

RETAIL, RESTAURANT, & ENTERTAINMENT OPPORTUNITIES AT FOLSOM RANCH



ALDER CREEK MARKETPLACE

A New 3,585 Acre Master Planned Development



UC DAVIS HEALTH
UNDER CONSTRUCTION

Dignity Health
Mercy Hospital of Folsom
UNDER CONSTRUCTION

UNDER CONSTRUCTION
1,025 Units

450 Homes
BUILT & SOLD

UNDER CONSTRUCTION
265 Units

NOW LEASING

ALDER CREEK

UNDER CONSTRUCTION
114 Units

UNDER CONSTRUCTION
700 Units

GRADING &
UNDER CONSTRUCTION
1,450 Units

UNDER CONSTRUCTION

1000 Units
CURRENTLY OCCUPIED

Mangini Ranch
Elementary School

425 Bungalows
UNDER CONSTRUCTION

MANGINI PKWY

1,130 Units
UNDER CONSTRUCTION

Mixed-Use Site
PROPOSED

265 Apartments
UNDER CONSTRUCTION

VIDEO TOUR



COMING SOON

[View Folsom Ranch Growth Article](#)

www.FolsomRanch.com

PARTNER **XTEAM**
RETAIL ADVISORS

CAPITAL SOUTHEAST CONNECTOR

E BIDWELL ST

FOLSOM RANCH MASTER SITE PLAN

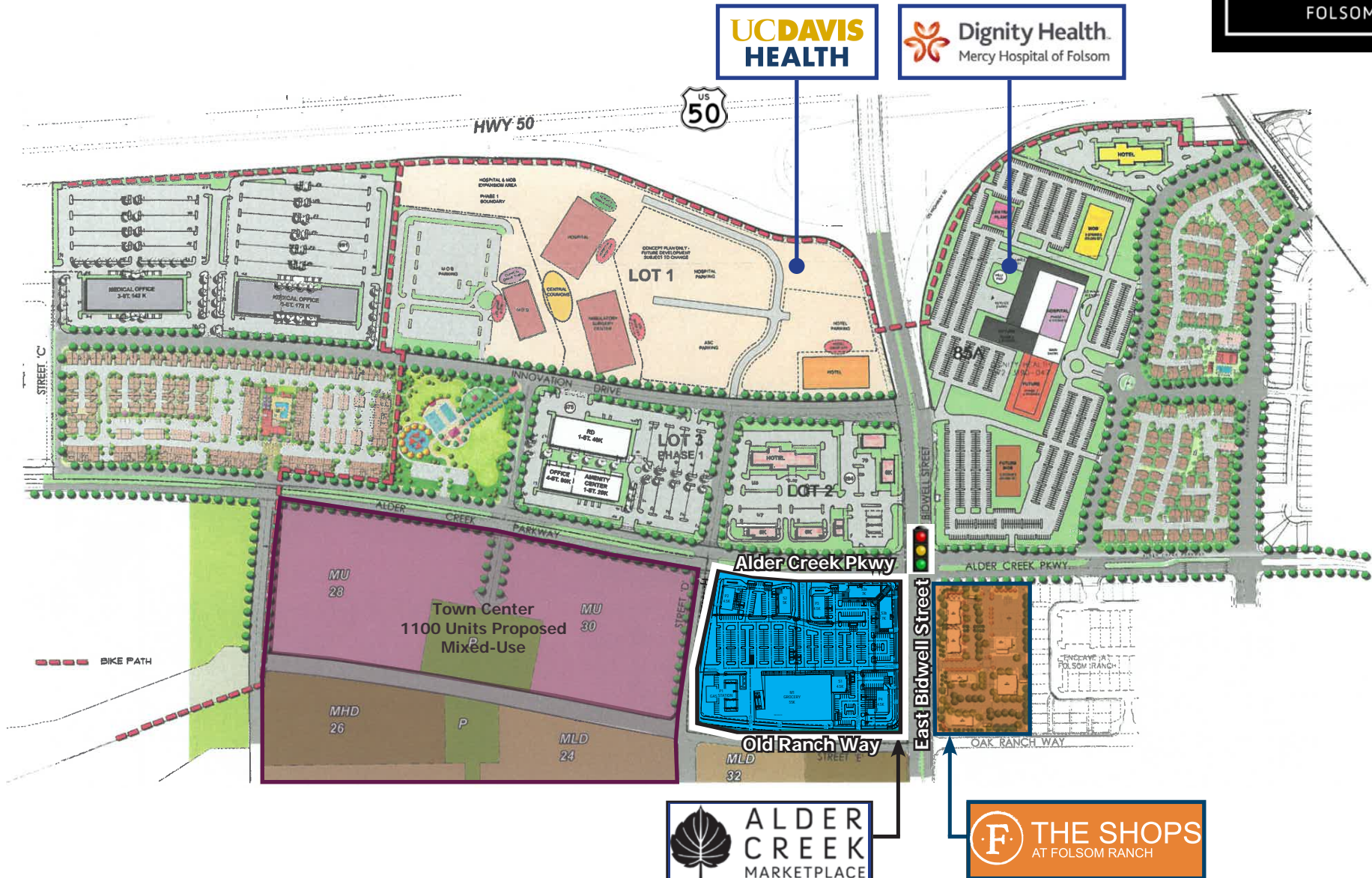


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UCDAVIS
HEALTH

Dignity Health.
Mercy Hospital of Folsom



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MARKETPLACE

THE SHOPS
AT FOLSOM RANCH

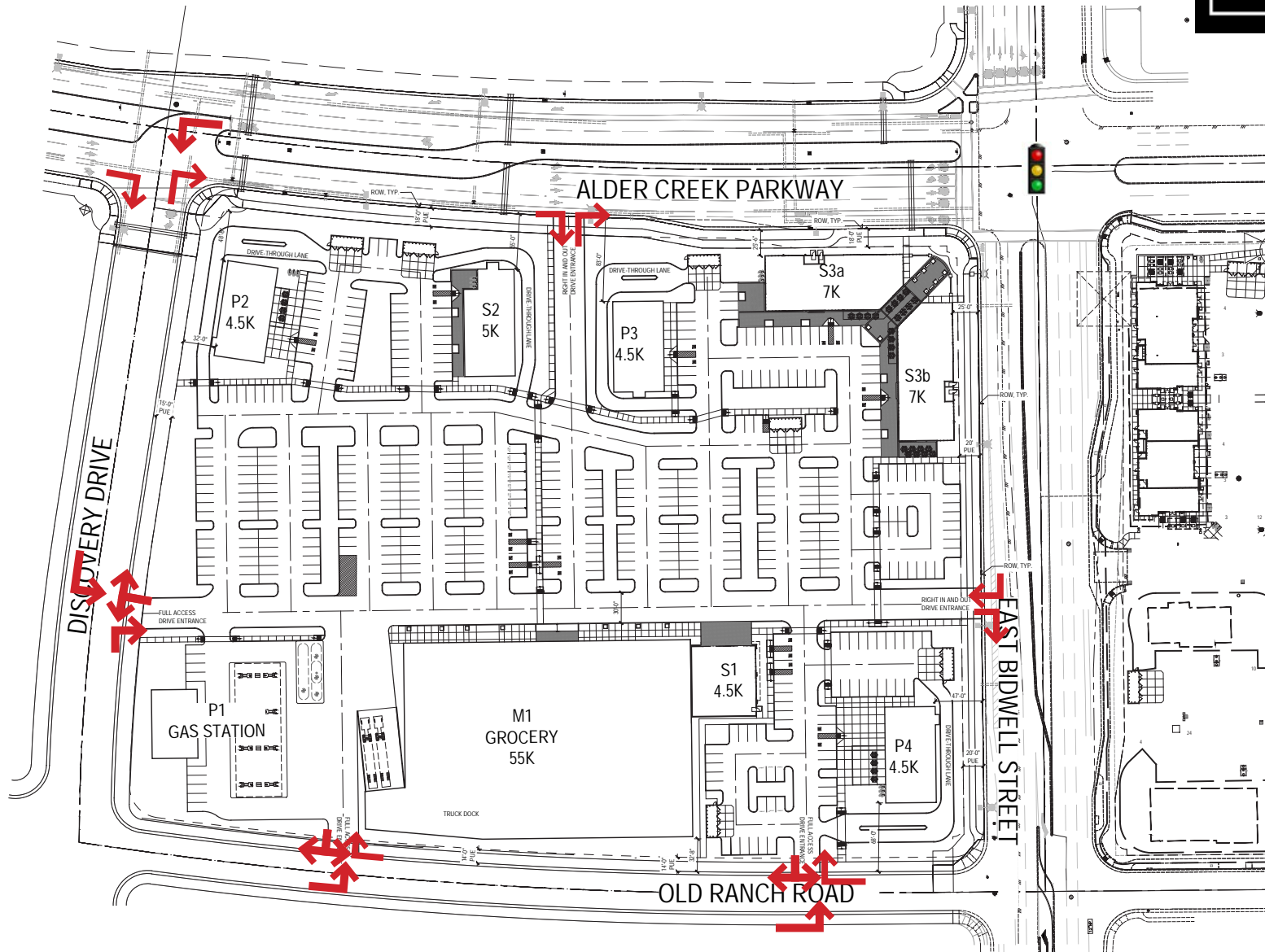
*site plan subject to change

ALDER CREEK CONCEPTUAL SITE PLAN



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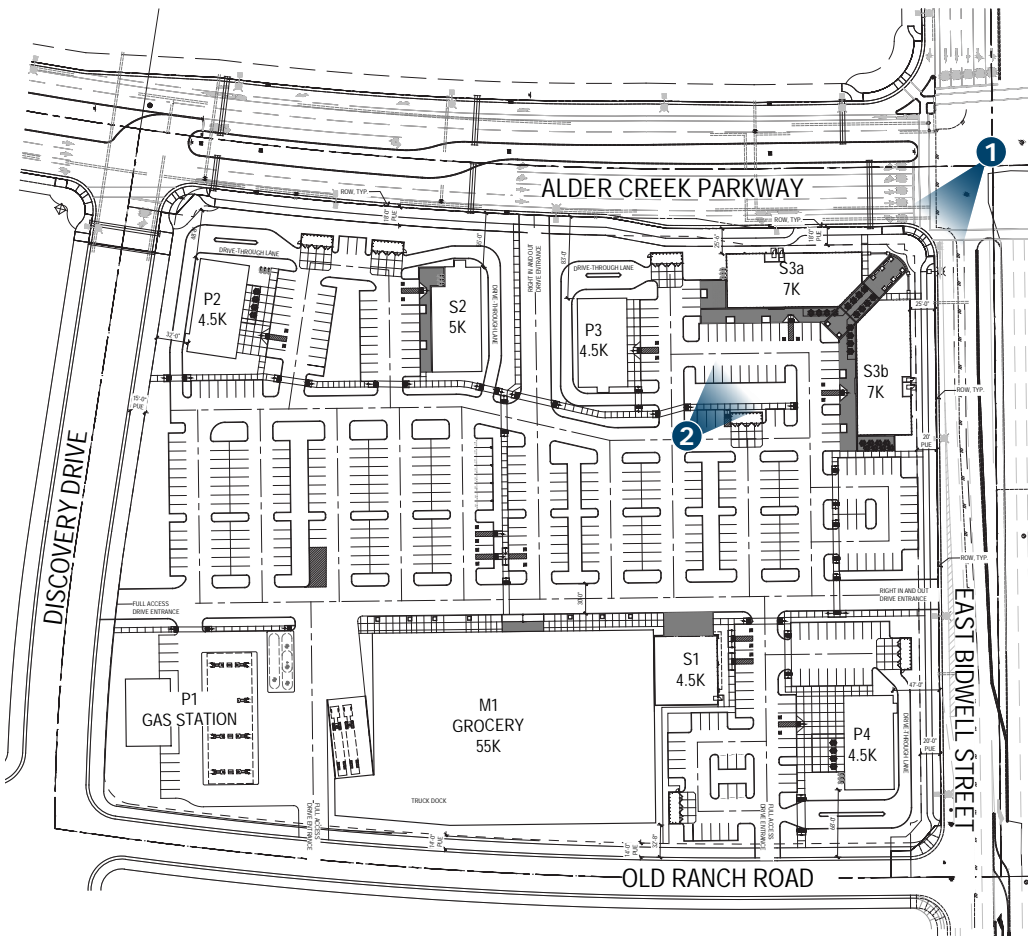


RENDERINGS



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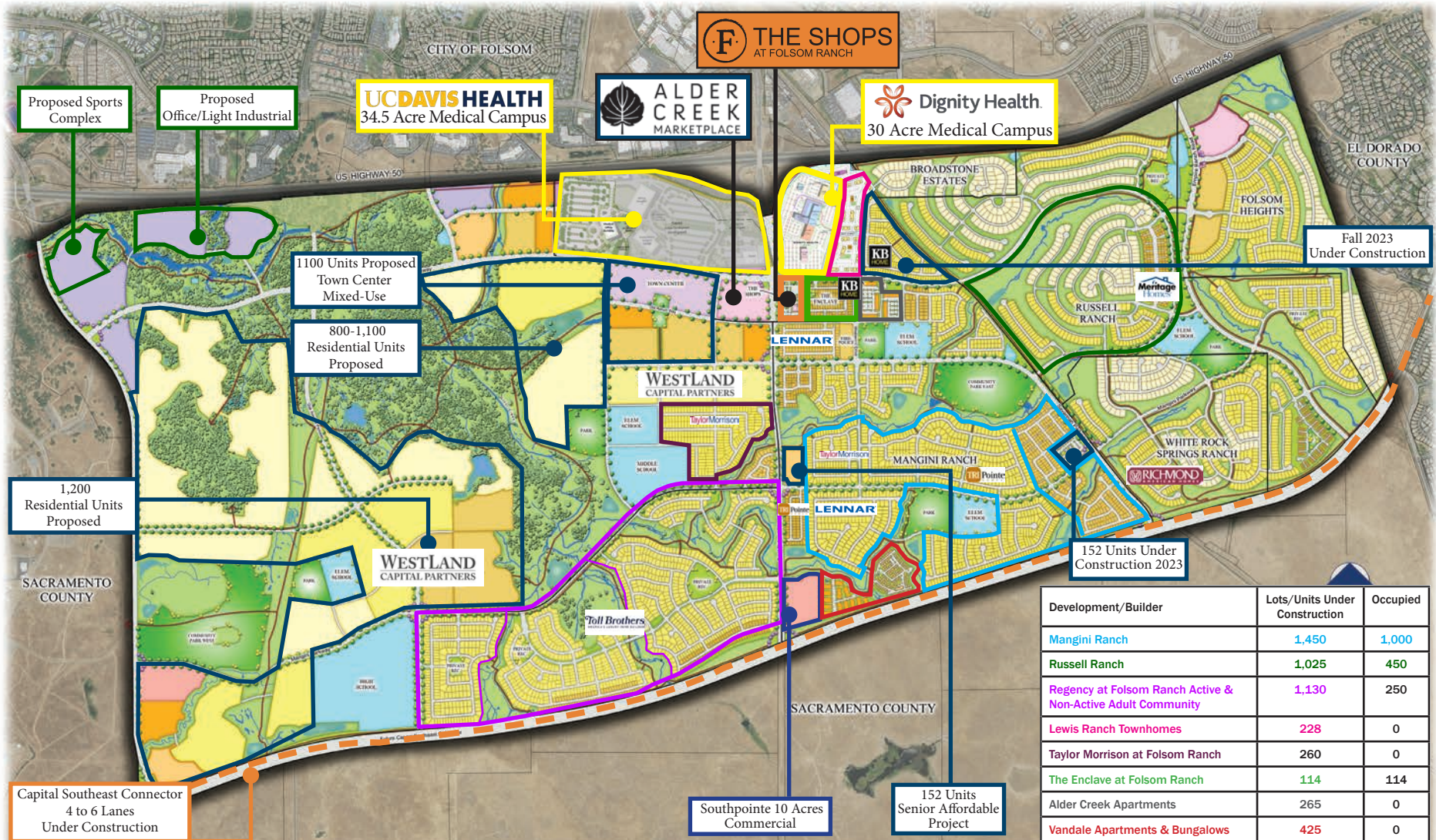
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RESIDENTIAL PLANS



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MEDICAL CAMPUS PLANS

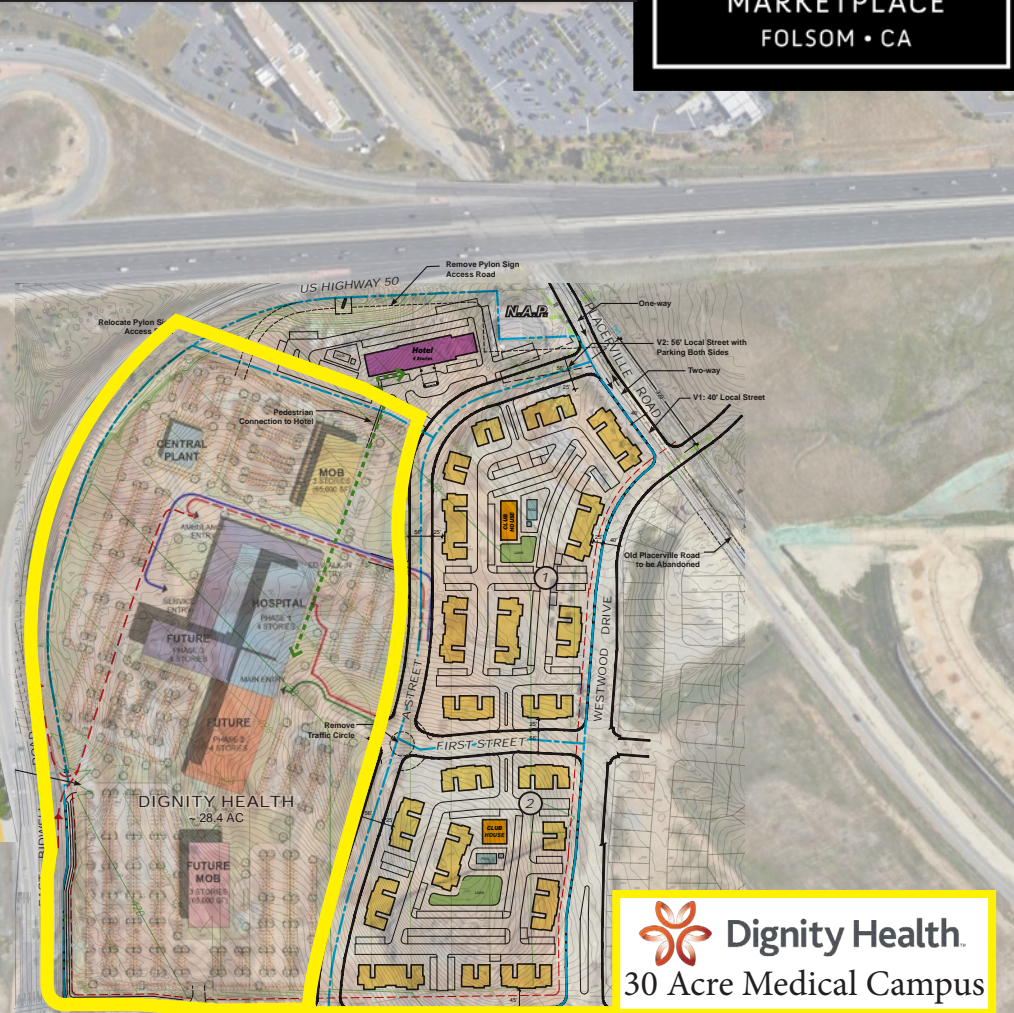


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UC DAVIS HEALTH
34.5 Acre Medical Campus



Dignity Health.
30 Acre Medical Campus

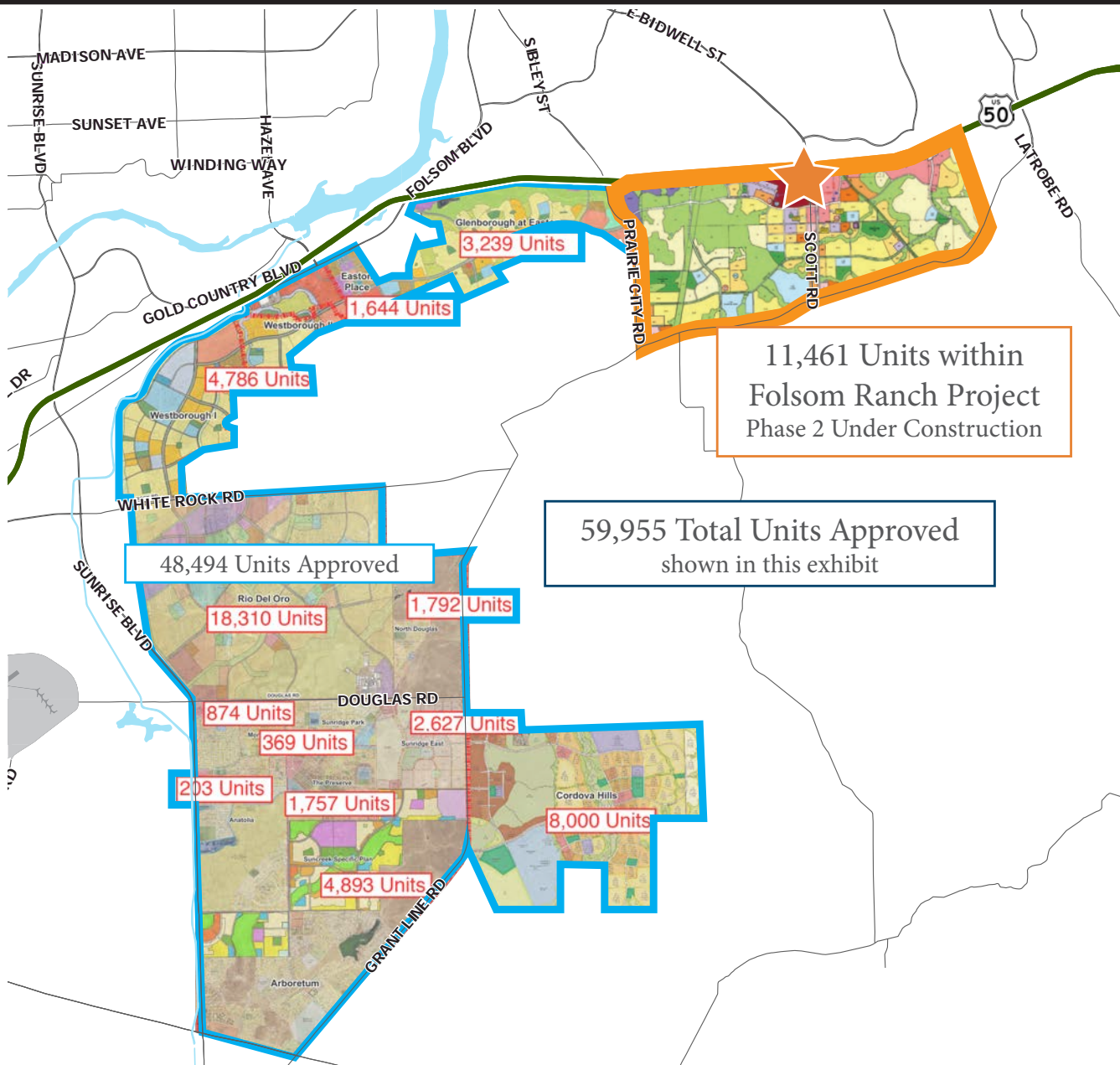


HOUSING GROWTH



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FOLSOM RANCH DEVELOPMENT

- 3,585 acre master planned community
- The overall development will include a combination of commercial, retail, medical, and 11,461 new homes
- 30 Acre Dignity Health Medical Campus and Pending 36 Acre UC Davis Health Medical Campus
- 4 elementary schools, one middle school, and one high school
- 2 regional parks and 8 neighborhood parks - 138 acres total
- Located near Intel's 1.3 million R&D Campus
- Directly across from Hwy 50 the Palladio 800,000 SF outdoor lifestyle mall
- 1,000 acres of oak tree studded open space

RETAIL, RESTAURANT, & ENTERTAINMENT OPPORTUNITIES AND CORPORATE CENTER

- 240 acres of freeway developable land
- 2.5 million square feet of mixed-used commercial space
- 2 miles of freeway frontage
- Immediate access to Hwy 50 at the East Bidwell Street or Prairie City Road Interchanges
- Flexible zoning: office or medical campuses, hotels, retail, and multi family

FOLSOM RETAIL COMPETITION



PALLADIO AT BROADSTONE

SHOPPING/SERVICE

- AT & T
- Amazing Lash Studio
- Apricot Lane Boutique
- BI Design
- Bag King
- Bank of America
- Barnes & Noble Booksellers
- Barnes & Noble Kitchen
- Benicia Dancewear
- Button Up Boutique
- Charlotte Russe
- Charming Charlie
- Chico's
- Claire's Accessories
- College Planning Center
- Color Me Mine
- Couch and Hammond Dentistry
- Grebitus Jewelers
- Gymboree
- H & M
- Haney Garcia Real Estate
- Jos A. Bank
- Kids Inc Preschool & Discovery Center
- Kirkland's

- LensCrafters
- Maribou Spa & Salon
- Mas Taco Bar
- Massage Heights
- M·A·C Cosmetics
- Nail Palazzo
- Nordstrom Rack
- PINK
- Painted
- Palladio 16 Cinemas
- Palladio Luxe Cinema
- Phenix Salon Suites
- Rod Works, Unique Home Decor
- Roosters Men's Grooming Center
- SeaQuest Interactive Aquarium
- See's Candies
- Serenity Spa & Soul Yoga
- Sleep Number
- Sole Desire Shoes
- Soma Intimates
- T-Mobile
- Threading Place
- Torrid
- Victoria's Secret
- Visually Sound Optometry
- We're Organized

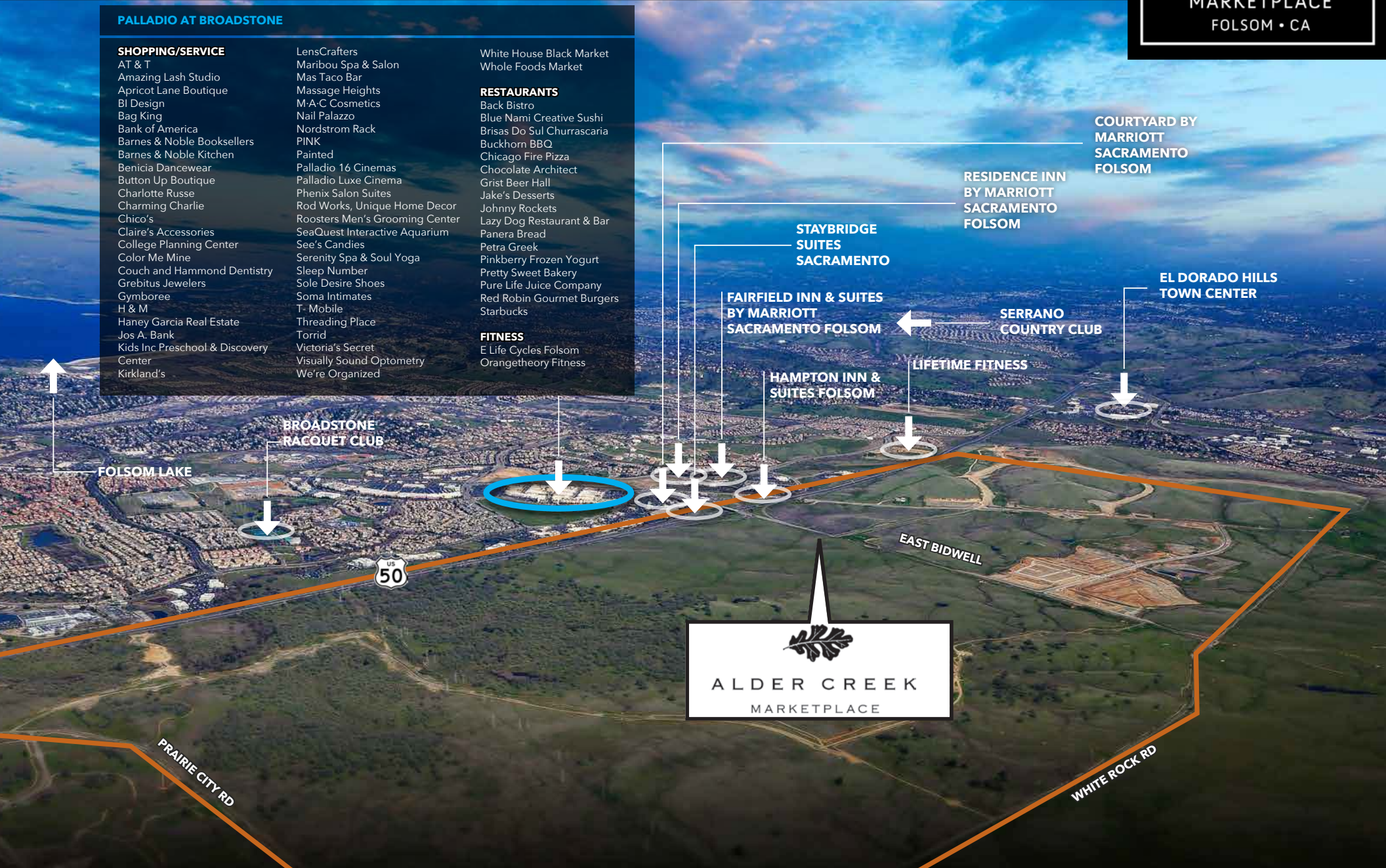
- White House Black Market
- Whole Foods Market

RESTAURANTS

- Back Bistro
- Blue Nami Creative Sushi
- Brisas Do Sul Churrascaria
- Buckhorn BBQ
- Chicago Fire Pizza
- Chocolate Architect
- Grist Beer Hall
- Jake's Desserts
- Johnny Rockets
- Lazy Dog Restaurant & Bar
- Panera Bread
- Petra Greek
- Pinkberry Frozen Yogurt
- Pretty Sweet Bakery
- Pure Life Juice Company
- Red Robin Gourmet Burgers
- Starbucks

FITNESS

- E Life Cycles Folsom
- Orangetheory Fitness



COURTYARD BY MARRIOTT SACRAMENTO FOLSOM

RESIDENCE INN BY MARRIOTT SACRAMENTO FOLSOM

STAYBRIDGE SUITES SACRAMENTO

FAIRFIELD INN & SUITES BY MARRIOTT SACRAMENTO FOLSOM

HAMPTON INN & SUITES FOLSOM

SERRANO COUNTRY CLUB

EL DORADO HILLS TOWN CENTER

LIFETIME FITNESS

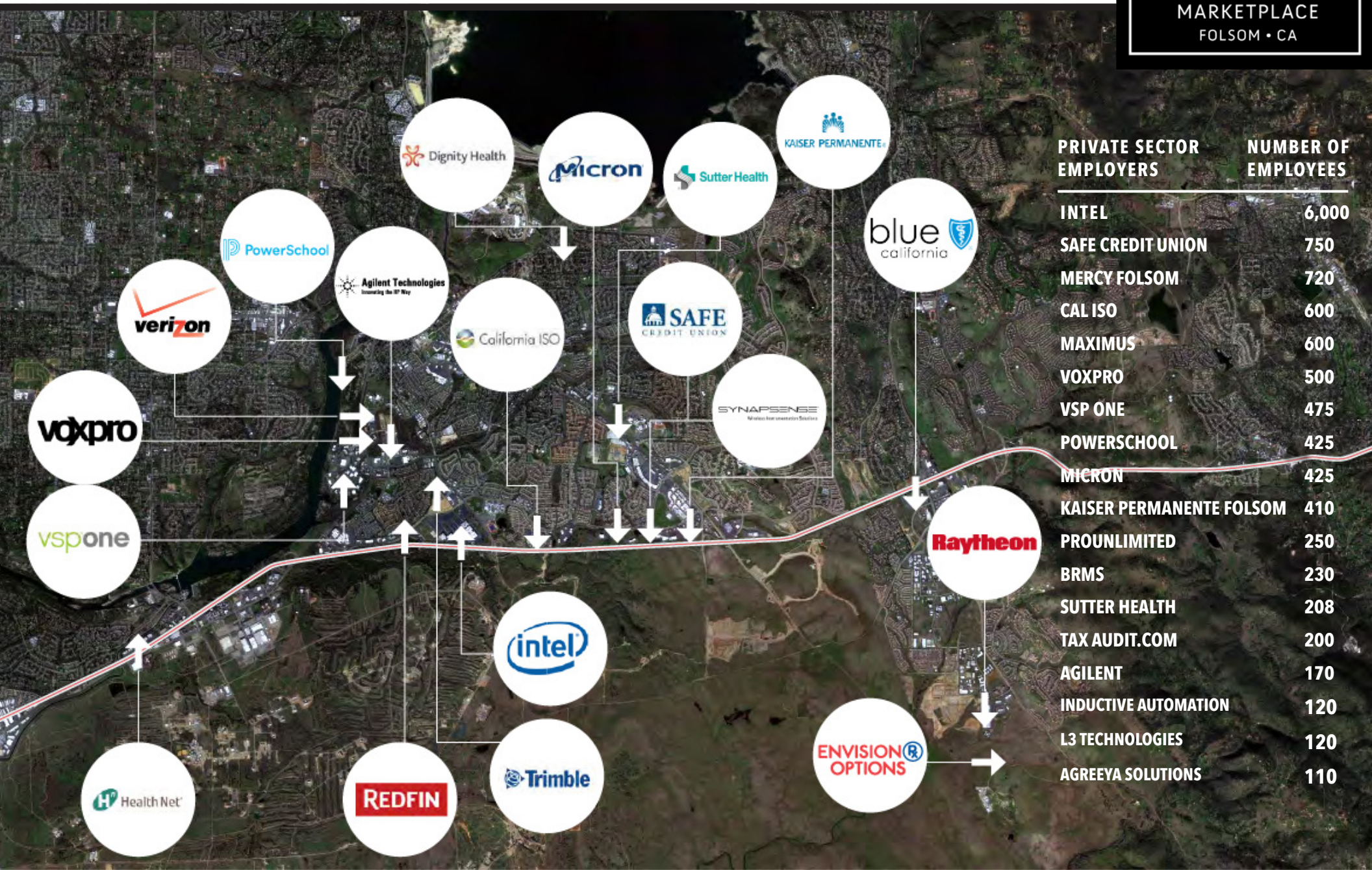


MAJOR EMPLOYERS



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PRIVATE SECTOR EMPLOYERS	NUMBER OF EMPLOYEES
INTEL	6,000
SAFE CREDIT UNION	750
MERCY FOLSOM	720
CAL ISO	600
MAXIMUS	600
VOXPRO	500
VSP ONE	475
POWERSCHOOL	425
MICRON	425
KAISER PERMANENTE FOLSOM	410
PROUNLIMITED	250
BRMS	230
SUTTER HEALTH	208
TAX AUDIT.COM	200
AGILENT	170
INDUCTIVE AUTOMATION	120
L3 TECHNOLOGIES	120
AGREEYA SOLUTIONS	110

DEMOGRAPHICS



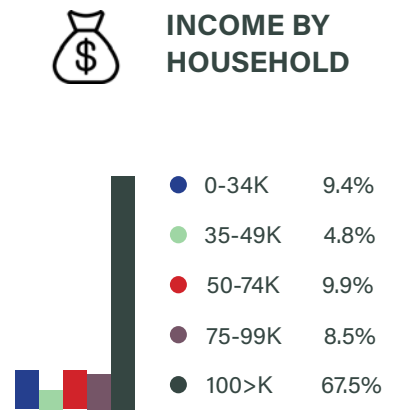
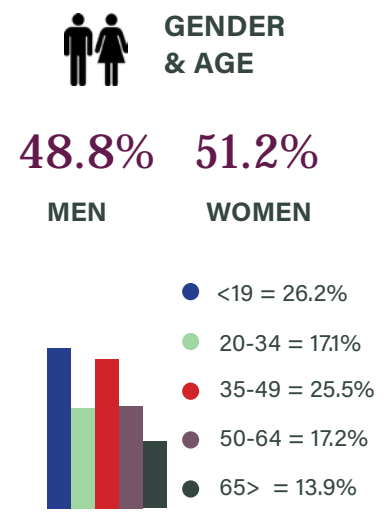
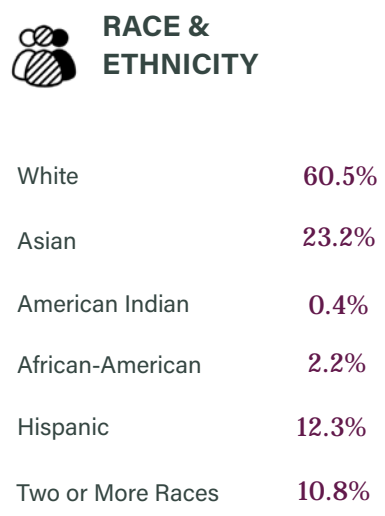
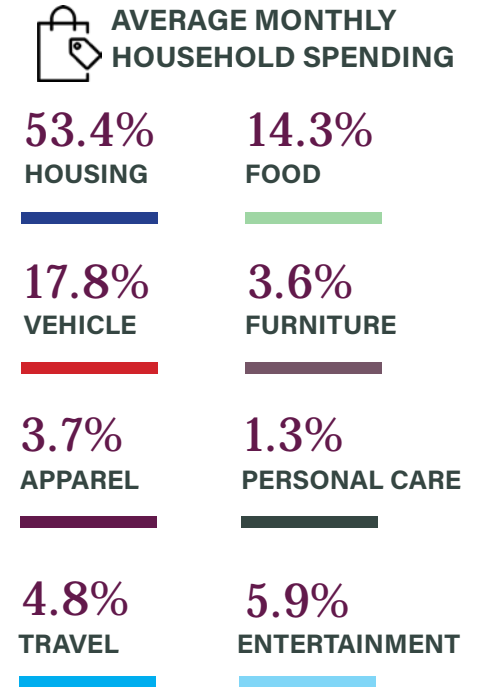
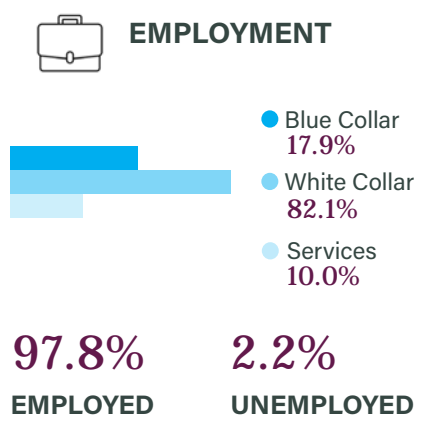
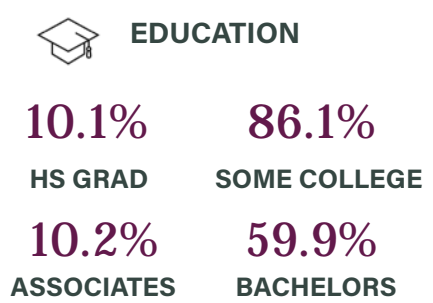
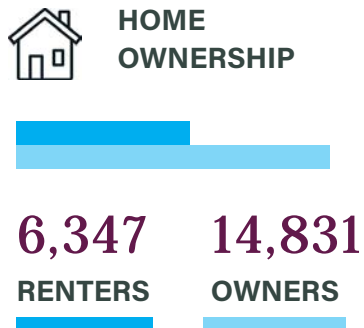
3 Mile Radius

57,526
POPULATION

2.7
AVE HH SIZE

\$182,544
AVE HH INCOME

38.7
MEDIAN AGE



DEMOGRAPHICS



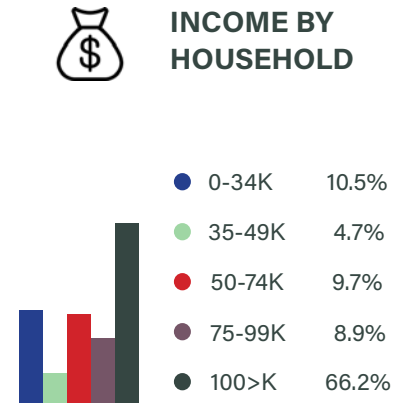
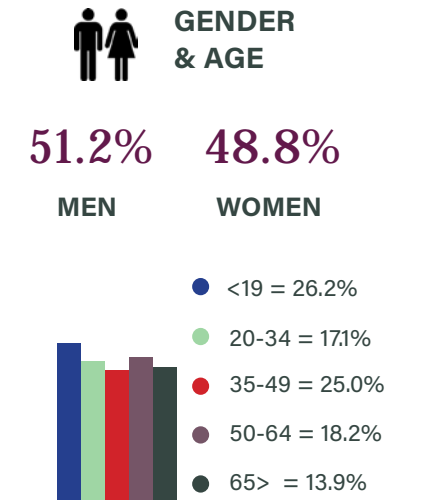
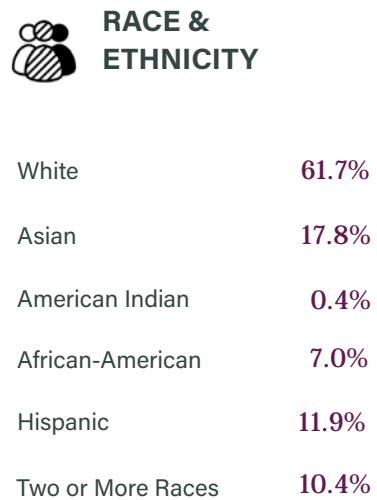
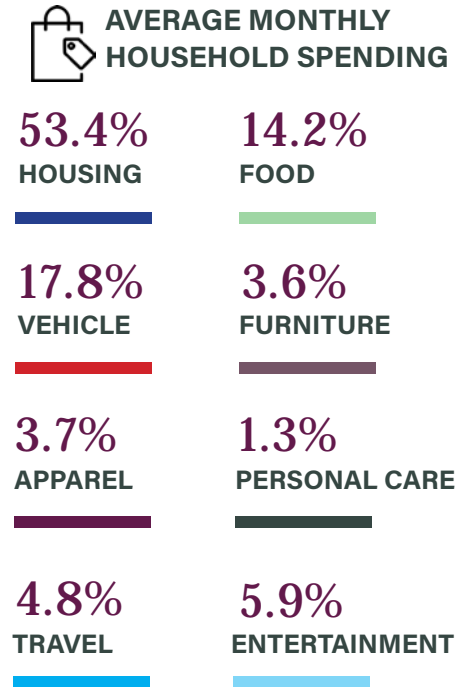
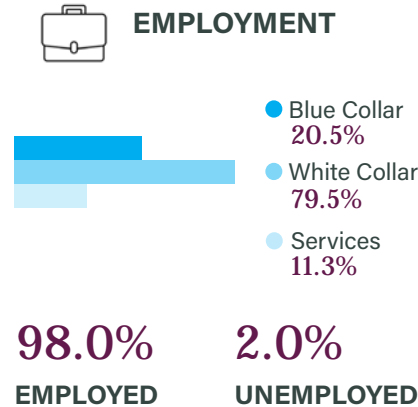
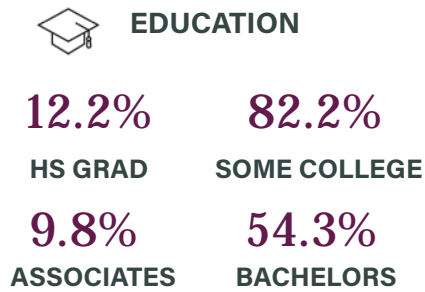
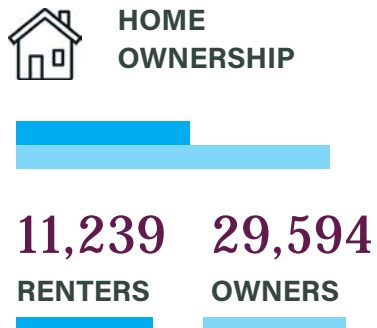
5 Mile Radius

115,624
POPULATION

2.7
AVE HH SIZE

\$187,086
AVE HH INCOME

39.3
MEDIAN AGE





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CONTACT US TODAY



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