

Broadstone Marketplace



Prime Retail Location Available

2700 East Bidwell St | Folsom, CA

Exclusively Listed By **Bob Shahlaie**
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Property Information

±2,303 SF AVAILABLE

- **Call for pricing information**
- Bel-Air anchored Shopping Center
- Across the Street from Palladio and Power Center
- High Traffic Counts off East Bidwell
- Monument Signage Available

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|-----------|-----------|-----------|
| Population | 8,188 | 55,356 | 104,246 |
| Income | \$125,446 | \$124,344 | \$117,507 |

Call, Text or Email

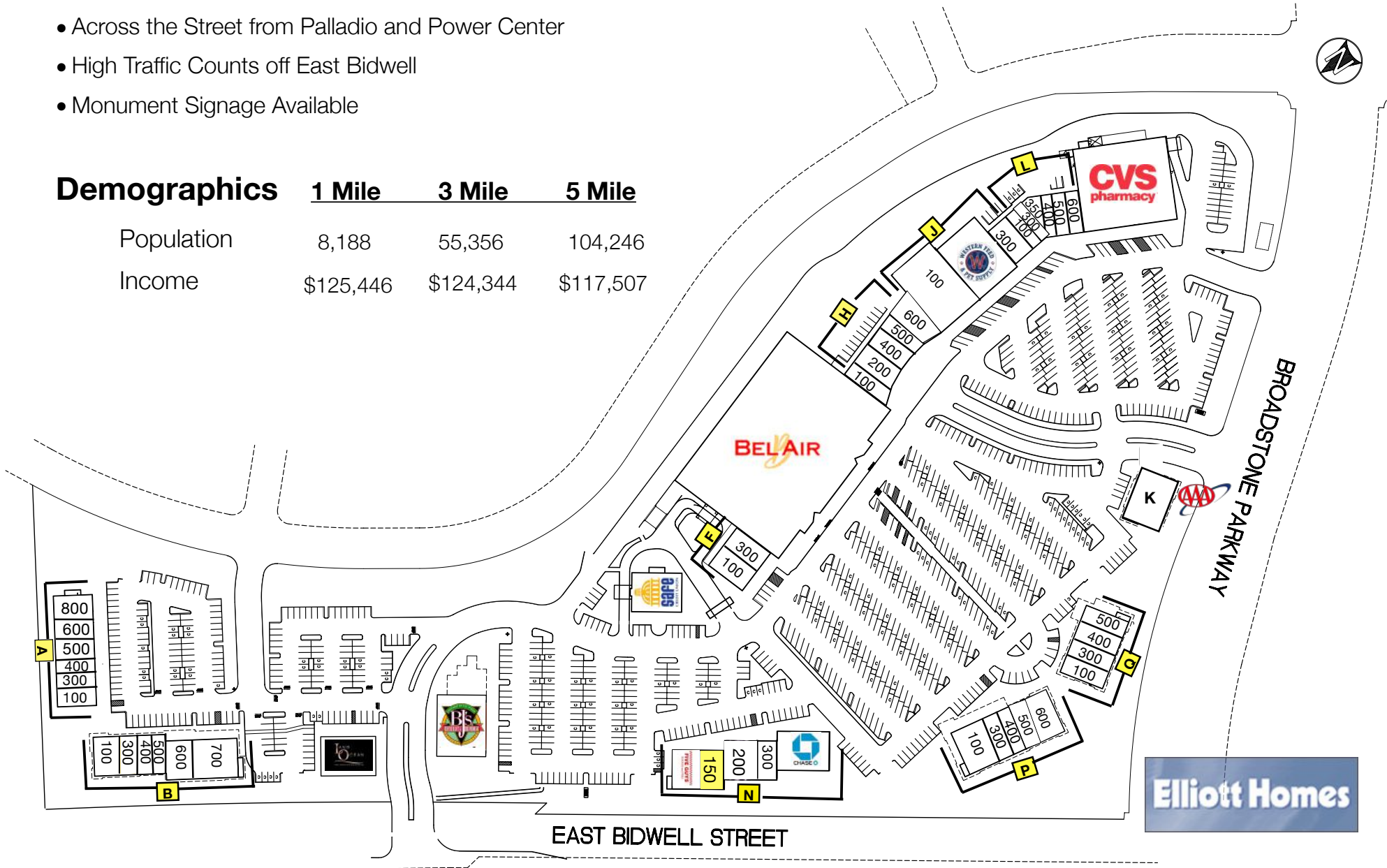
10018 Fair Oaks Blvd | Fair Oaks, CA 95628

O - 916.678.0880

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Elliott Homes

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| Bldg | Suite | Business Name | SF |
|----------|------------|-------------------------------|--------------|
| A | 100 | Ultimate Back Store | 2,900 |
| A | 300 | Pita Restaurant | 1,000 |
| A | 400 | Chiropractor | 1,200 |
| A | 500 | Healthy Eyes Optometry | 1,200 |
| A | 600 | T4 - Tea For You | 1,200 |
| A | 800 | Huntington Learning Center | 2,700 |
| B | 100 | Taiko Sushi | 2,700 |
| B | 300 | Donuts | 1,200 |
| B | 400 | H&R Block | 1,200 |
| B | 500 | Sacramento Pizza Company | 1,500 |
| B | 600 | Visconti's Italian Restaurant | 2,000 |
| B | 700 | Visconti's Italian Restaurant | 6,600 |
| F | 100 | Jack's Urban Eats | 3,380 |
| F | 300 | The Joint Chiropractor | 1,300 |
| H | 100 | Pilates Studio | 1,963 |
| H | 200 | Veterinary Hospital | 2,029 |
| H | 400 | Ramen House | 1,650 |
| H | 500 | Martial Arts | 1,788 |
| H | 600 | Sutter Walk in Clinic | 2,241 |
| J | 100 | Mancini's Sleepworld | 9,048 |
| J | 200 | Bens Barketplace | 4,000 |
| J | 300 | Spotted Dog Yoga | 3,786 |
| K | Pad | AAA | 5,000 |
| L | 100 | Gelato | 975 |
| L | 200 | Sourdough Bread | 1,500 |
| L | 300 | Boba Tea Shop | 1,850 |
| L | 350 | Folsom Dental | 3,358 |
| L | 400 | Poke-Bowl Restaurant | 975 |
| L | 500 | Great Clips | 900 |
| L | 600 | Broadstone Nails | 975 |
| N | 100 | Five Guys Burgers | 2,600 |
| N | 150 | AVAILABLE | 2,303 |
| N | 200 | Zen Massage | 3,300 |
| N | 300 | Nuyo Frozen Yogurt | 1,504 |
| N | 400 | Chase Bank | 4,800 |
| P | 100 | Thai Paradise | 3,850 |
| P | 300 | European Wax Center | 1,400 |
| P | 400 | Wild Bill's Cheesesteak | 1,400 |
| P | 500 | Ginger Elizabeth Chocolates | 1,400 |
| P | 600 | Saigon Restaurant | 3,250 |
| Q | 100 | Restaurant | 2,398 |
| Q | 300 | India House | 2,153 |
| Q | 400 | Berilian Jeweler | 1,400 |
| Q | 500 | Temple Coffee | 1,750 |



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