



SIZE

141,310 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	15,673	86,201	155,496
Households	6,107	31,040	56,265
Median HH Income (\$)	98,827	123,782	128,178

MAJOR TENANT(S)

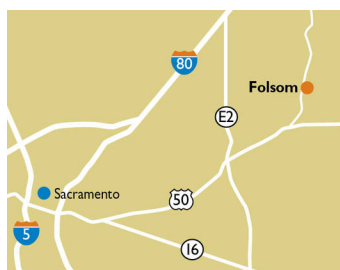
Raley's
 Mountain Mike's Pizza
 Starbucks
 Jersey Mike's Subs

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

713-817 E. Bidwell Street | Folsom, CA 95630

PROPERTY HIGHLIGHTS

- Anchored by Raley's, the number one grocer by market share in the Sacramento metro area
- Additional national tenants include Starbucks, The UPS Store, H&R Block and Papa Murphy's Pizza, Mathnasium, Big Apple Bagels and Jersey Mike's Subs
- Located in Folsom, California, a growing suburb of Sacramento, with a population exceeding 91,600 in a three-mile radius with an average household income greater than \$137,900
- The center is located at the intersection of East Bidwell Street and Orchard Drive which benefits from over 55,800 vehicles per day

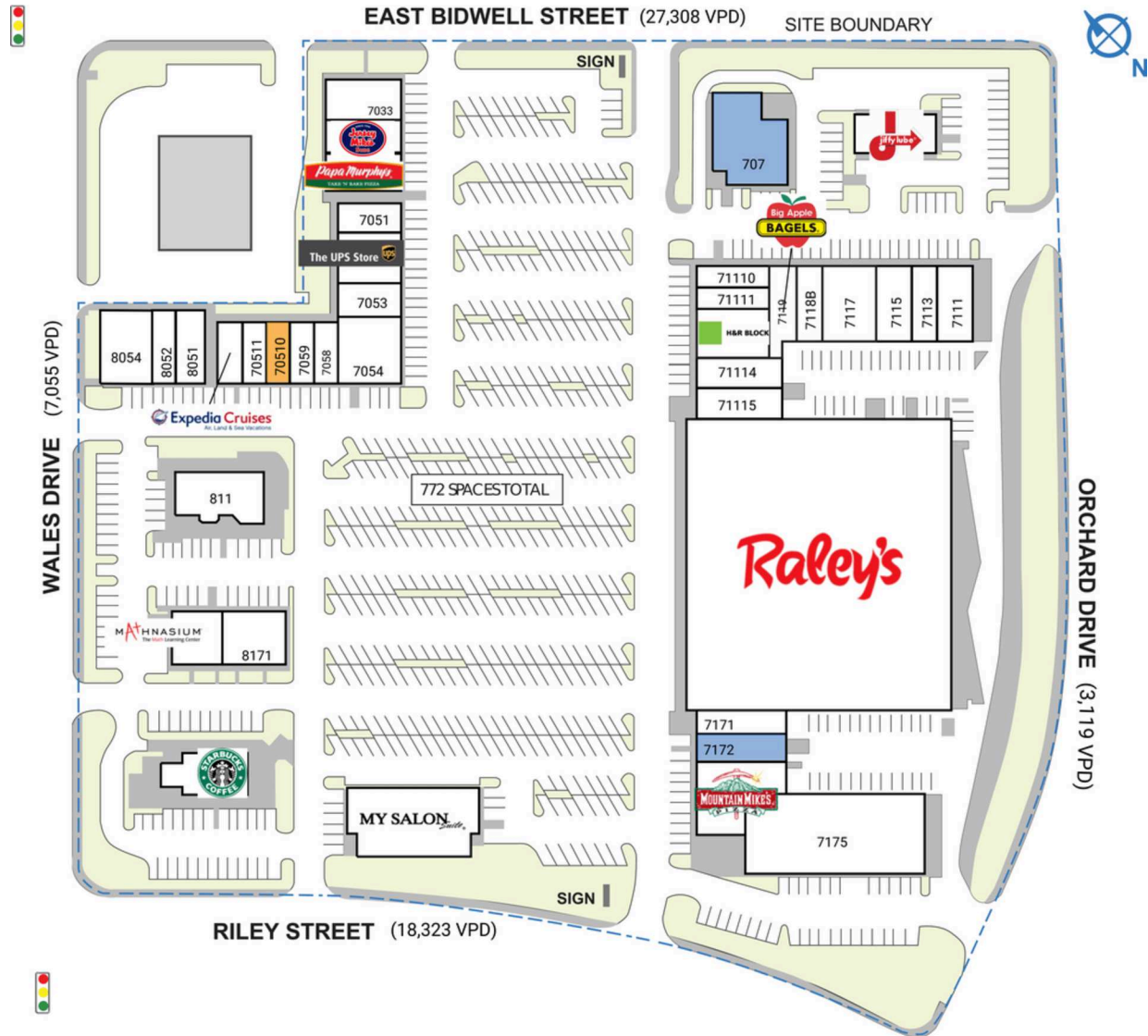


COMMONWEALTH SQUARE

713-817 E. Bidwell Street | Folsom, CA 95630

SPACE	TENANT	SQ. FT.		SQ. FT.
707	COMING AVAILABLE	4,528 SF	7119	Big Apple Bagels 1,664 SF
709	Jiffy Lube	3,335 SF	7171	Baker's Dozen 1,344 SF
713	Raley's	60,114 SF	7172	COMING AVAILABLE 1,400 SF
811	Huong Lan Sandwiches	3,080 SF	7173	Mountain Mike's Pizza 3,195 SF
823	Starbucks	2,733 SF	7175	Leighton Dance Project 9,625 SF
1325	My Salon Suites	5,000 SF	8051	Apex Dental 1,500 SF
7031	Papa Murphy's Pizza	1,620 SF	8052	Embodly Nutrition 1,080 SF
7032	Jersey Mike's Subs	1,739 SF	8054	Folsom Foot Spa 2,820 SF
7033	Burma Light	2,178 SF	8171	Malabar Indian Store 2,070 SF
7051	Park Place Cleaners	1,473 SF	8172	Mathnasium 1,711 SF
7052	The UPS Store	2,000 SF	70510	AVAILABLE 1,300 SF
7053	Expert Haircuts	1,200 SF	70511	The Cobblers 700 SF
7054	The Hot Tub Store	3,000 SF	70512	Expedia Cruises 975 SF
7058	Kabayan Resto	1,250 SF	71110	Dessert Cafe 1,000 SF
7059	K&V Lash Studio	1,000 SF	71111	Absolute Alterations 800 SF
7111	Alpha Autoworks	2,700 SF	71113	H&R Block 2,876 SF
7113	The Cigar & Cigarette City	1,200 SF	71114	Eastern Massage 1,260 SF
7115	Thai Style	2,400 SF	71115	Restoration Spinal Care Centers 1,540 SF
7117	Spring Nails Spa	2,460 SF		TOTAL SQ. FT. 141,310
7118B	Folsom Lock & Security	1,440 SF		

SITE LEGEND	
	Available
	Leased (not occupied)
	Site Boundary
	Owned by Others
	Occupied



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

COMMONWEALTH SQUARE

713-817 E. Bidwell Street | Folsom, CA 95630



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Oct 3, 2024



Latitude: 38.669797

Longitude: -121.159696

Commonwealth Square Folsom, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	15,673	86,201	155,496
	2028 Projected Population	17,774	95,663	169,736
	2010 Census Population	14,581	77,663	138,711
	2000 Census Population	12,193	63,009	115,288
	1990 Census Population	8,162	41,902	81,739
	Historical Annual Growth 1990 to 2000	4.10%	4.16%	3.50%
	Historical Annual Growth 2000 to 2010	1.80%	2.11%	1.87%
	Estimated Annual Growth 2010 to 2023	0.53%	0.76%	0.83%
	Projected Annual Growth 2023 to 2028	2.55%	2.10%	1.77%
	Median Age	40.7	42.1	43.5
Households	Q4 2023 Estimated Households	6,107	31,040	56,265
	2028 Projected Households	6,993	34,696	61,588
	2010 Census Households	5,551	27,369	49,704
	2000 Census Households	4,528	21,476	39,844
	1990 Census Households	2,773	13,156	27,009
	Historical Annual Growth 1990 to 2000	5.03%	5.02%	3.96%
	Historical Annual Growth 2000 to 2010	2.06%	2.45%	2.24%
	Estimated Annual Growth 2010 to 2023	0.70%	0.92%	0.91%
	Projected Annual Growth 2023 to 2028	2.75%	2.25%	1.82%
	Population per Household	2.40	2.58	2.65
Population by Race	White	57.9%	59.1%	62.9%
	Black or African American	3.7%	4.3%	3.1%
	Asian & Pacific Islander	13.8%	15.6%	13.9%
	Other Races	8.2%	7.3%	7.3%
	Hispanic Population	16.4%	13.7%	12.8%
Income	Average Household Income	\$123,206	\$150,283	\$161,002
	Median Household Income	\$98,827	\$123,782	\$128,178
	Per Capita Income	\$48,620	\$54,491	\$58,668
Education (Age 25+)	Elementary	3.4%	2.1%	1.8%
	Some High School	4.4%	4.5%	3.7%
	High School Graduate	15.0%	14.9%	14.6%
	Some College	20.9%	19.0%	19.2%
	Associates Degree Only	9.3%	9.5%	9.8%
	Bachelors Degree Only	30.1%	29.8%	30.1%
	Graduate Degree	16.8%	20.3%	20.9%
Business	Number of Businesses	1,255	4,258	6,059
	Total Number of Employees	11,790	35,600	47,072
	Employees per Business	9.39	8.36	7.77
	Residential Population per Business	12.49	20.24	25.66

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.