

**FOR  
LEASE**

**1645 CREEKSIDE DR,  
FOLSOM, CA**



**±6,440 SF MEDICAL OFFICE SPACE AVAILABLE**

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**ROME**  
REAL ESTATE GROUP

# CREEKSIDE OFFICE PARK

FOR LEASE	SIZE	LEASE RATE	SPACE NOTES
Entire Building	±6,440 SF	\$2.10 PSF, MG	Medical office; TI allowance negotiable. 6 exam rooms, 5 offices, 3 classrooms, reception, break room, blood draw, meeting room.

## PROPERTY HIGHLIGHTS:

- **Directly across from Mercy Hospital of Folsom**, a top-rated "Leapfrog" 106 Bed hospital located at 1650 Creekside Drive.
- **Move-In Ready Medical Layout:** ±6,440 gross SF with 6 exam rooms, 5 offices, 3 classrooms, reception, blood draw station, break room, and meeting space. TI allowance negotiable.
- **88,000+ Resident Patient Base:** Median household income ~\$136K with only 5.3% below the poverty line — an affluent, well-insured community that supports strong reimbursement rates.
- **Sacramento Metro's Fastest-Growing Suburb:** Folsom's population has grown ~70% since 2000 and hasn't peaked. More rooftops, more patients, year over year.
- **Major Health Systems Nearby:** Kaiser Permanente (Iron Point Rd) and UC Davis Health (Innovation Dr) both operate expanded Folsom campuses — natural overflow and referral traffic for independent and specialty practices.



### STRONG TRAFFIC COUNT



E BIDWELL ST AT  
CREEKSIDE DR:  
29,288 ADT



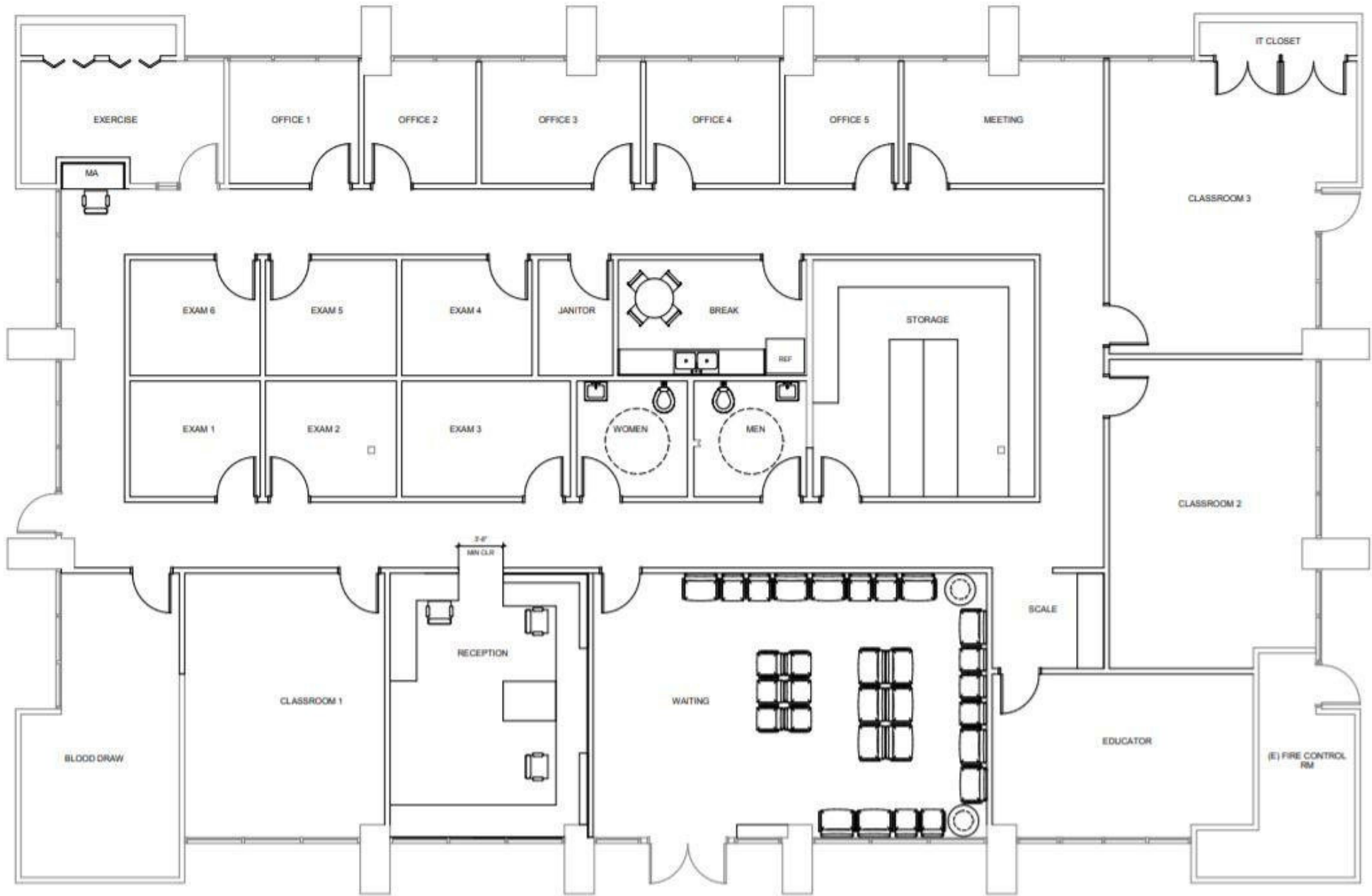
PROPERTY ZONING  
BP (PD)  
SACRAMENTO COUNTY



AVERAGE  
\$132,182  
WITHIN 1 MILE  
HOUSEHOLD INCOME

**P18** SURFACE  
PARKING SPACES

# FLOOR PLAN



**\*FLOOR PLAN IS APPROXIMATE AND MAY NOT REFLECT EXACT DIMENSIONS OR CURRENT LAYOUT.**



# EXTERIOR PHOTOS



 **Mercy Hospital  
of Folsom.**  
A Dignity Health Member





**FOLSOM CENTRAL SHOPPING CENTER**

Happy Kids Happy Parents  
**KIDSPARK** **O'Reilly AUTO PARTS**  
**OneMain Financial.** **Round Table PIZZERIA**  
**Wendy's** **Hertz**

**LOWE'S**  
**TRADER JOE'S**  
**TOGO'S**  
**JIMBOY'S TACOS**

**FOLSOM SQUARE**

**Bank of the West** **Carl's Jr.**  
**CRUNCH** **Target** **discovery shop**  
**HomeGoods** **FedEx Office**  
 Print & Ship Services

**CREEKSIDE OFFICE PARK**

**Folsom Urgent Care** **CREEKSIDE ENDODONTICS**  
**SACRAMENTO EYE CONSULTANTS** **Folsom Sierra ENDOSCOPY CENTER**  
**SIERRA PACIFIC SURGICAL** **Sutter Imaging I** **Sierra DENTAL STUDIO**  
**nuance cosmetic surgery** **Delight DENTAL GROUP**  
**Creekside OB/GYN OF FOLSOM** **California Sleep Solutions DIAGNOSTIC AND TREATMENT CENTER** **ROC**  
**Senior Helpers** **Sutter Imaging II**

**Walmart** **99¢ ONLY STORES**  
**24 FITNESS** **Rainbow Kids URGENT CARE**  
**KOHL'S** **CHASE**  
**Great Clips** **DUTCH BROS** **SALLY BEAUTY**

**COMMONWEALTH SQUARE**

**Raley's** **Starbucks**  
**Jersey Mike's** **Mountain Mike's** **jiffylube**  
**ups** **THE UPS STORE**

**SPROUTS FARMERS MARKET**  
**planet fitness**  
**petco**

**WILLOW CREEK TOWN CENTER**

**CHIPOTE MEXICAN GRILL** **CVS pharmacy**  
**Golden1 Credit Union** **DICK'S SPORTING GOODS**  
**Hadit BURGER & GRILL** **WELLS FARGO** **UOB**  
**SUNRIGHT TEASTUDIO** **ESCAPE OUT** **FIREHOUSE SUBS**  
**HANDEL'S** **HIFI**  
 HOMEMADE ICE CREAM SINCE 1945

**Mercy Hospital of Folsom**  
 A Dignity Health Member

**KAISER PERMANENTE**

LOCATION AERIAL



# DEMOGRAPHIC SUMMARY REPORT

1645 CREEKSIDE DR, FOLSOM, CA 95630



## POPULATION

### 2024 ESTIMATE

1-MILE RADIUS	16,138
3-MILE RADIUS	81,456
5-MILE RADIUS	156,647

## POPULATION

### 2029 PROJECTION

1-MILE RADIUS	16,471
3-MILE RADIUS	82,807
5-MILE RADIUS	160,373



## HOUSEHOLD INCOME

### 2024 AVERAGE

1-MILE RADIUS	\$132,182.00
3-MILE RADIUS	\$162,227.00
5-MILE RADIUS	\$161,407.00

## HOUSEHOLD INCOME

### 2024 MEDIAN

1-MILE RADIUS	\$105,211.00
3-MILE RADIUS	\$135,008.00
5-MILE RADIUS	\$132,828.00



## POPULATION

### 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	9,804	47,114	97,890
BLACK	280	3,334	4,531
HISPANIC ORIGIN	2,221	11,211	19,708
AM. INDIAN & ALASKAN	83	353	665
ASIAN	2,723	15,390	26,228
HAWAIIAN & PACIFIC ISLAND	48	219	375
OTHER	3,200	15,045	26,957

# CONTACT US

FOR MORE INFORMATION ABOUT  
THIS MEDICAL OFFICE SPACE



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