

**2360 E. Bidwell St.,
Folsom, CA 95630**

AVAILABLE FOR LEASE

Brandon Sessions
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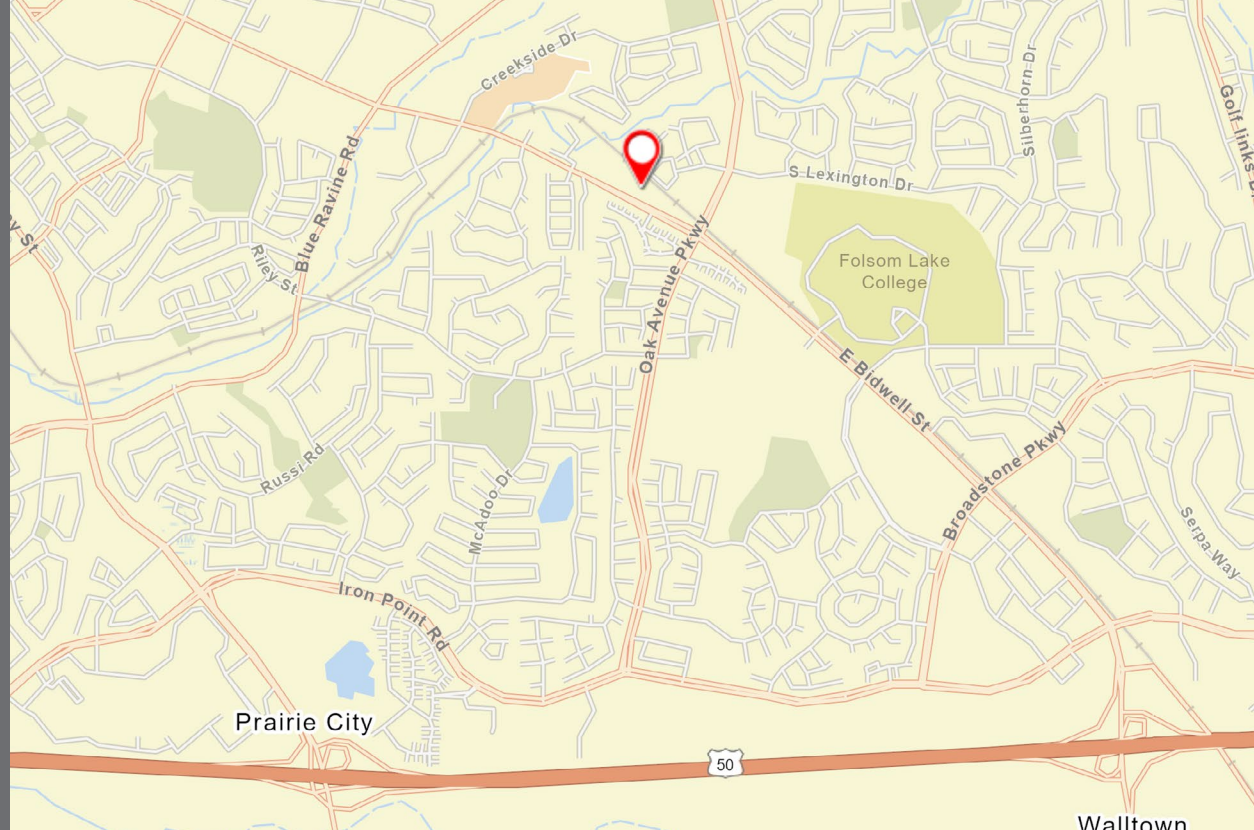
PROPERTY HIGHLIGHTS

**2360 EAST BIDWELL ST.,
FOLSOM, CA. 95630**

- Medical or general office suite available for lease
- Suite 105 Available: \pm 2,384 SF
- Existing build out includes four (4) private offices, can be converted to medical
- Located in the Broadstone Village Center
- Brick construction with extensive landscaping and water features in a campus setting
- Recent building renovations completed
- Building signage available
- Parking ratio 5/1,000
- Easy access to Highway 50
- Near restaurants, services and amenities
- Zoning: C-2 PD (Professional Office & Medical Uses)

LEASE RATES: Office – \$2.10/SF
Full Service + Janitorial

Medical – \$2.15/SF NNN
(NNN \pm 0.58/SF including utilities)



NEARBY AMENITIES

Target, Lowe's Home Improvement, CVS Pharmacy, Rite Aid, Joann Fabrics, Home Goods, Les Schwab Tire Center, FedEx, Bacchus House Wine Bar & Bistro, Carl's Jr, Jack In The Box, AutoZone, Peet's Coffee, Kelly-Moor Paints, First Citizens Bank, Bank Of The West, A-1 Comics, Domino's Pizza, Taco Bell, El Pollo Loco, Sherwin-Williams Paint Store, El Dorado Savings Bank



Glenn Dr

Wales Dr

Blue Ravine Rd

Mercy Hospital

Oak Ave Pkwy

2.7 Miles to Hwy 50

E. Bidwell St

2360 E Bidwell St

Office Depot, Dick's Sporting Goods, Raley's, Walgreens, Grocery Outlet, Sprouts Farmers Market, Hertz, Kohl's Folsom, Dollar Tree, O'Reilly Auto Parts, Bank Of America, USPS, McDonald's, CA Check Cashing, FLB Sports Bar & Casino, Wendy's, Round Table, Smashburger, Jiffy Lube, Sprint, Chipotle, Wells Fargo, Firehouse Subs, Golden 1 Credit Union



Riley St

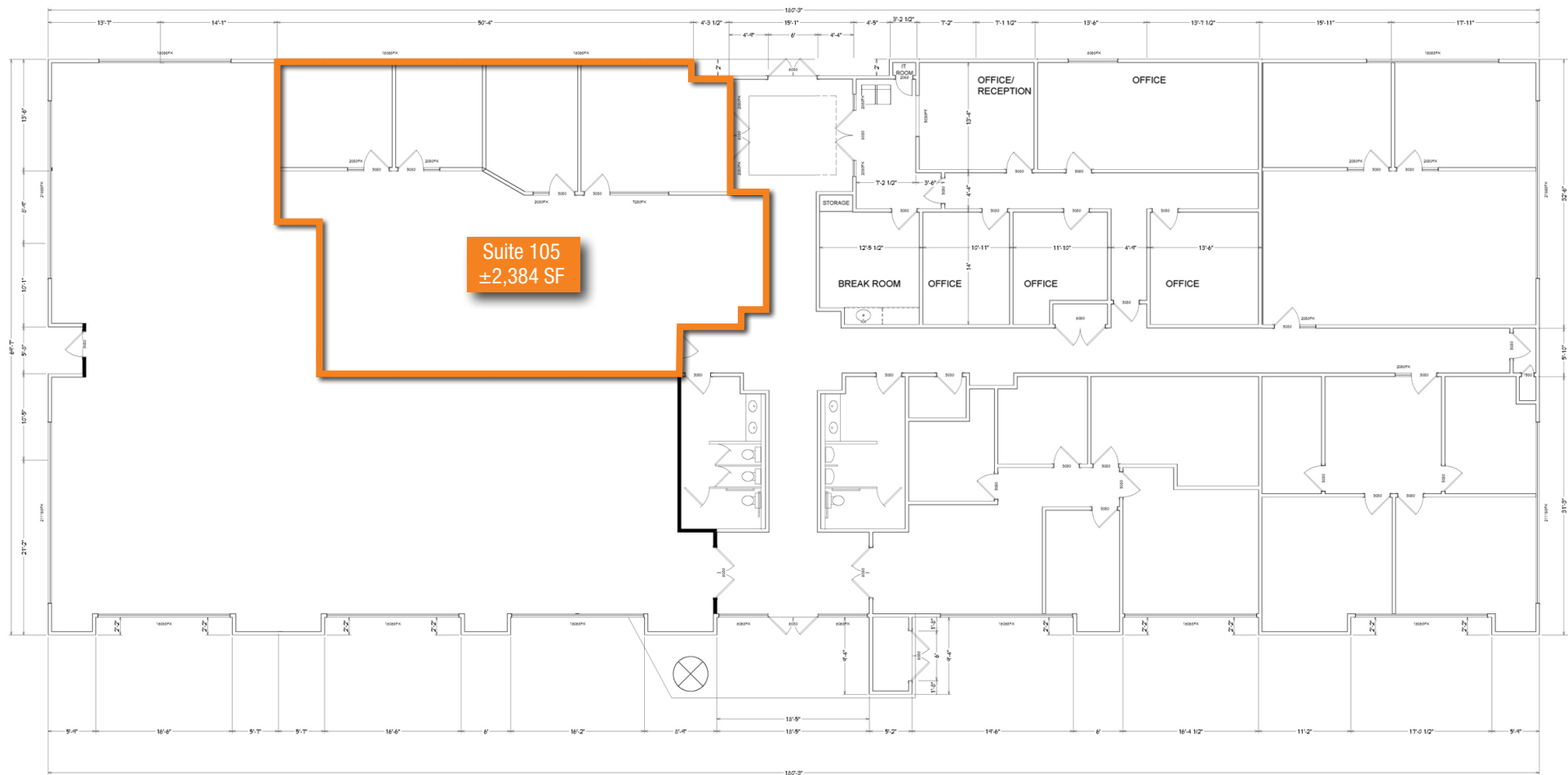
PHOTOS / VIDEOS



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FLOOR PLANS



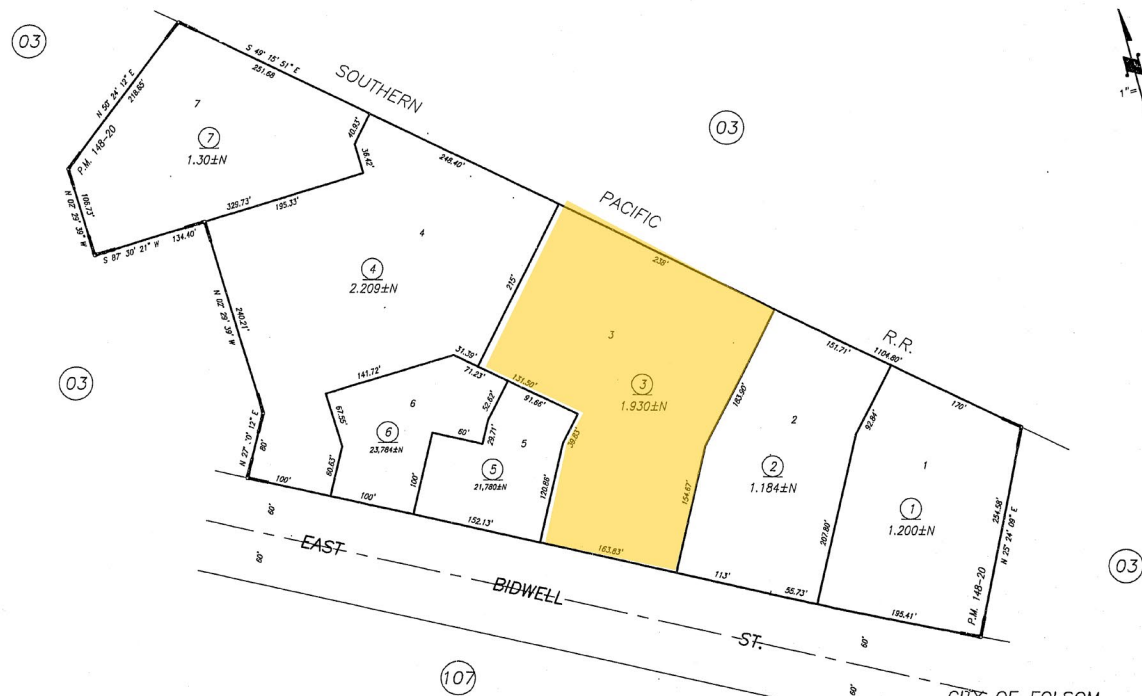
*Floor plans not to scale.

LOCATION / PLAT MAP



POR. SEC. 6, T. 9N., R. 8E., M.D.B. &M.

072-151



CITY OF FOLSOM
Assessor's Map Bk. 072 Pg. 151
County of Sacramento, Calif.

DEMOGRAPHICS

Market Overview

2360 E Bidwell St, Folsom, California, 95630

3 MILE RADIUS

KEY FACTS

76,985

Population



Average Household Size

37.6

Median Age

\$114,660

Median Household Income

HOUSING STATS



\$521,752

Median Home Value



\$17,179

Average Spent on Mortgage & Basics



\$1,470

Median Contract Rent

COMMUTERS



20%

Spend 7+ hours commuting to and from work per week



77.4%

Drove Alone to Work

EDUCATION

7%

No High School Diploma



15%

High School Graduate



27%

Some College



51%

Bachelor's/Graduate Degree

BUSINESS



3,105

Total Businesses



37,677

Total Employees

EMPLOYMENT



81%

White Collar



8%

Blue Collar



11%

Services

3.1%

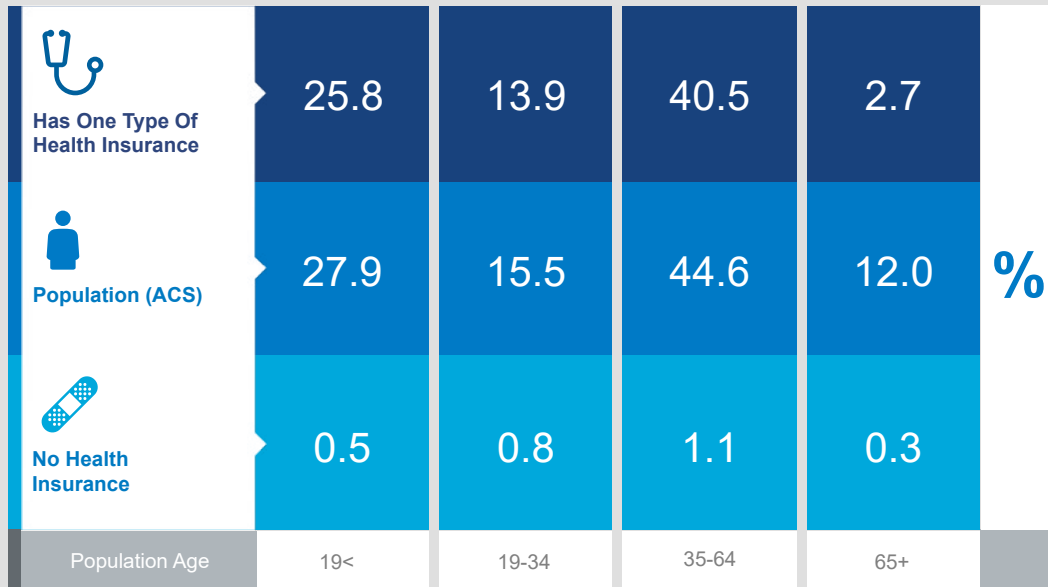
Unemployment Rate

Health Care & Insurance

3 MILE RADIUS

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



Population



67,748

Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



33.3%

Exercise at home 2+ times per week



20.6%

Exercise at club 2+ times per week

Health Care Expenditure



\$5,873

Annual Health Insurance Expenditures



\$2,991

Medical Care



Medicare:
Population 65+

1,659

Medicare Only

1,533

Direct-Purch & Medicare

2,426

Employer & Medicare

602

Medicare & Medicaid

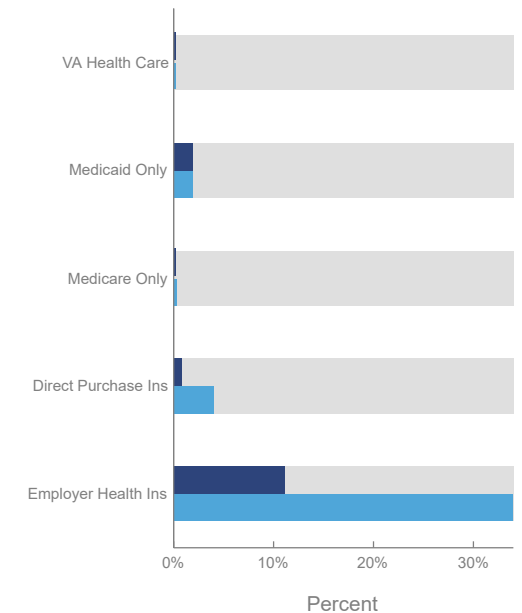
Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$1,840.2
Medicare Payments	\$823.7
Physician Services	\$415.4
Dental Services	\$581.4
Eyecare Services	\$100.4
Lab Tests/X-rays	\$103.5
Hospital Room & Hospital Service	\$290.4
Convalescent/Nursing Home Care	\$21.6

Health Insurance Coverage (ACS)

Pop 19-34 Pop 35-64





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