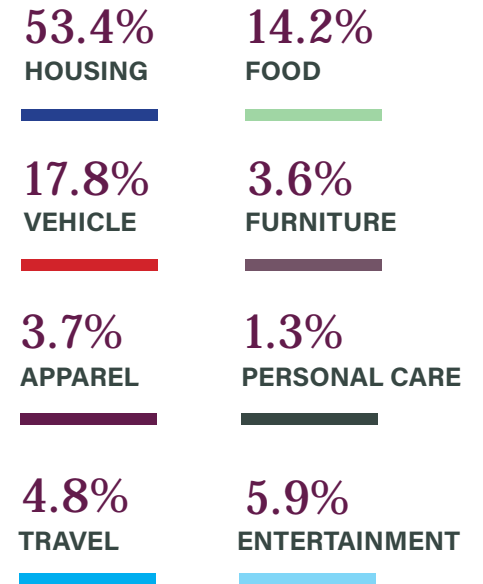
EDUCATION



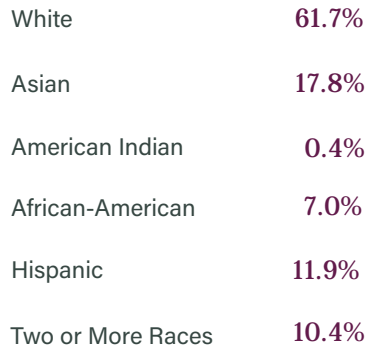
EMPLOYMENT



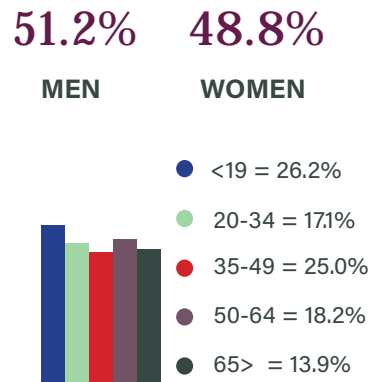
AVERAGE MONTHLY HOUSEHOLD SPENDING



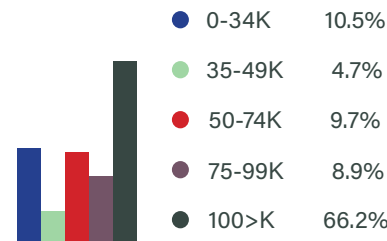
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD





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