

COMMERCIAL PADS AVAILABLE IN NEW DEVELOPMENT



Southpointe

@ *Folsom Ranch*

NEC E BIDWELL ST @ WHITE ROCK RD | FOLSOM | CA



PROPERTY INFORMATION

SOUTHPOINTE @ FOLSOM RANCH

Located on the corner of E Bidwell Street and White Rock Road, this property offers prime visibility as it sits on a signalized corner of the planned Southeast Connector expressway that will connect three major freeways, Highway 50, Highway 99, and Interstate 5.

Folsom Ranch is a ±3,500 acre planned community where approximately 11,337 residential units will be built over the next 25 years or so. Construction on the homes commenced in 2019.

Southpointe is a new commercial development at a prime location within a high-income, growth-driven community

Situated in the GC (General Commercial) land use area, available parcels can be used for a wide variety of uses including retail, office, and service uses.

The project will include pylon and monument signage.

Parcels are available for ground lease or purchase.

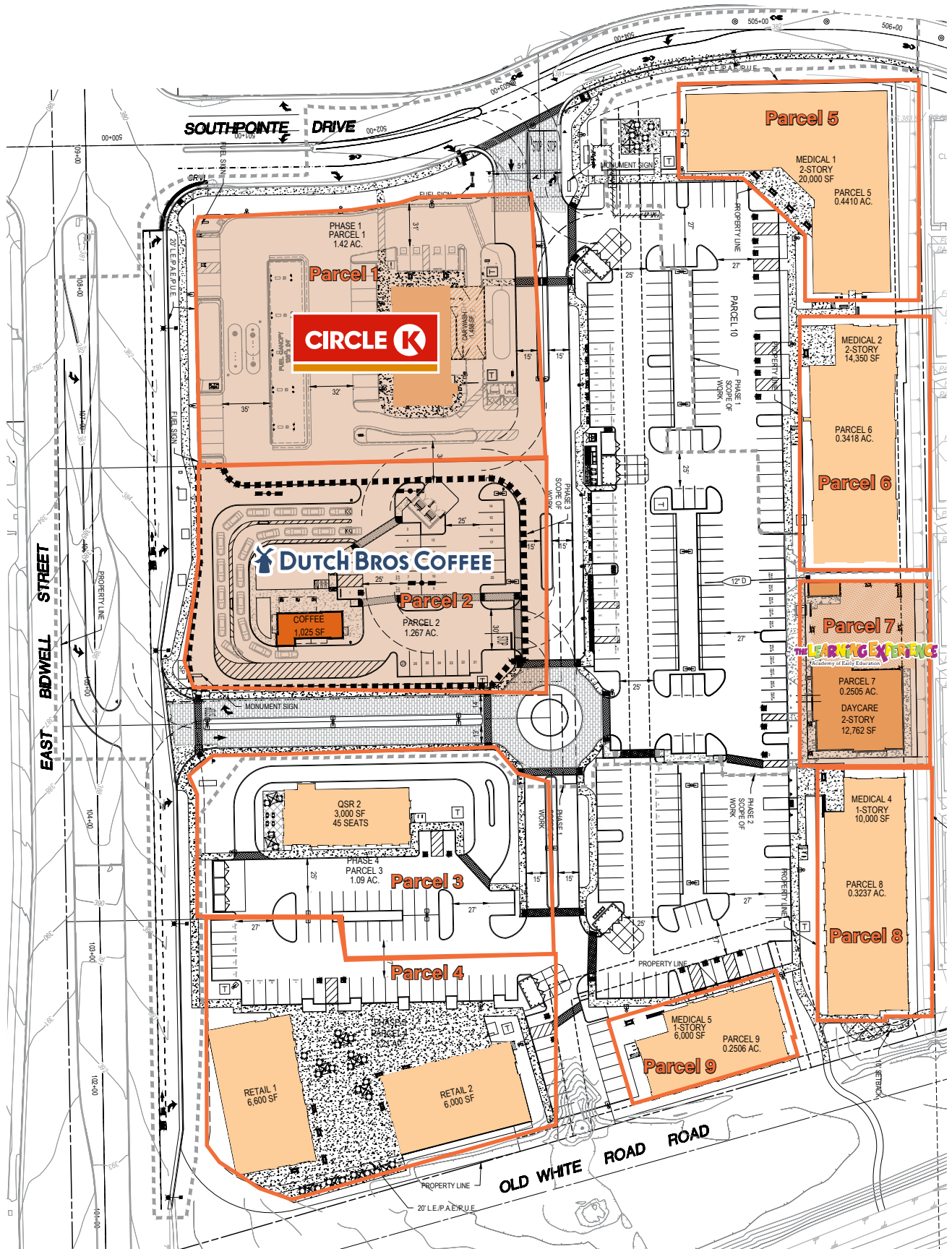


Southpointe: Where every day feels curated.



SITE PLAN

NOT TO SCALE. ALL DIMENSIONS AND PARCEL LINES ARE APPROXIMATE. SUBJECT TO CHANGE.



PARCEL LIST

SOUTHPOINTE @ FOLSOM RANCH

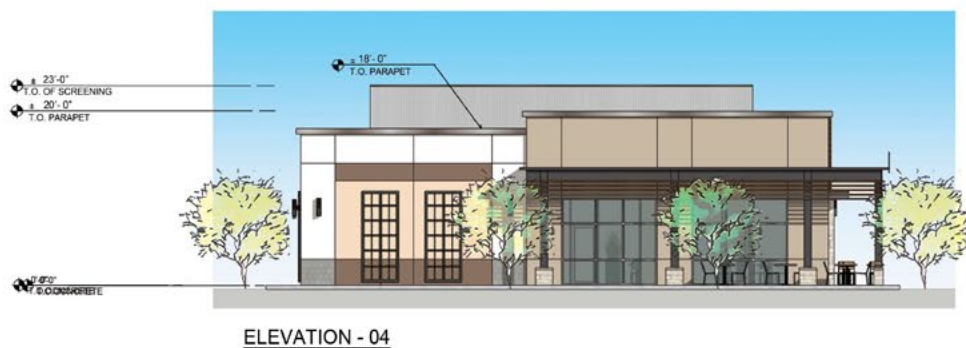


PARCEL	SIZE (± AC)	POSSIBLE USE/TENANT
Parcel 1	1.42	Circle K
Parcel 2	1.26	Dutch Bros. Coffee
Parcel 3	1.09	AVAILABLE - QSR Drive Thru
Parcel 4	1.21	AVAILABLE - Retail
Parcel 5	0.44	AVAILABLE - Medical
Parcel 6	0.34	AVAILABLE - Medical
Parcel 7	0.25	The Learning Experience
Parcel 8	0.32	AVAILABLE - Medical
Parcel 9	0.25	AVAILABLE - Medical

Indulge in the exceptional at Southpointe

RENDERINGS

NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE. SUBJECT TO CHANGE.



Designed for the way Folsom lives.

AREA OVERVIEW

LOOKING NORTH



UC DAVIS HEALTH
CLINIC FOLSOM

PALLADIO

FOLSOM LAKE

DIGNITY HEALTH
MEDICAL CAMPUS

COSTCO

HIGHWAY 50

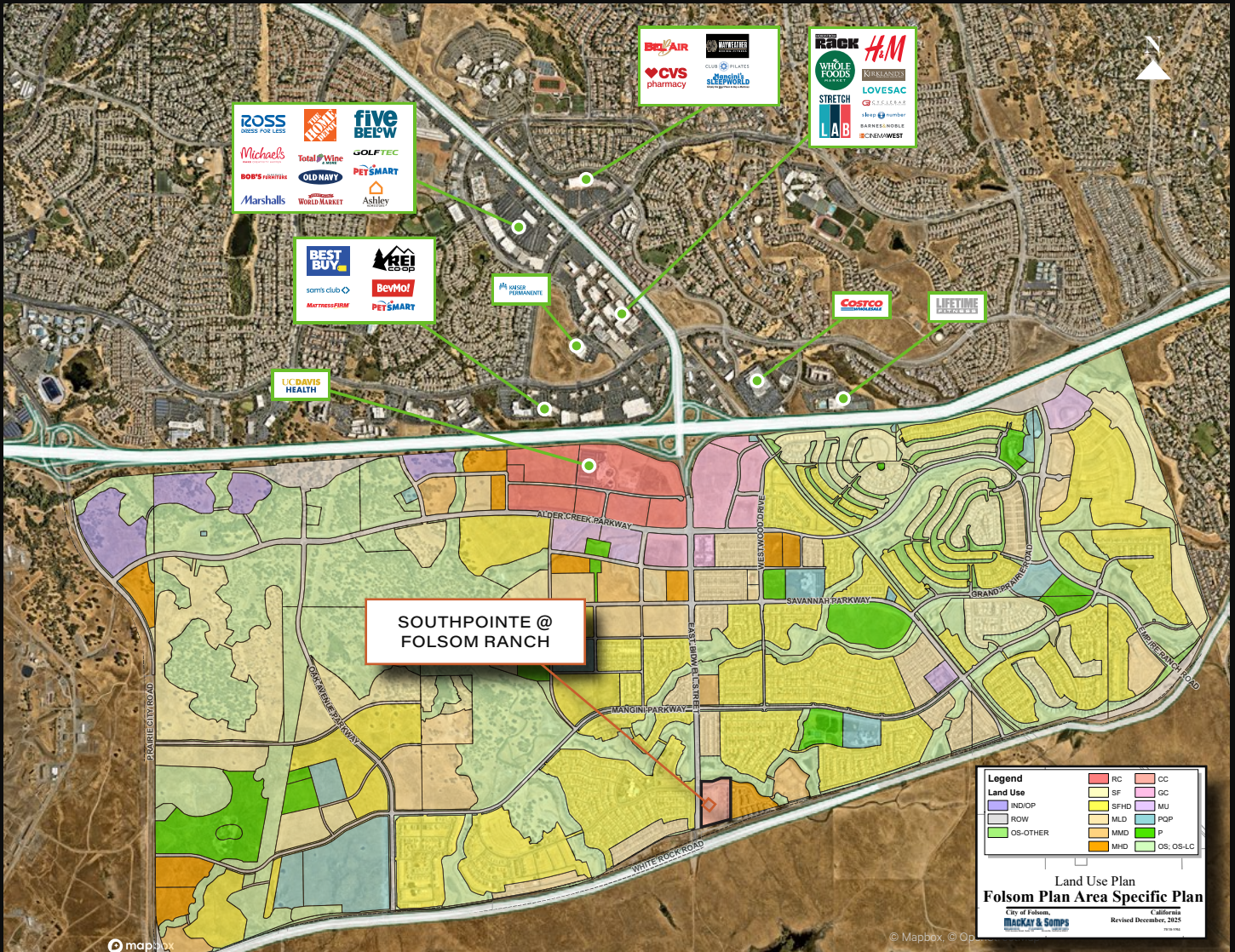
SOUTHPOINTE @
FOLSOM RANCH

E BIDWELL RD

WHITE ROCK RD

FOLSOM RANCH

OVERVIEW & EST. 2025 DEMOGRAPHICS (10 MIN DRIVE)



63,678
Population

23,497
Households

77,044
Daytime Population

\$201,707
Avg. HH Income

2,723
Businesses

41.4
Median Age

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