

AVAILABLE FOR LEASE

2230 E BIDWELL ST
FOLSOM, CA 95630
-/+1,210 SF to +/-2,240 SF
\$2.15 PSF MG

E BIDWELL ST +/-31,000 VPD



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CENTURY 21
Select Real Estate, Inc



SUBJECT

Office / Medical Building in Premier Office Complex in Folsom



THE PROPERTY

 **2230 E BIDWELL ST. FOLSOM, CA 95630**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



FOLSOM
CITY OF FOLSOM
APN: 072-2700-011



**-/+1,210 SF TO
-/+2,240 SF
(DIVISIBLE)**




**BP (PD) Business
Professional /
Planned Develop-
ment**




**OFFICE / MEDICAL
EMERSED IN NATURE**





\$2.15 PSF MG

 This freestanding office/medical building is located within the **City of Folsom** and is located about **+/-2.25 miles from HWY 50 / E Bidwell St.** exit.

 This building offers a combination of **+/-1,210 SF to +/-3,450 SF of office / medical space** within this prestigious business complex.

 The building is zoned **Business Professional (BP)**. Please verify uses with the municipality.

 This premier freestanding building offers **mature scenic views** along the creek accompanied by **friendly & observant wildlife**. The premises offers multiple large glass window lines that surround the building to enhance stunning views.

 The asking rent is **\$2.15 MG**.



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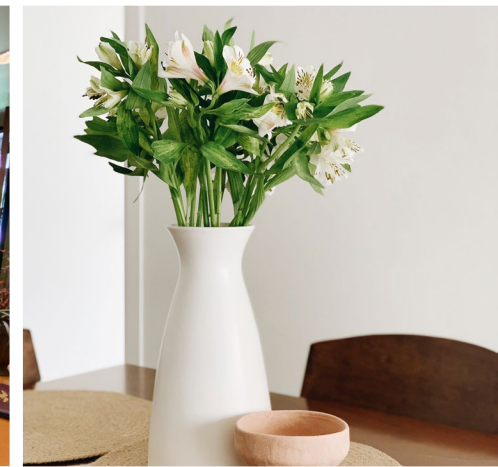
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Broadstone Village Shopping Mall

E BIDWELL ST +/- 31,000 VPD

SUBJECT





THE BUILDING

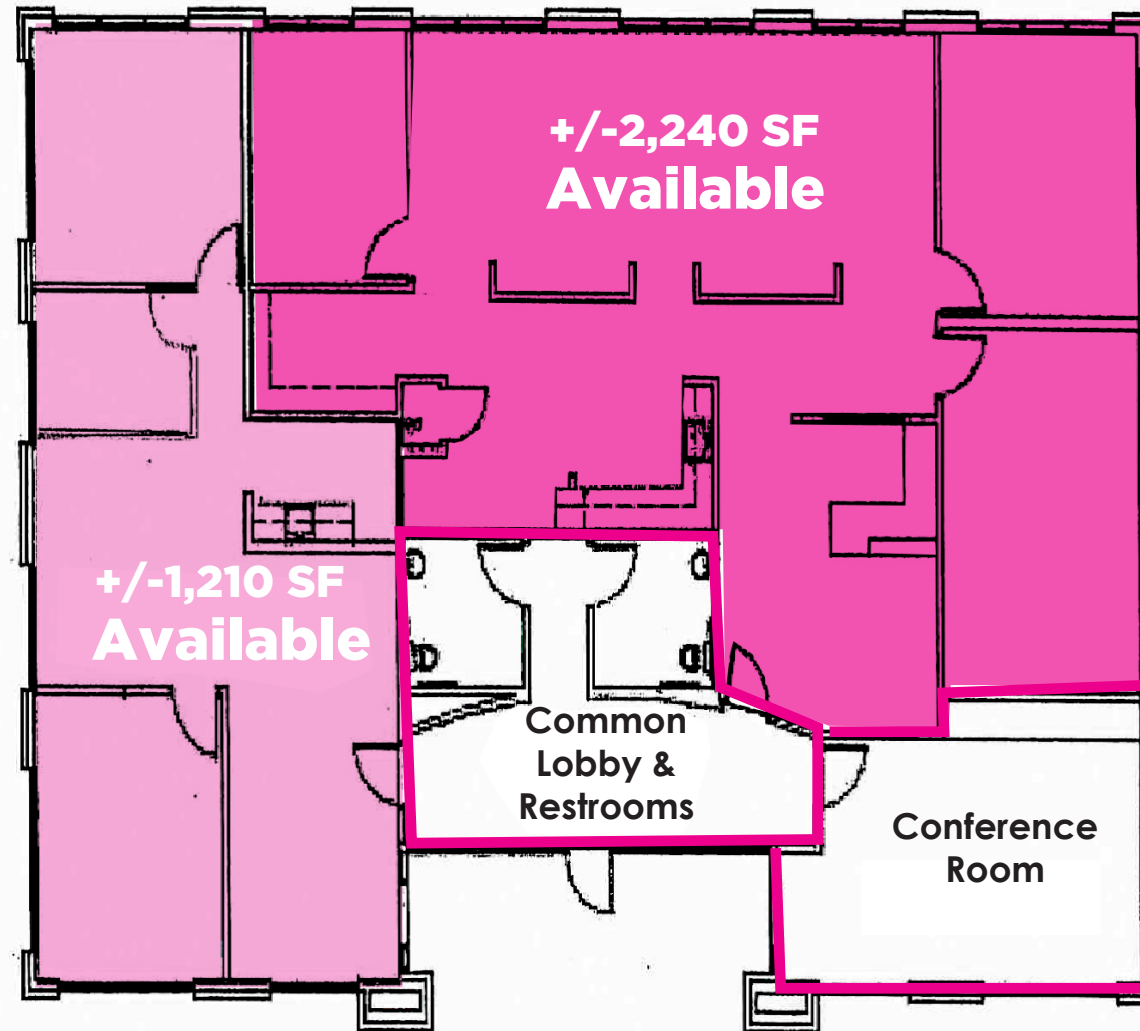
- This **free-standing building** was constructed in **2005** and offers a flexible layout for various businesses with a **large glass window line** that surrounds the building. The two available suites have their own individual sinks.
- This building is located in a prestigious office complex that is neighboring **Mercy Hospital of Folsom** and is also surrounded by other private medical providers and other larger institutions like **Folsom Lake College**.
- Meandering through the business complex, you will notice the **mature and manicured greenery** that is accompanied by friendly **wildlife** that can be found on the preserved nature trails a few yards away from the premises.
- The subject property offers a **variety of different floor plans** & available square footages. A common area entrance creates a natural separation between the two different suites with common area bathrooms.



[Link to Map](#)



FLOOR PLAN



All images, renderings, labels, dimensions, and measurements are used for illustrative purposes only and are only intended to convey the concept and vision for the asset. They are for guidance only. Floor plans are intended to give a general indication of the layout only as the measurements are not exact.





THE REGION

- This property is located within the City of Folsom in Sacramento County and is widely known as a desirable area to conduct business and to live in as we continue to see numerous retail and residential developments erupt within the county.
- Over 1/3 of the immediate residents have a bachelor's degree or higher and over 40% of the homes were built post-2000 with over 11,000 households generating over \$200k+ annually.
- This building is strategically positioned across from the Folsom Lake Community College and several other national retailers, educational institutions, and countless medical providers.



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Broadstone Village Shopping Mall

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Dignity Health
Mercy General Hospital

target

KOHL'S

TRADER JOE'S

LOWE'S

petco

DICK'S SPORTING GOODS



DEMOGRAPHICS

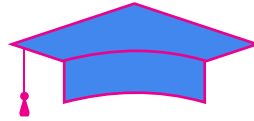
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



- 30% Some College, No Degree
- 28% Bachelor's Degree
- 14% Advanced Degree
- 18% Some High School, No Diploma
- 6% Associate Degree
- 4%

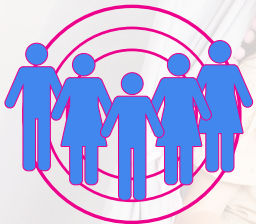
HOUSE HOLD INCOME



5 mile 2023 Households

< \$25K	4,380
\$25K - 50K	6,142
\$50K - 75K	6,362
\$75K - 100K	5,844
\$100K - 125K	5,860
\$125K - 150K	4,753
\$150K - 200K	8,473
\$200K+	11,969

RESIDENT POPULATION



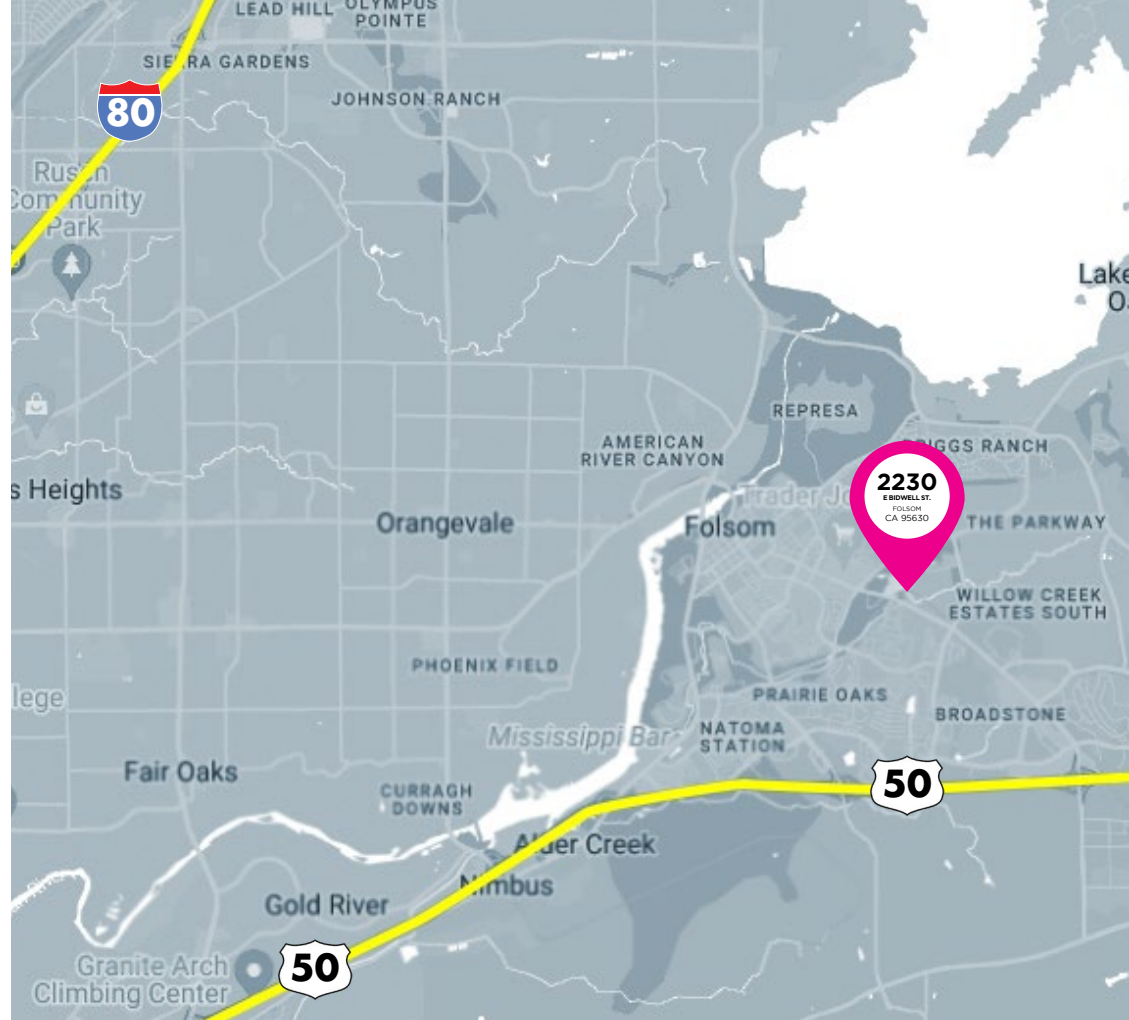
5 mile Population 2023

2010	130,130
2023	149,362
2028	153,833

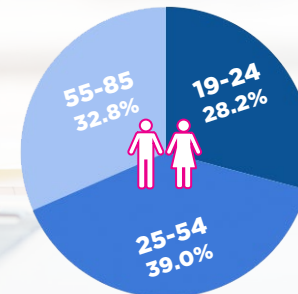
TRAFFIC COUNT



-/+ 31,000



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	19,382
5 mile	53,785
10 mile	188,634



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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