

OPTIMAL LOCATION FOR MEDICAL, DENTAL OR OFFICE BUILDING



LAND PARCEL FOR SALE



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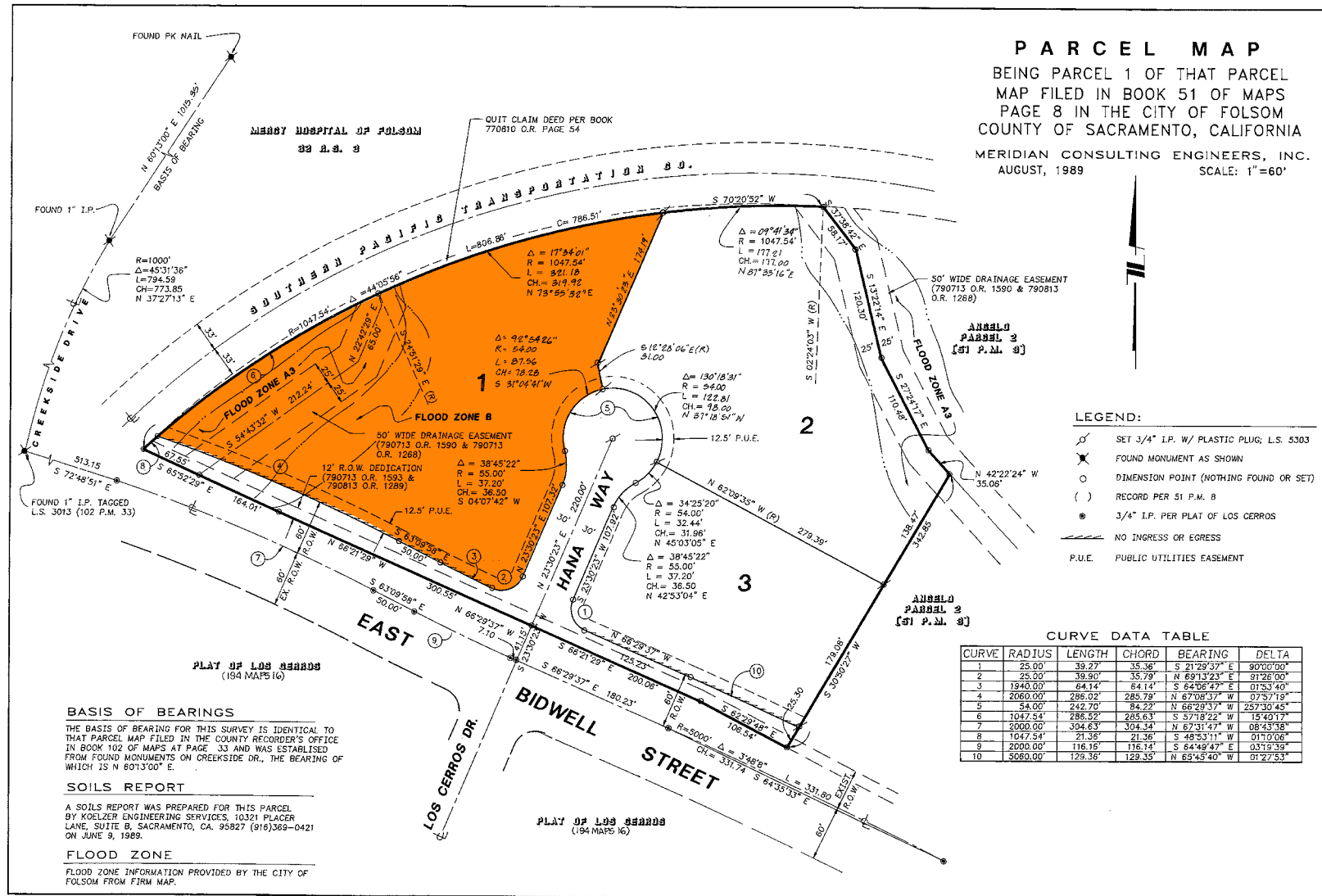
PROPERTY HIGHLIGHTS

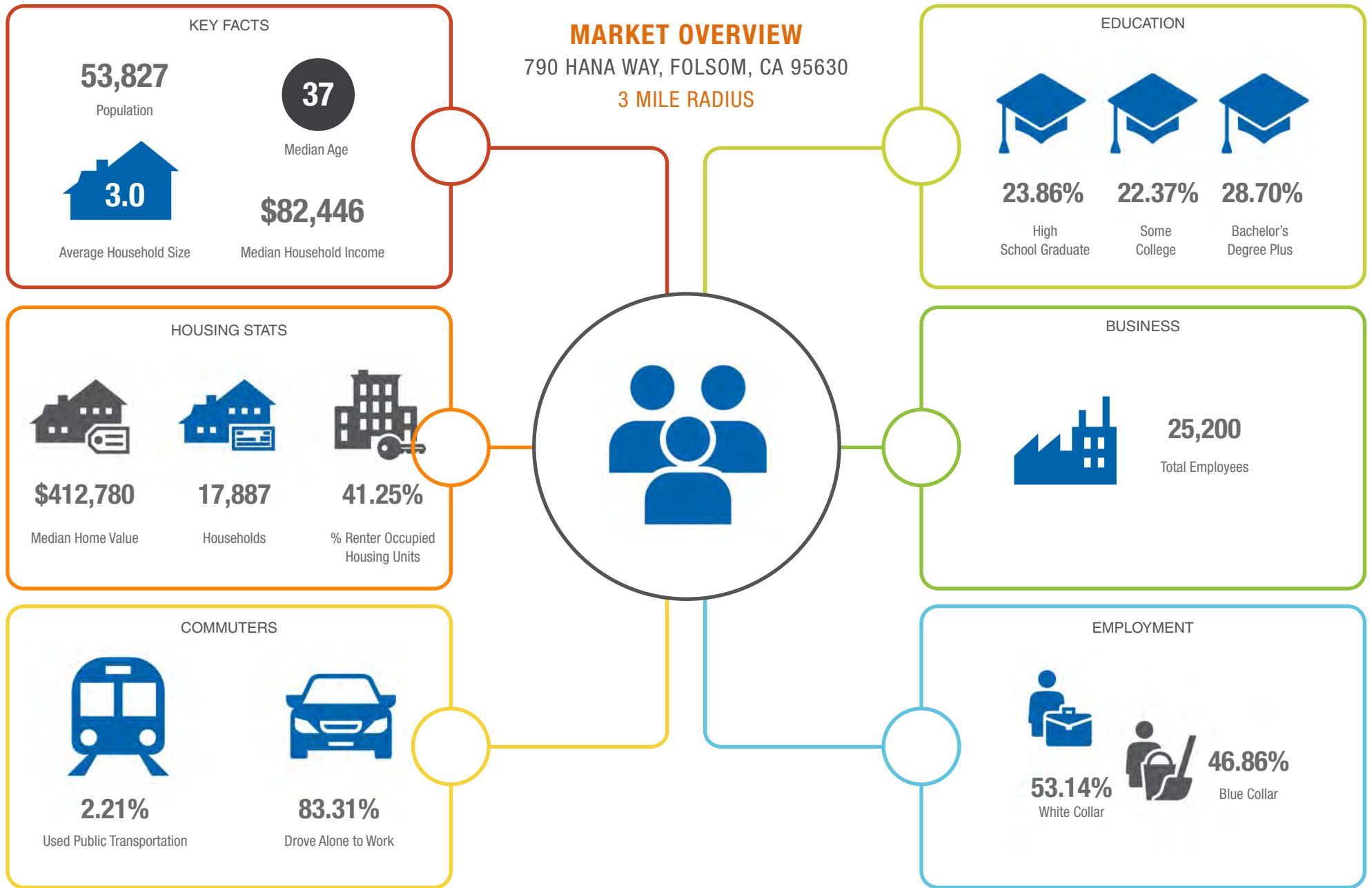


- $\pm$ 2.43 Acre Parcel for Sale
- Zoning: Business Professional “BP”
- Located at corner of Hana Way and E Bidwell Street
- High visibility and high traffic counts (28,763 cars per day)
- Less than ¼ mile from major regional retail center, Folsom Square, anchored with Target, Home Goods, Dick’s Sporting Goods and Trader Joes!
- Walking distance to major medical centers and Mercy Hospital of Folsom

PRICE: \$1,695,000

PARCEL MAP





RETAIL AERIAL



NEARBY AMENITIES

HomeGoods Starbucks Target

FedEx WeightWatchers
Carib's LA-BQ 76

Domino's Kelly-Moore Paints Jack in the Box

URGENT CARE OF FOLSOM

MERCY HOSPITAL

1 BLOCK TO
MERCY HOSPITAL!

Carbon Health

Pizza Hut Peet's Coffee Edible Arrangements
First Citizens Bank Sleep Choice Mattress Centers

SIERRA HEMATOLOGY
ONCOLOGY MEDICAL CENTER

EXPRESSIONS IN DENTISTRY

CREEKSIDE ENDODONTICS

DIMARIANO FAMILY DENTISTRY

E Bidwell Street



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