

AVAILABLE
FOR LEASE

318 EAST BIDWELL ST.
FOLSOM, CA 95630

+/- 2,700 SF

E. BIDWELL ADT 15,000

RUMSEY WAY

SUBJECT

DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

CAMERON FREELOVE

Director
916 613 3899
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
cfreelove@muellercommercial.com
Cal DRE#02092307

CENTURY 21
Select Real Estate, Inc.



THE PROPERTY

318 EAST BIDWELL ST. FOLSOM, CA 95630

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



FOLSOM
CA



+/-2,700 SF



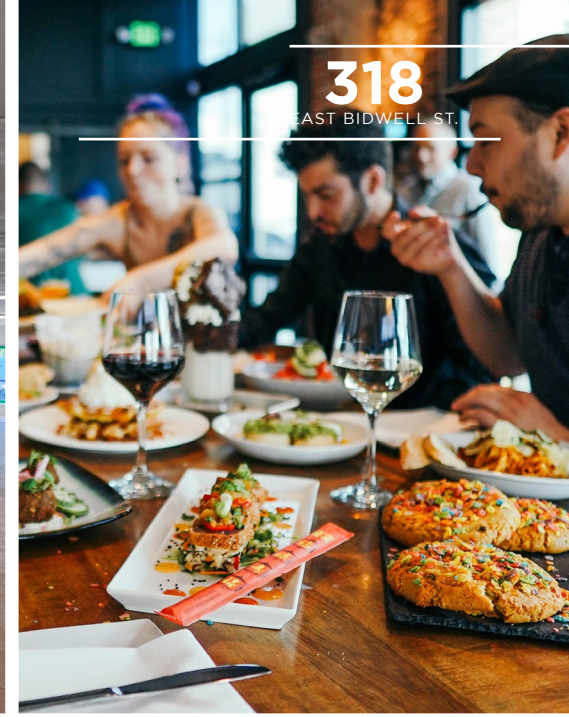
C-2



RETAIL /
FLEX ROLL-UP
DOOR



+/-2,700 SF
\$1.35 + NNN



318

EAST BIDWELL ST.



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
BUILDING SUPPLY

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

E. BIDWELL ADT 15,000

Folsom
Shopping Center

BANK OF AMERICA

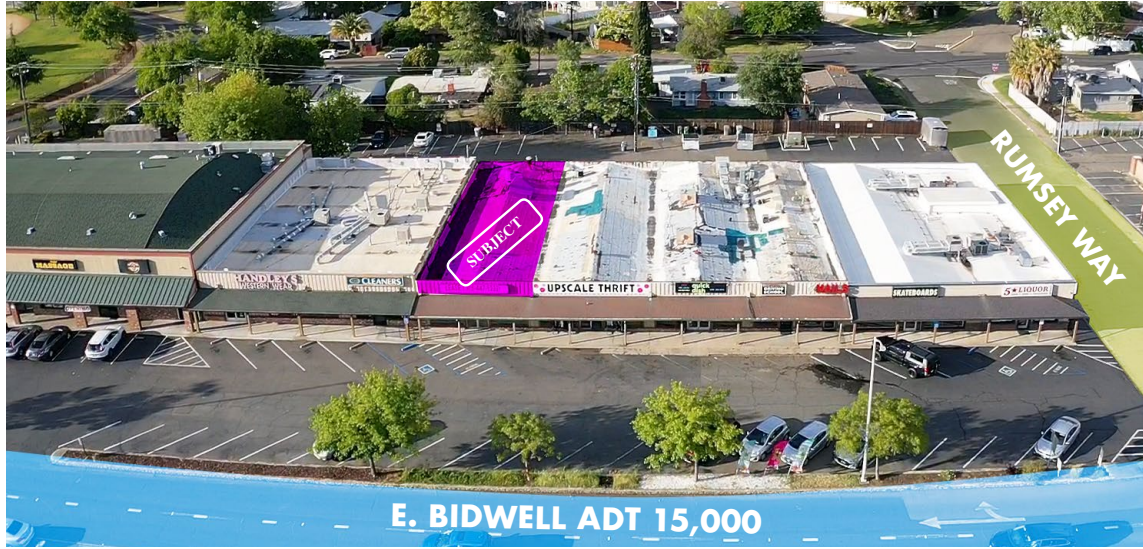
75 apartments

BU CINNAMON

SUBJECT
PROPERTY



318
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.



Lake Natoma

GREENBACK LIN.

NATOMA ST.

318
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

McDonald's

TACO BELL

Wendy's

DOLLAR TREE

Folsom

Starbucks

Raley's

Home Depot

Mercy Hospital

Walmart

Duck Bros

99¢ ONLY SUBWAY

Steve Miklos Aquatic Center

SPROUTS

petco

DICK'S

CVS

Lembi Park

EAST BIDWELL ST.

BLUE RAVINE RD

FOLSOM BLVD.

KIKKOMAN

WinCo FOODS
goodwill
BOUTIN'S
BOV CONCEPTS

DEMOGRAPHICS

EDUCATIONAL ATTAINMENT

source: Costar

Advanced Degree

17%

Some High School

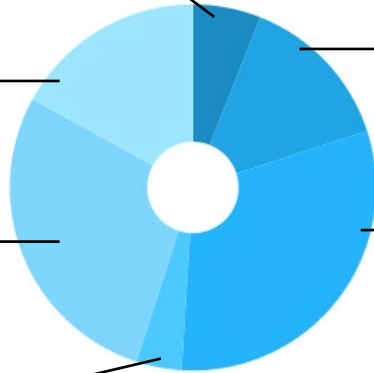
6%

Bachelor's Degree

28%

Associate Degree

4%



High School Graduate

14%

Some College

31%

HOMES BUILT BY YEAR

1940-1949

2%

2010+

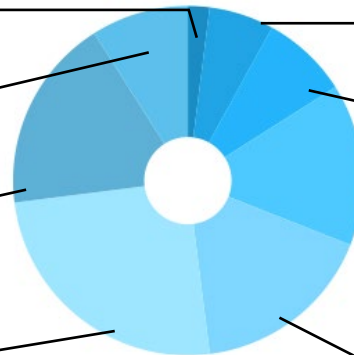
9%

2000-2009

18%

1990-1999

25%



1950-1959

6%

1960-1969

8%

1970-1979

15%

1980-1989

17%

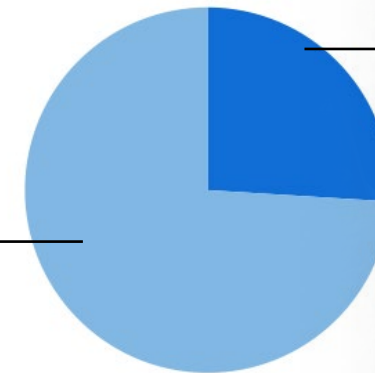
HOUSING OCCUPANCY

Owner Occupied

74%

Renter Occupied

26%



HOUSING TYPE

Group Quarters

11%

20+ Units

5%

5-19 Units

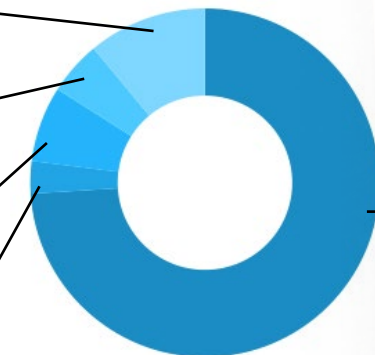
7%

2-4 Units

3%

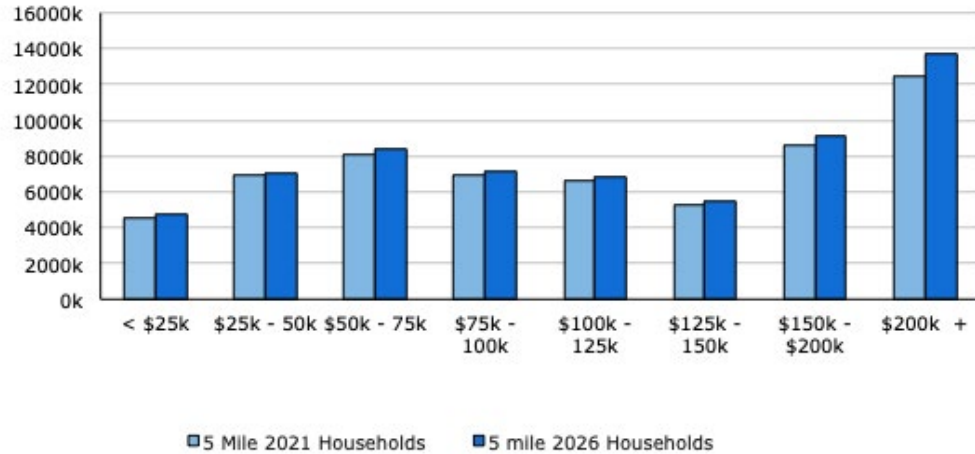
1 Unit

74%

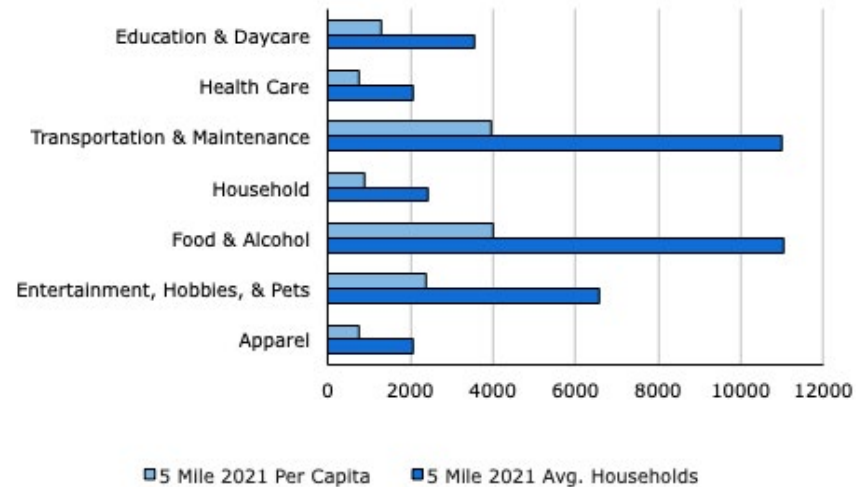


DEMOGRAPHICS

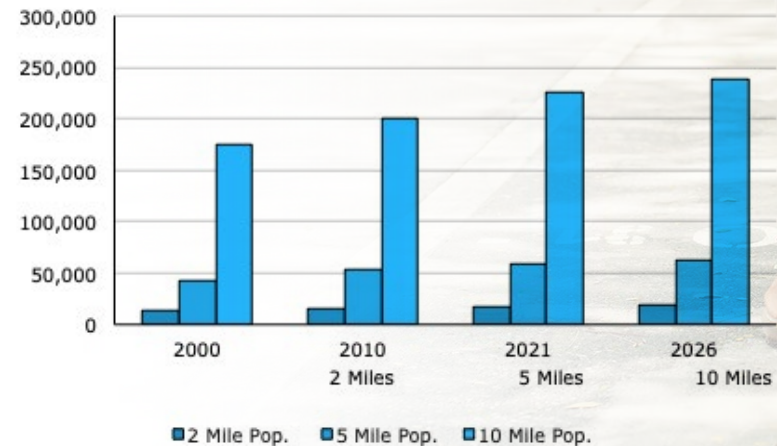
MONTHLY HOUSE HOLD INCOME



PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION



E. BIDWELL ADT 15,000

SUBJECT

RUMSEY WAY

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

CAMERON FREELOVE

Director

916 613 3899

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

cfreelove@muellercommercial.com

Cal DRE#02092307

CENTURY 21

Select Real Estate, Inc.



LEASE

CENTURY 21

Select Real Estate, Inc



2021 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 0101224