

Broadstone Marketplace



Prime Retail Location Available

2700 East Bidwell St | Folsom, CA

Exclusively Listed By **Bob Shahlaie**
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Property Information

Call, Text or Email

10018 Fair Oaks Blvd | Fair Oaks, CA 95628

O - 916.678.0880

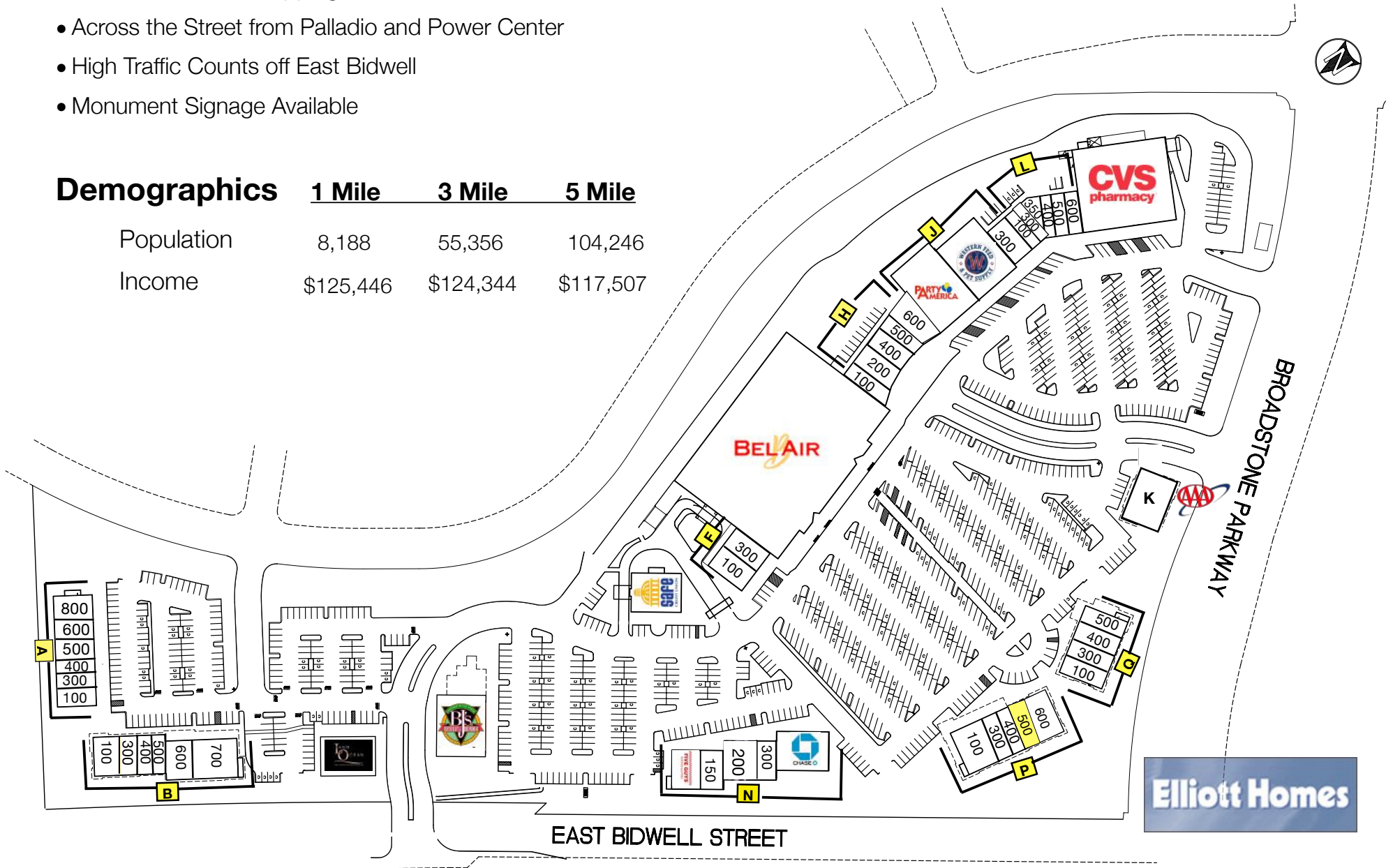
F - 916.880.5566

www.GQNorth.com

info@gqnorth.com

- **Asking \$3.25 PSF + NNN**
- Bel-Air anchored Shopping Center
- Across the Street from Palladio and Power Center
- High Traffic Counts off East Bidwell
- Monument Signage Available

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



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Bldg	Suite	Business Name	SF
A	100	Ultimate Back Store	2,900
A	300	Pita Restaurant	1,000
A	400	Chiropractor	1,200
A	500	Healthy Eyes Optometry	1,200
A	600	T4 - Tea For You	1,200
A	800	Huntington Learning Center	2,700
B	100	Taiko Sushi	2,700
B	300	Donuts	1,200
B	400	H&R Block	1,200
B	500	Sacramento Pizza Company	1,500
B	600	Visconti's Italian Restaurant	2,000
B	700	Visconti's Italian Restaurant	6,600
F	100	Jack's Urban Eats	3,380
F	300	The Joint Chiropractor	1,300
H	100	Pilates Studio	1,963
H	200	Veterinary Hospital	2,029
H	400	Ramen House	1,650
H	500	Martial Arts	1,788
H	600	Sutter Walk in Clinic	2,241
J	100	Party America	9,048
J	200	Bens Barketplace	4,000
J	300	Spotted Dog Yoga	3,786
K	Pad	AAA	5,000
L	100	Gelato	975
L	200	Sourdough Bread	1,500
L	300	Boba Tea Shop	1,850
L	350	Folsom Dental	3,358
L	400	Poke-Bowl Restaurant	975
L	500	Great Clips	900
L	600	Broadstone Nails	975
N	100	Five Guys Burgers	2,600
N	150	Mayweather Boxing	2,303
N	200	Zen Massage	3,300
N	300	Nuyo Frozen Yogurt	1,504
N	400	Chase Bank	4,800
P	100	Thai Paradise	3,850
P	300	European Wax Center	1,400
P	400	Wild Bill's Cheesesteak	1,400
P	500	Ginger Elizabeth Chocolates	1,400
P	600	Saigon Restaurant	3,250
Q	100	Restaurant	2,398
Q	300	India House	2,153
Q	400	Berilian Jeweler	1,400
Q	500	Temple Coffee	1,750



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