

2330

2330

EAST BIDWELL ST.

Folsom, CA

JERDE
WWW.JERDECRE.COM

Josie Jerde

(916) 849-1514

josie@jerdecre.com

www.JERDECRE.com

Lic# 01344316

RE MAX Commercial

2330 EAST BIDWELL ST.



JERDE

RE/MAX COMMERCIAL
2998 DOUGLAS BLVD. SUITE 125
ROSEVILLE, CA 95661
WWW.JERDECRE.COM

JOSIE JERDE
lic. 01344316
(916) 849-1514
josie@jerdecre.com

THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR PROPERTIES REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



THE BUILDING

1,890 - 8,791 SF
SF AVAILABLE

40+
NEARBY AMENITIES

PROFESSIONAL
FINISHES

5/1,000
PARKING

2330 East Bidwell Street is a two-story office/medical building situated in Folsom, CA. The common area lobbies, hallways, and restrooms boast professional finishes. Positioned along the busy East Bidwell Street, the building offers convenient access to Hwy 50. Ample 5/1,000 parking is available both in front and at the back of the building, ensuring easy access for employees and visitors. The property is surrounded by a variety of amenities, including restaurants, cafes, and retail shops, making it an ideal location for businesses looking to provide convenience and comfort to their employees and clients.



PROPERTY INFO

ADDRESS: 2330 E. BIDWELL ST., FOLSOM CA 95630

AVAILABLE: +/- 1,890 -8,791 RSF

DATE AVAILABLE: AVAILABLE NOW

BASE RENT: CALL FOR PRICING

PARKING RATIO: 5/1,000 SF

EXCELLENT WINDOW LINES WITH NATURAL LIGHT
HIGH-END FINISHES THROUGHOUT THE COMMON AREAS
LOCATED IN THE HIGHLY DESIRED FOLSOM MARKET

2330 EAST BIDWELL ST.





FOLSOM BRIDGE

BUILDING LOCATION

MODERN
CONVENIENCES

40+
NEARBY AMENITIES

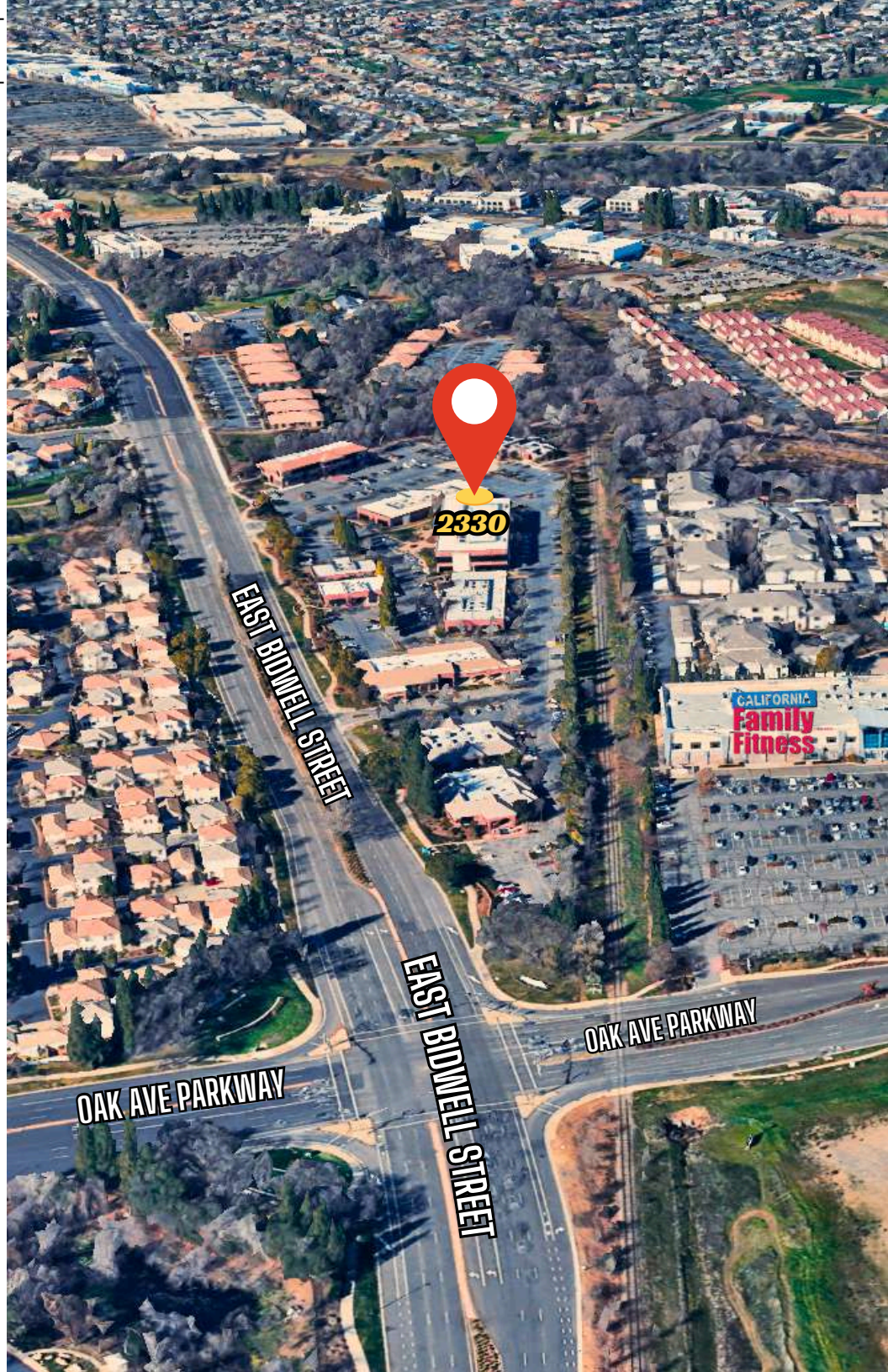
THRIVING
ECONOMIC HUB

100
RESTAURANTS

A Tapestry of History and Culture: Folsom boasts a fascinating past, evident in its historic sites like the Folsom State Prison and the meticulously preserved Sutter Street. Immerse yourself in the Gold Rush era with a visit to the Folsom City Zoo Sanctuary, housed in the former prison grounds, or stroll along Sutter Street, lined with charming shops and restaurants housed in beautifully restored 19th-century buildings. Thriving Cultural Scene: Folsom pulsates with a dynamic cultural scene. Catch a captivating performance at the Folsom Lake Folsom Theatre, explore the Folsom Arts Center's diverse exhibits, or attend one of the many festivals held throughout the year, like the Folsom Street Fair or the Folsom Blues Festival. There's always something to engage and inspire your artistic side.

THE FOLSOM SUBMARKET

Economic Powerhouse: Folsom is a thriving economic hub with a diverse range of industries. Whether you're a tech professional seeking a dynamic work environment or an entrepreneur looking to establish your business, Folsom offers a wealth of opportunities. The city attracts top companies and boasts a highly skilled workforce, fostering a climate of innovation and growth. Convenient Location: Folsom's strategic location offers the best of both worlds. Enjoy the benefits of a close-knit community while remaining close to the excitement of Sacramento. Easy access to major highways and an international airport make exploring the region and beyond a breeze. So, if you're searching for a place that seamlessly blends rich history, outdoor adventure, and modern conveniences, look no further than Folsom, California. This vibrant city offers a unique opportunity to live, work, and play in a setting that caters to your every desire.

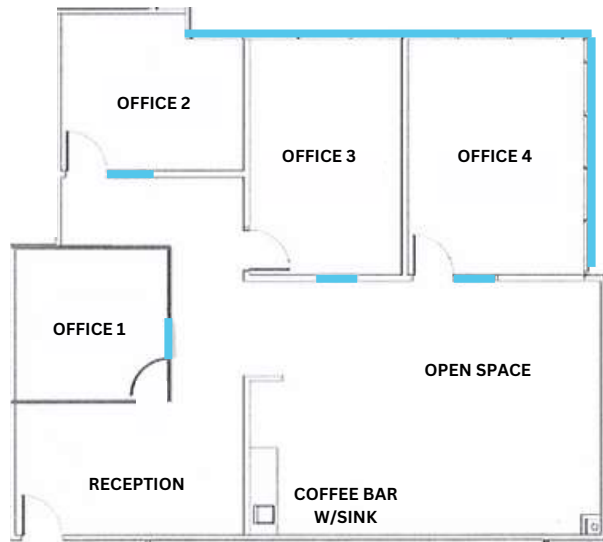


SUITE 110



+/- 1,890 SF

*AVAILABLE JANUARY 2025 OR POTENTIALLY SOONER



 FLOOR-TO-CEILING GLASS LINE



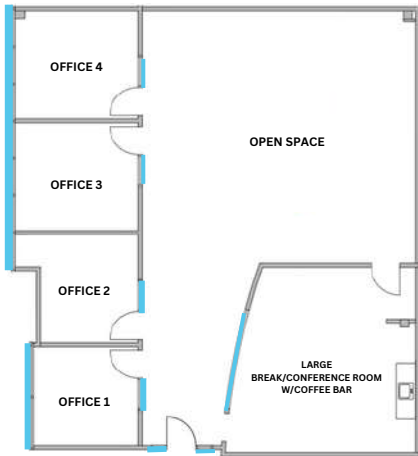
SUITE 140



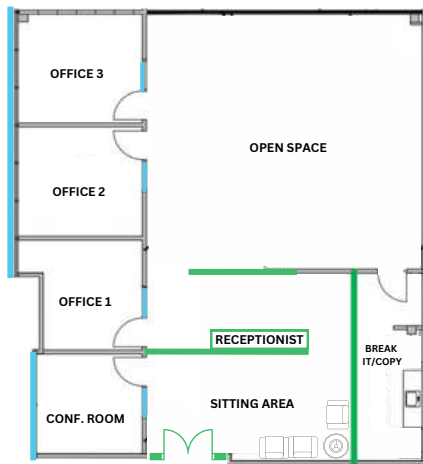
+/- 2,354 SF

*READY FOR OCCUPANCY

CURRENT PLAN



CONCEPTUAL PLAN



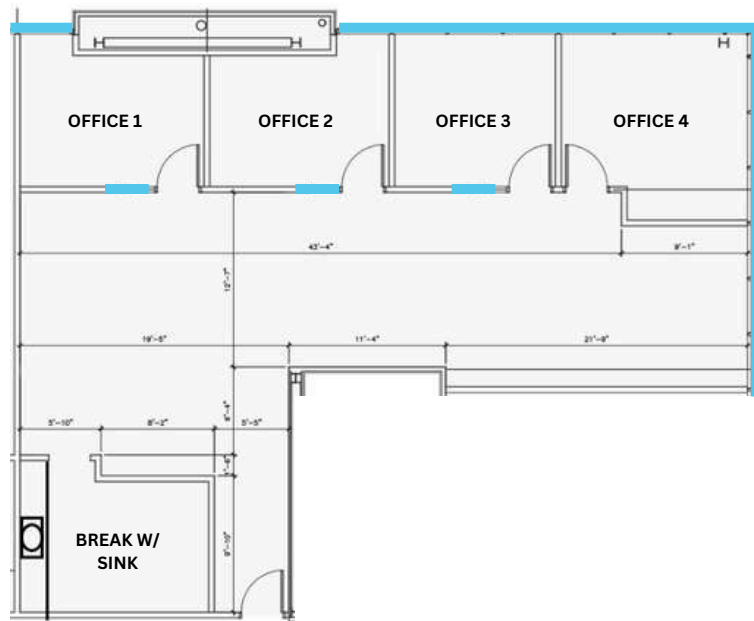
DOUBLE DOOR ENTRY

 FLOOR-TO-CEILING GLASS LINE



SUITE 203

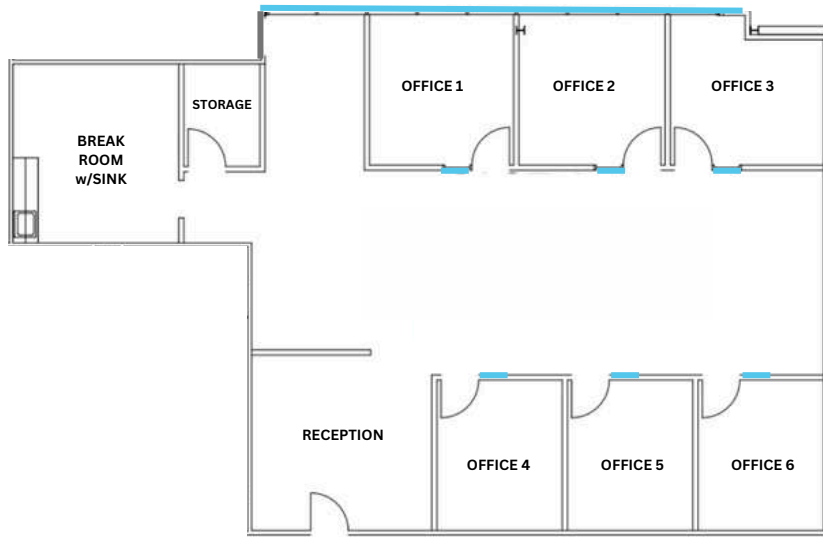
+/- 1,856 SF



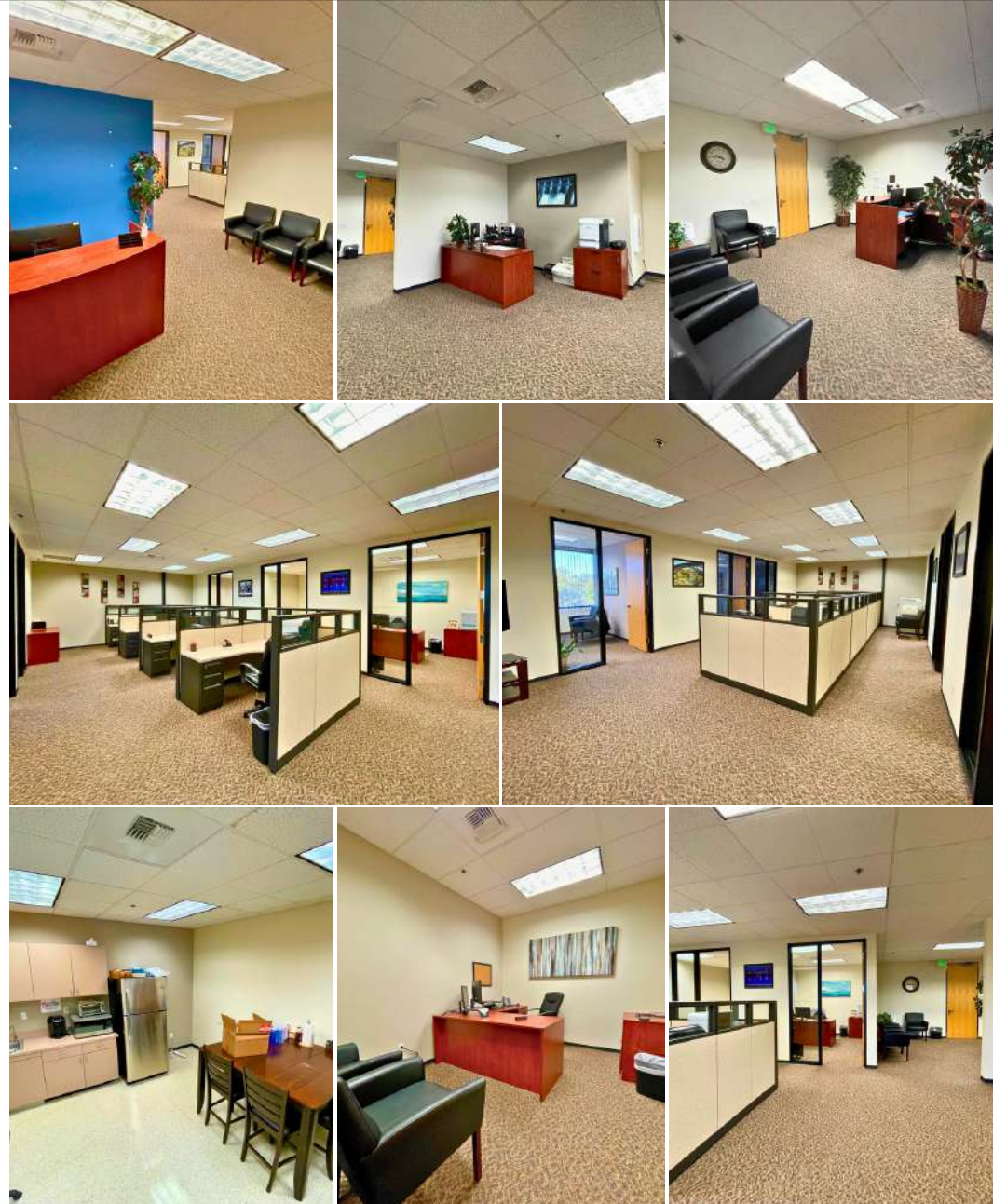
SUITE 209

+/- 2,657 SF

*READY FOR OCCUPANCY



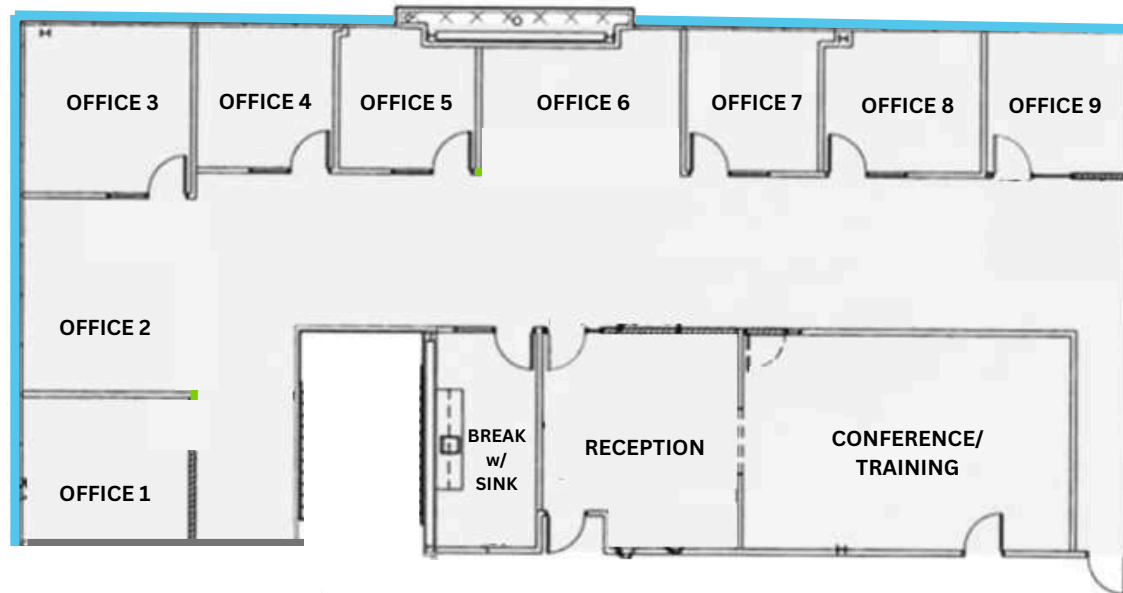
 FLOOR-TO-CEILING GLASS LINE



SUITE 210

+/- 4,024 SF

*AVAILABLE APRIL 2025 OR POTENTIALLY SOONER

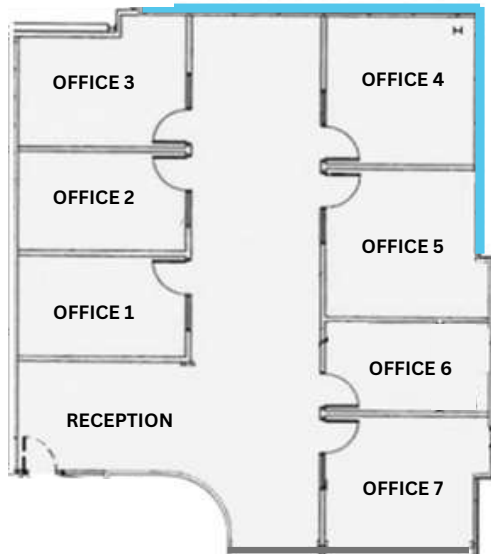


 FLOOR-TO-CEILING GLASS LINE

SUITE 211

+/- 2,110 SF

*AVAILABLE APRIL 2025 OR POTENTIALLY SOONER



SUITES 209/210/211



209: +/- 2,657 SF

210: +/- 4,024 SF

211: +/- 2,110 SF

CAN BE COMBINED: +/- 8,791 SF

*Suites 210/211 Available April 2025 or potentially sooner.

*Suite 209 Ready for occupancy





NEARBY AMENITIES

Popular amenities near 2330 E. Bidwell St. (PARTIAL LIST)



