

FOLSOM, CA BIDWELL CENTER - SPROUTS ANCHORED



Contact: Ralph Ongkeko | (855) 367-8877
rongkeko@valuerockrealty.com | 18301 Von Karman Avenue, Suite 850, Irvine, CA 92612



www.valuerockrealty.com

FOLSOM, CALIFORNIA BIDWELL CENTER SPROUTS-ANCHORED

905 E. Bidwell Street



KEY HIGHLIGHTS

- Heart of Folsom's Main Retail Corridor
- Very High Income Demographics
- 33,000 ADT on Bidwell Street
- Sprouts Adjacent Suite
- Leasing Opportunity for 8,269 SF with Potential Expansion to ±16,000 SF
- Adjacent to Sprouts Farmers Market
- Co-tenants include Petco, Office Depot and Sprint
- Monument Signage Available on both Bidwell Street and at the corner of Orchard Drive and Riley Street
- Signalized Entry



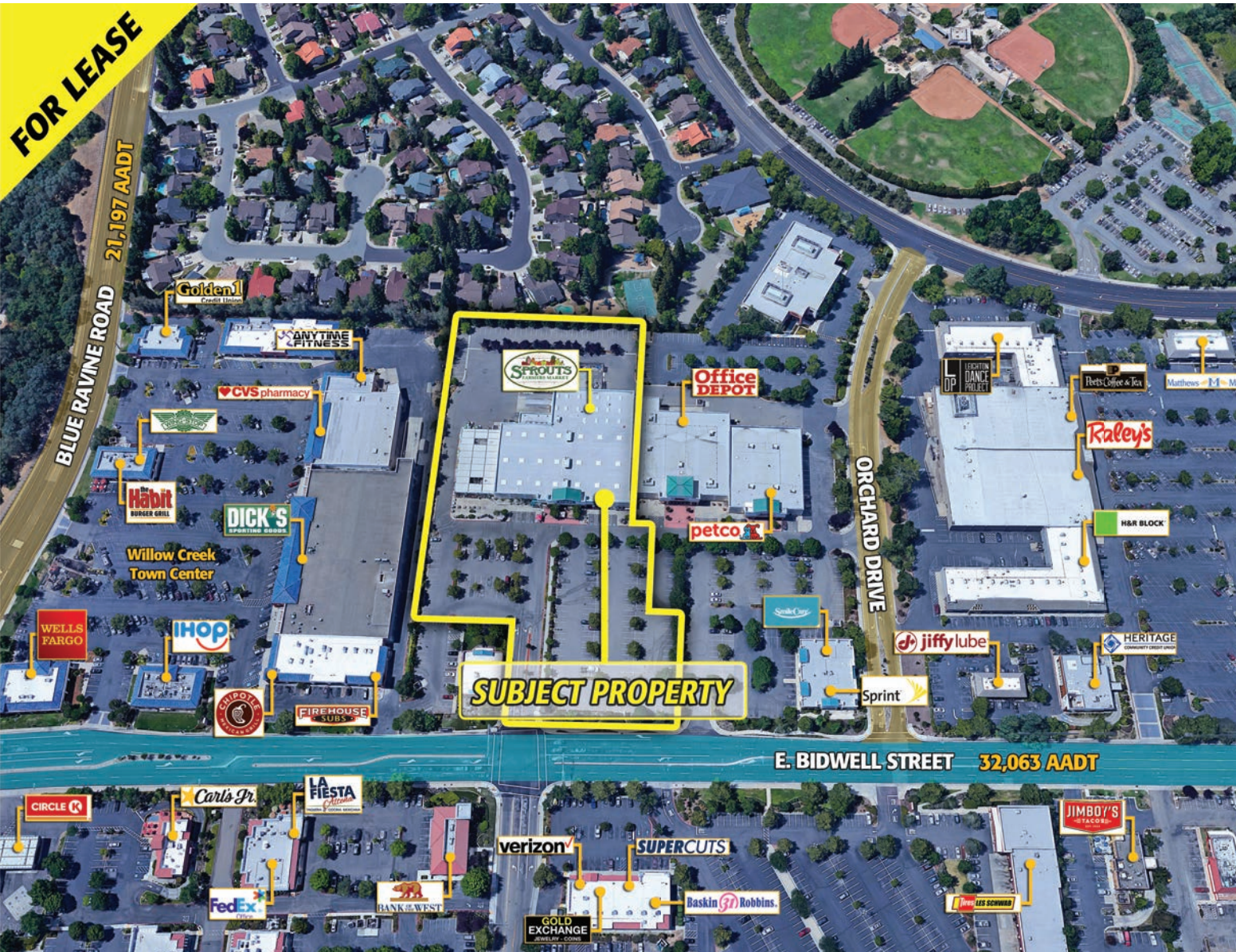
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PROPERTY DETAILS

Land Area	5.09 Acres
GL	39,405 Sq. Ft. (Premises) 94,195 Sq. Ft. (Total Center)
Parking	241 Stalls

SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	15,759	83,154	150,539
AHHI	\$102,053	\$120,382	\$126,640
Daytime Pop.	17,401	92,517	150,320



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TENANT SUMMARY

Unit	Tenant	Square Feet
100	Sprouts	31,131
200	Available	8,000-16,000



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