



Ground Lease | BTS Land Available

2700 East Bidwell St | Folsom, CA

Exclusively Listed By

Bob Shahlaie

(916) 708-5977

bob@gqnorth.com

DRE# 01441761

The information provided while not guaranteed has been secured from sources we deem reliable. However, no warranty or representation express or implied is made as to the accuracy of the information contained herein. All information should be verified by the recipient prior to purchase or execution of legal documents.



FEATURES

- 3 Pad Spaces Available

PAD A - ±8,100 SF Build Potential

±2.06 Acres | ±89,733 SF

PAD B - ±6,480 SF Build Potential

±1.26 Acres | ±54,885 SF

PAD C - ±7,650 SF Build Potential

-SOLD-
±1.50 Acres | ±69,696 SF

**** Asking rent for Ground Lease - \$0.20 PSF**

**** Asking rent for Sale - \$25 PSF**

- Adjacent to Costco Wholesale, In-N-Out and Starbucks
- Across from Newly Constructed Palladio Mall

COMMENTS

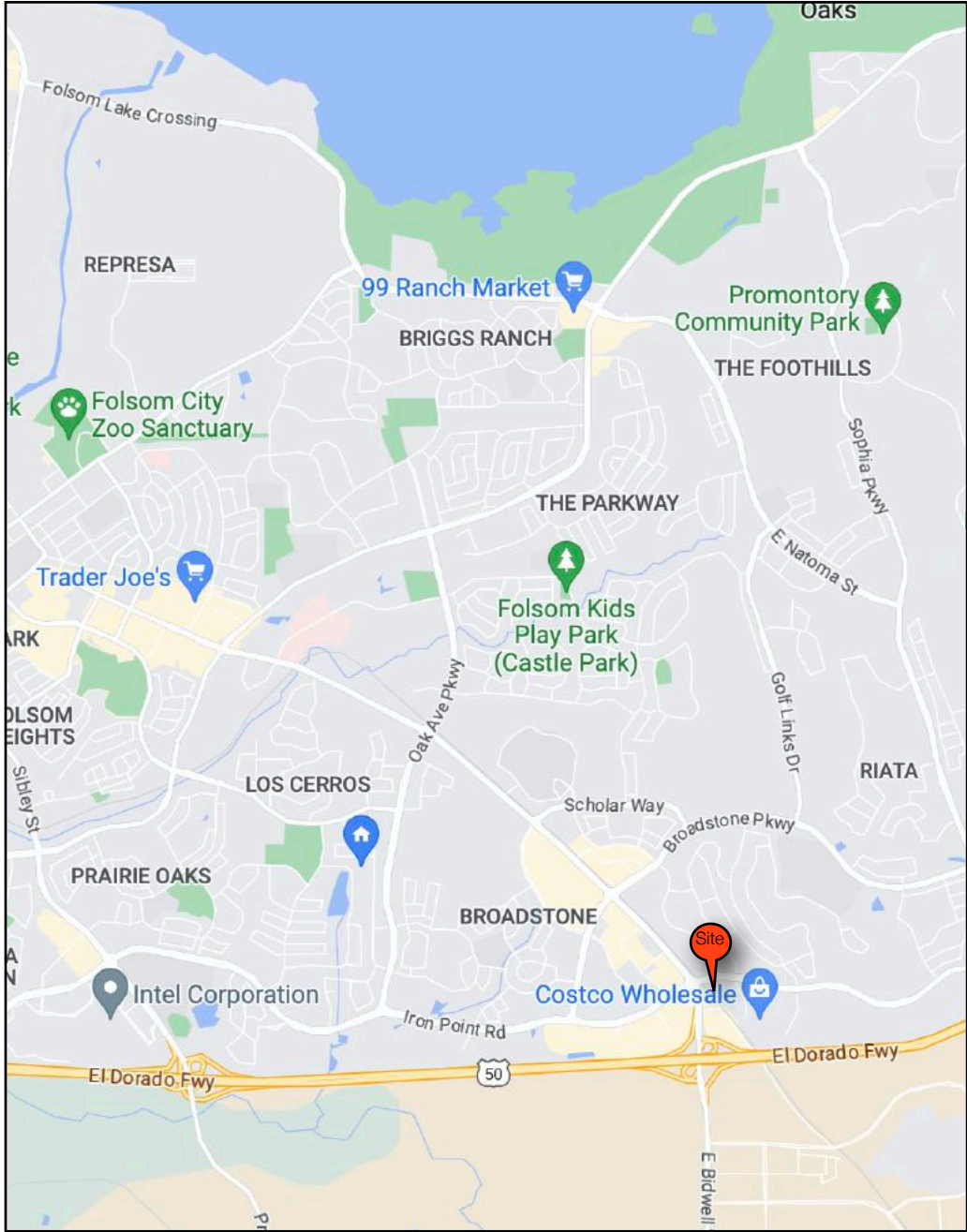
Unique Restaurant Pad Opportunity in a Hotel Site. Off of Highway 50 and East Bidwell in a heavily traveled corridor of Folsom, CA.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	±8,188	±55,356	±104,246
Income:	\$125,446	\$124,344	\$117,507

TRAFFIC COUNTS

North Bound East Bidwell ±25,386 CPD
 South Bound East Bidwell ±20,140 CPD





Walmart Supercenter
24 FITNESS
99¢ ONLY

KOHL'S

LOWE'S
TRADER JOE'S

TARGET
HomeGoods
JO-ANN fabric and craft stores

Raley's

CALIFORNIA Family Fitness

SPROUTS FARMER MARKET
petco
Office DEPOT

DICK'S SPORTING GOODS
CVS pharmacy

PETSMART
Stein Mart
DSW
Total Wine & More
WORLD MARKET
MICHAEL'S
ON OLD NAVY
Marshall's
ROSS DRESS FOR LESS
Pier 1 Imports



WinCo FOODS

BEL AIR CVS pharmacy
Party City

WHOLE FOODS MARKET
BARNES & NOBLE BOOKSELLERS
Palladio 16 CINEMAS
NORDSTROM
rack H&M
KIRKLAND'S
VICTORIA'S SECRET
PALLADIO LUXE CINEMA
SeaQuest INTERACTIVE AQUARIUM

SAFeway
Ingredients for life.

LIFETIME FITNESS

BEST BUY
Sams CLUB
KREI
STAPLES
that was easy.

COSTCO WHOLESALE

FOLSOM PREMIUM OUTLETS

CINEMARK

BED BATH & BEYOND
DSW
PETSMART
ULTA beauty



California ISO
Micron
KAISER PERMANENTE

