



# SOUTHPOINTE AT FOLSOM RANCH

MEDICAL BUILDINGS | FOR SALE

WHITE ROCK ROAD & E BIDWELL ST



# THE OFFERING

Southpointe at Folsom Ranch is a premier 11.71-acre commercial and medical hub within the 3,585-acre Folsom Ranch master-planned community. Strategically positioned at East Bidwell Street and White Rock Road, this development serves as a high-end healthcare gateway in one of Northern California's fastest-growing corridors.

The project is supported by an affluent, rapidly expanding population that is growing at triple the regional average. With a high concentration of premium insurance holders—including active seniors and young families—Southpointe is perfectly positioned to meet the sophisticated healthcare demands of the Folsom Ranch community.

## PROPERTY HIGHLIGHTS



**High-Visibility Location**



**Fully Entitled**



**Multi-Story and Single-Story Floorplans**



**Adjacent to Regional Medical Campuses**



**Direct access to Capital Southeast Connector**



**Modern Professional Architectural Design**



**Condos Available**

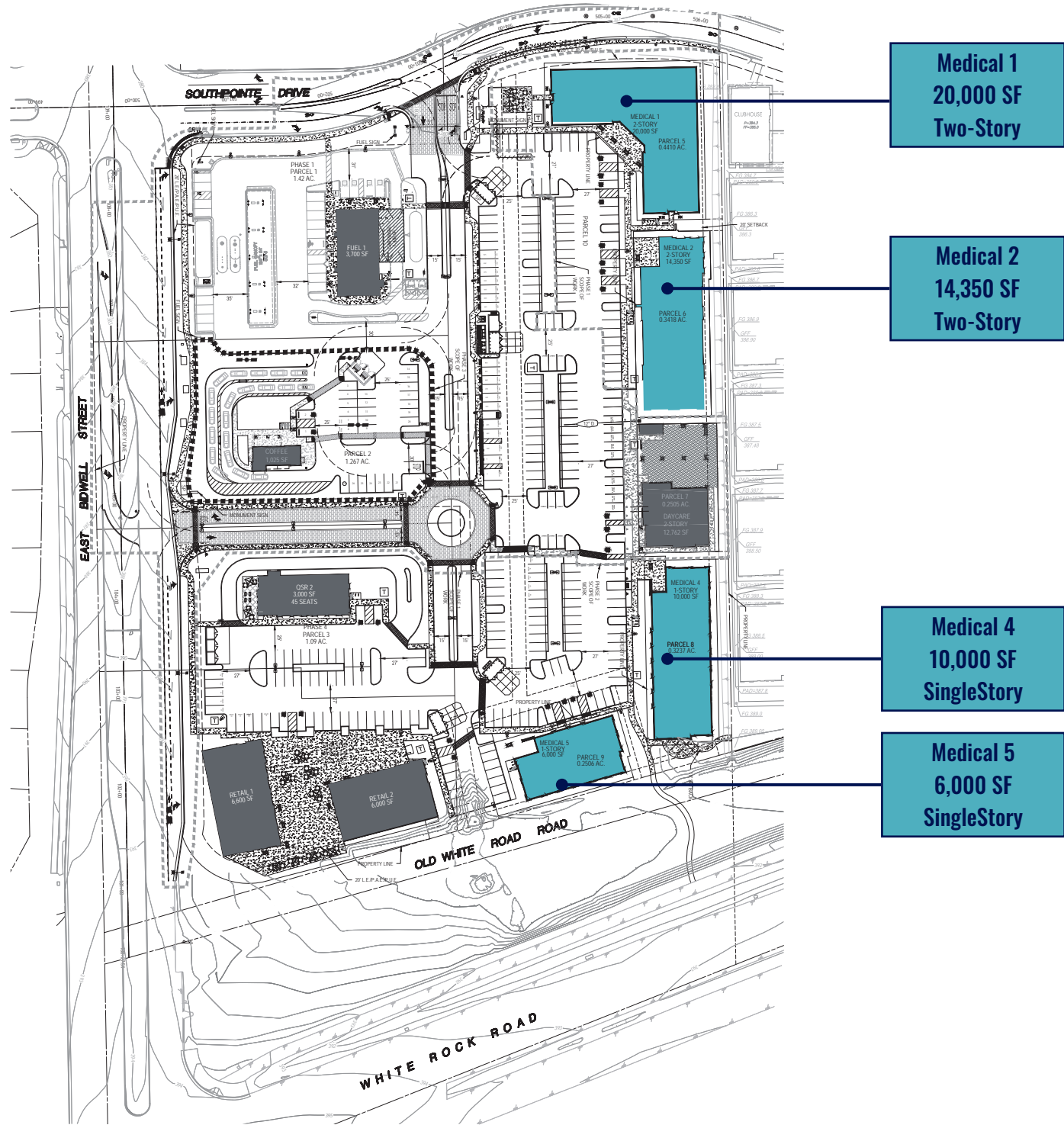


**Onsite Dining and Retail Amenities (Coming Soon)**



# SITE PLAN

MEDICAL BUILDINGS FOR SALE



# CONCEPTUAL BUILDINGS

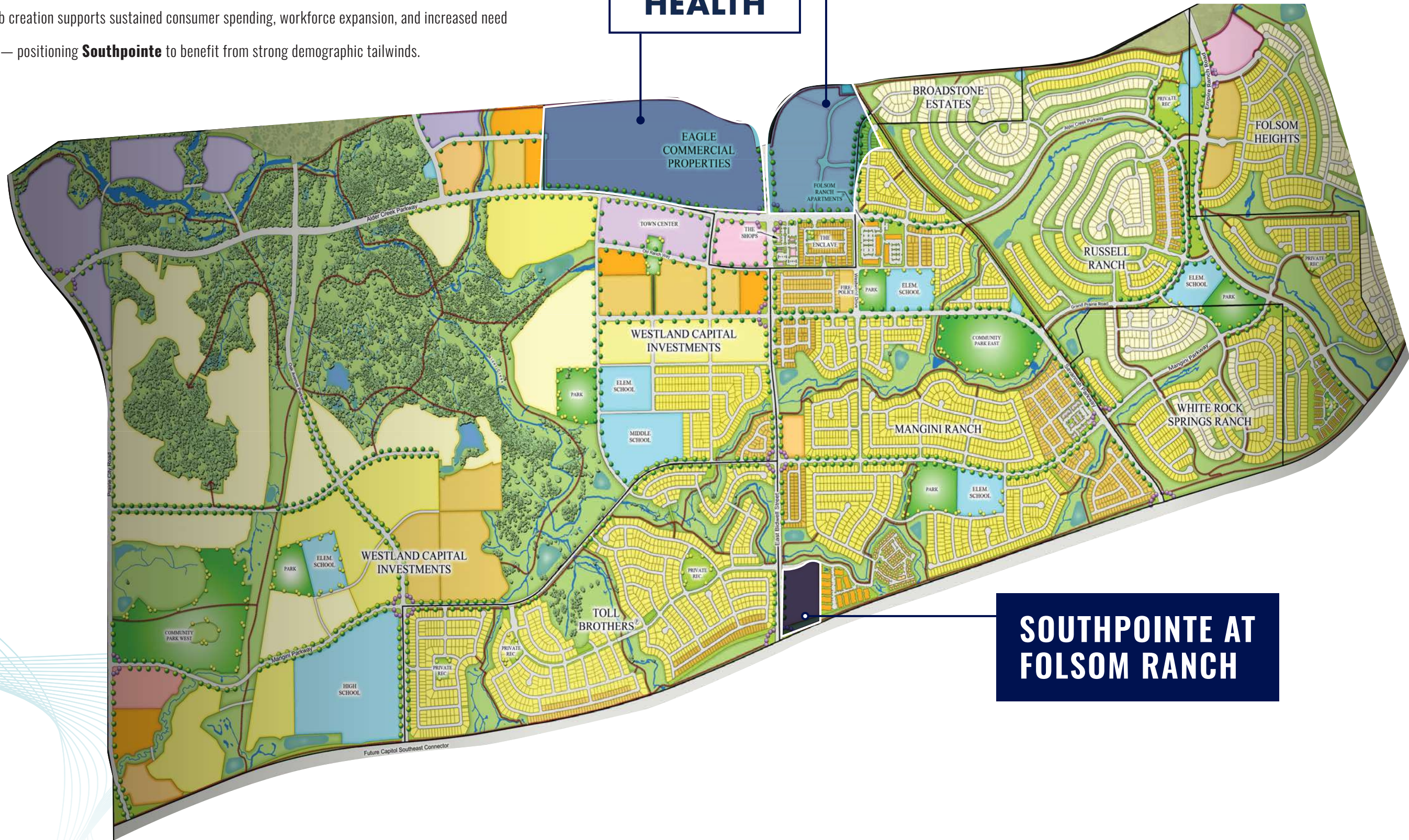


SITE VIDEO



# FOLSOM RANCH

**Folsom Ranch** represents a long-term demand driver for medical and office, and service-oriented commercial uses. The scale of residential growth and job creation supports sustained consumer spending, workforce expansion, and increased need for community-serving amenities — positioning **Southpointe** to benefit from strong demographic tailwinds.



**SOUTHPOINTE AT FOLSOM RANCH**

# STRONG MARKET FUNDAMENTALS. SUSTAINABLE VALUE CREATION.

## FOLSOM BY THE NUMBERS



**\$154,082**  
Median Household Income

**49** Developed Parks Totaling  
**435 Acres**

**69.4%**  
Home Ownership Rate

**93,000+**  
Population and Growing



**267**  
Sunny Days

Folsom Is in One of the  
Sunniest Metro Areas  
in the Country.



**54.2%**  
Bachelor Degree or Higher



**50 Miles+**  
of Paved Trails



SOUTHPOINTE AT FOLSOM RANCH

# MAJOR MEDICAL DEVELOPMENTS



Dignity Health®



Sutter Health  
Sutter Medical Center



CAPITAL | SOUTHEAST  
CONNECTOR JPA  
Connecting Communities



KAISER PERMANENTE®



Dignity Health®



UC DAVIS  
HEALTH

## FOLSOM RANCH



SOUTHPOINTE AT  
FOLSOM RANCH



# SOUTHPOINTE AT FOLSOM RANCH

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