

AVAILABLE
FOR LEASE

318 & 320 EAST BIDWELL ST.

FOLSOM, CA 95630

+/- 2,700 SF to +/- 5,400 SF

E. BIDWELL ADT 15,000

RUMSEY WAY

AVAILABLE

AVAILABLE

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CENTURY 21

Select Real Estate, Inc.



THE PROPERTY

318 & 320 EAST BIDWELL ST. FOLSOM, CA 95630

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



FOLSOM
CA



+/-2,700 SF
&
+/-2,700 SF
for +/-5,400 SF



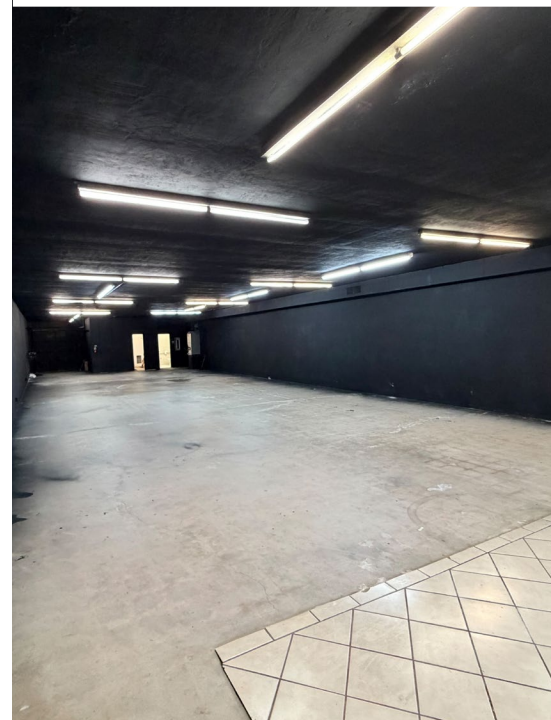
C-2



RETAIL /
FLEX ROLL-UP
DOOR



\$1.50 PSF + NNN



LOWE'S
TRADER JOE'S
target

TACO BELL
JIMBOY'S
TACOS

DICK'S
CVS

SPROUTS
petco

Starbucks

Raley's
MOUNTAIN MIKE'S
ICE CREAM

phoABC
THE PHO AUTHORITY

Big 5
OUTLET STORES

Pizza Guys

Papa John's

McDonald's

DOLLAR TREE
Folsom
FREE 2 CENTRAL

Wendy's

Walgreens

Rite Aid
PHARMACY

Xpress
Gas & Car Wash

Compassionate
CARE

UNITED STATES
POSTAL SERVICE

KOHL'S

RUMSEY WAY

Folsom
Shopping Center

BANK OF AMERICA

E. BIDWELL ADT 15,000

BU CINNAMON

SUBJECT
PROPERTY

75 apartments



318 & 320

EAST BIDWELL ST.



THE BUILDING

The subject building is located on the northern side of E Bidwell St. in Folsom, CA where it sees an average daily traffic count of 15,000 vehicles per day. The parcel sits adjacent to Sutter Middle School and is located directly across the street from the Folsom Lake Shopping Center with The Cave Record store and the Folsom DMV. E Bidwell is one

of the main arterial streets that begins near Folsom Blvd. and ends at HWY 50. Quick Dish, a Brazilian - American fusion cuisine and Sherwin Williams Paint store occupy suites within the same center as the +/-2,700 sf vacancy. The suite is a former dry cleaner and has the convenience of having a roll-up door located in the rear of the premises.





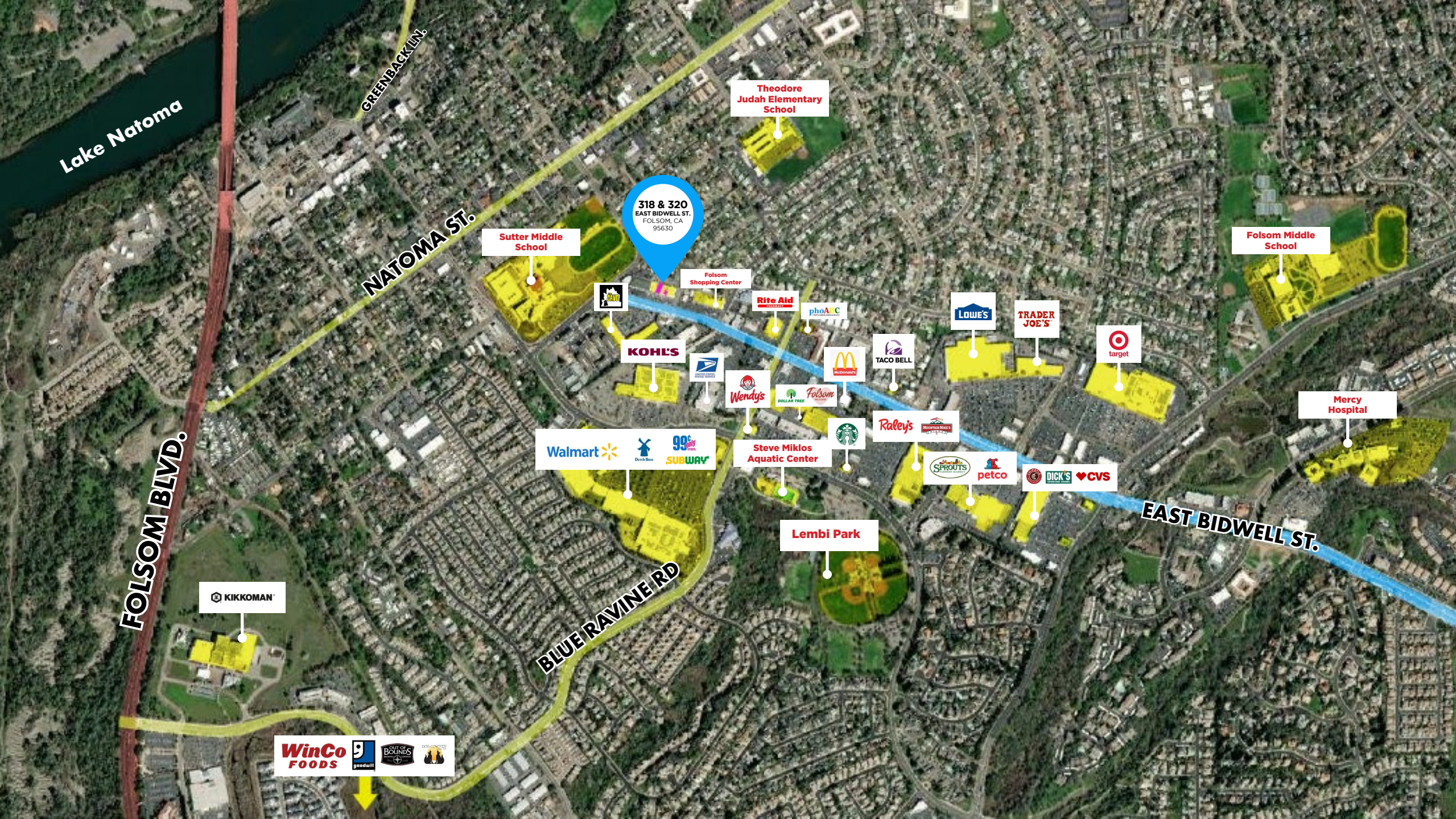
THE AREA

The subject building is highly visible on E Bidwell St which is walking distance from Sutter Middle School and other national retailers. The premises benefits from the highly traveled street from students and the several national retailers that surround the building. E Bidwell St. acts as a main arterial street that ends at HWY 50.

This center is located in a prime location that benefits from the advertisement of national retailers such as Walmart, Kohl's, Trader Joes, Target, Chipotle, Dutch Bros, Aldanberto's, Starbucks, Raley's, and many more. Hundreds of residential houses surrounded the immediate area along with 2 middle schools, an elementary school, and Mercy Hospital of Folsom. Folsom has a higher level of education with 45% of its residents having bachelor's degrees and advanced degrees which also explains why the highest monthly household income are household's with +\$150k while having nearly 75% of homeownership within the region.



318 & 320
EAST BIDWELL ST.



Lake Natoma

GREENBACK LIN.

NATOMA ST.

FOLSOM BLVD.

BLUE RAVINE RD

EAST BIDWELL ST.

318 & 320
EAST BIDWELL ST.
FOLSOM, CA
95630

Theodore Judah Elementary School

Sutter Middle School

Folsom Middle School

Folsom Shopping Center

Rite Aid

phoAFC

LOWE'S

TRADER JOE'S

target

KOHL'S

USPS

Wendy's

DOLLAR TREE

Folsom

McDonald's

TACO BELL

Mercy Hospital

Walmart

Duck Bros

99¢ ONLY SUBWAY

Steve Miklos Aquatic Center

Starbucks

Raley's

SPROUTS

petco

DICK'S

CVS

Lembi Park

KIKKOMAN

WinCo FOODS
goodwill
BOUTIN'S
BOV CONCEPTS



DEMOGRAPHICS

EDUCATIONAL ATTAINMENT

source: Costar

Advanced Degree

17%

Some High School

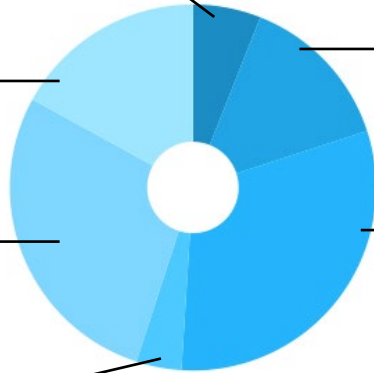
6%

Bachelor's Degree

28%

Associate Degree

4%



High School Graduate

14%

Some College

31%

HOMES BUILT BY YEAR

1940-1949

2%

2010+

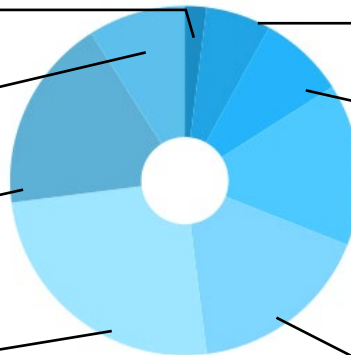
9%

2000-2009

18%

1990-1999

25%



1950-1959

6%

1960-1969

8%

1970-1979

15%

1980-1989

17%

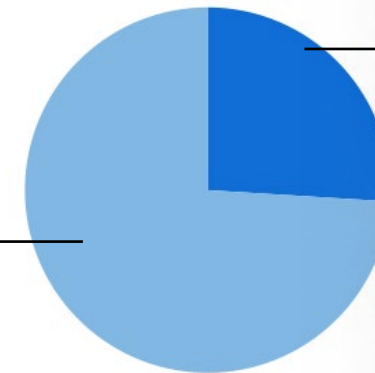
HOUSING OCCUPANCY

Owner Occupied

74%

Renter Occupied

26%



HOUSING TYPE

Group Quarters

11%

20+ Units

5%

5-19 Units

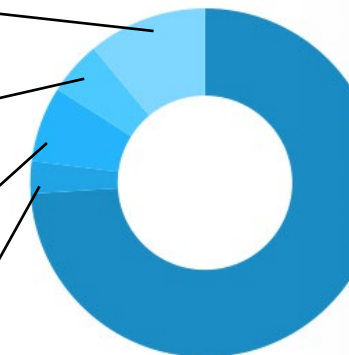
7%

2-4 Units

3%

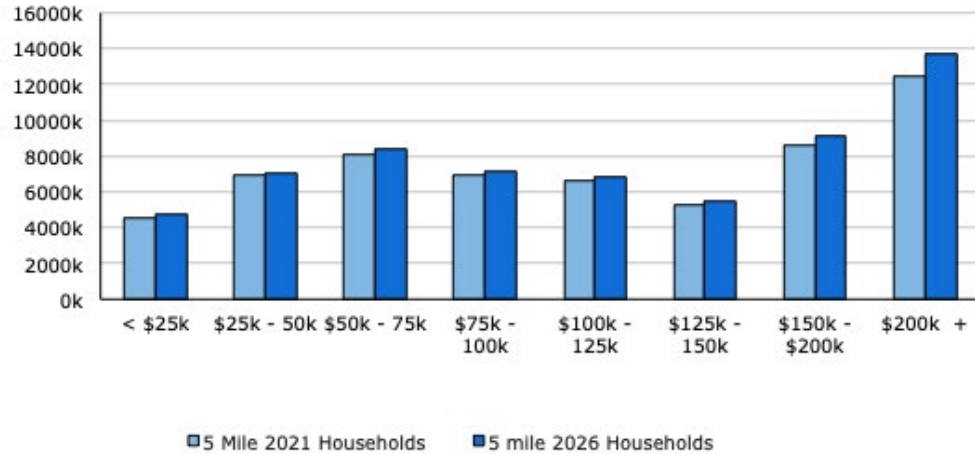
1 Unit

74%

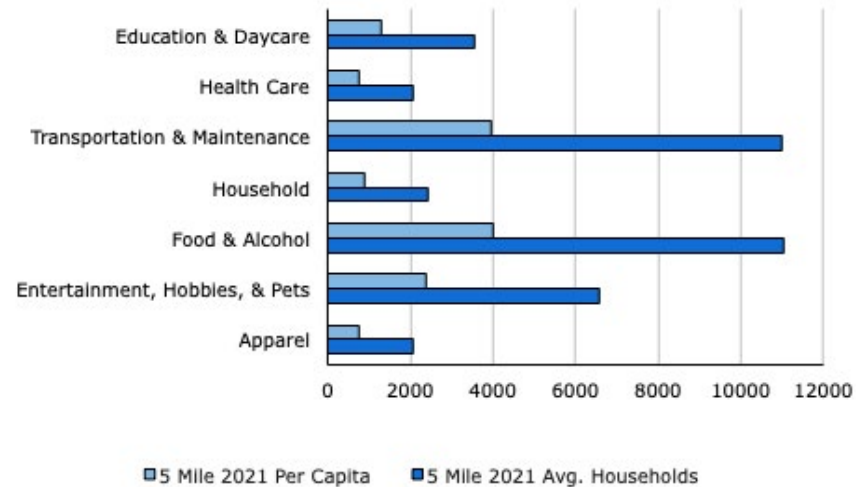


DEMOGRAPHICS

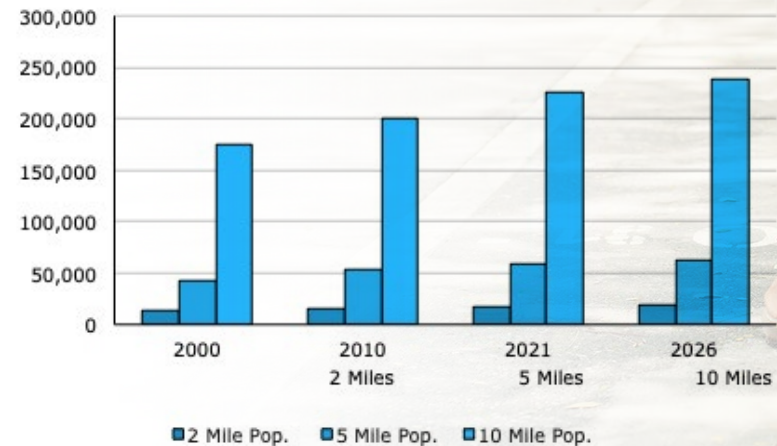
MONTHLY HOUSE HOLD INCOME



PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION



E. BIDWELL ADT 15,000

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