

1561 CREEKSIDE DRIVE SUITE 140, FOLSOM, CA 95630



MEDICAL OFFICE BUILDING FOR LEASE



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PROPERTY DETAILS

1561 Creekside Drive is a single-story medical office building located in Folsom, California. The project is ideally situated along E Bidwell Street, the most direct path through Folsom and leads directly to Highway 50. The medical office building is located less than ½ mile from Mercy Hospital of Folsom and subsidiary medical centers, including Urgent Care Center Folsom and the Sierra Hematology Oncology Medical Center.

- Available for Lease:
- Suite 140 : ± 1,887 SF (Available on 1/1/2025)
- Previous tenant was a pediatric office
- Built out includes: multiple exam rooms, private doctor's office, large reception / nurses station, work room, and storage
- Nice common areas with excellent natural lighting
- The layout and patient accessibility is conducive to a variety of medical users
- Multiple restaurant and retail amenities nearby within Folsom Square, Willow Creek Town Center and Folsom Town Center

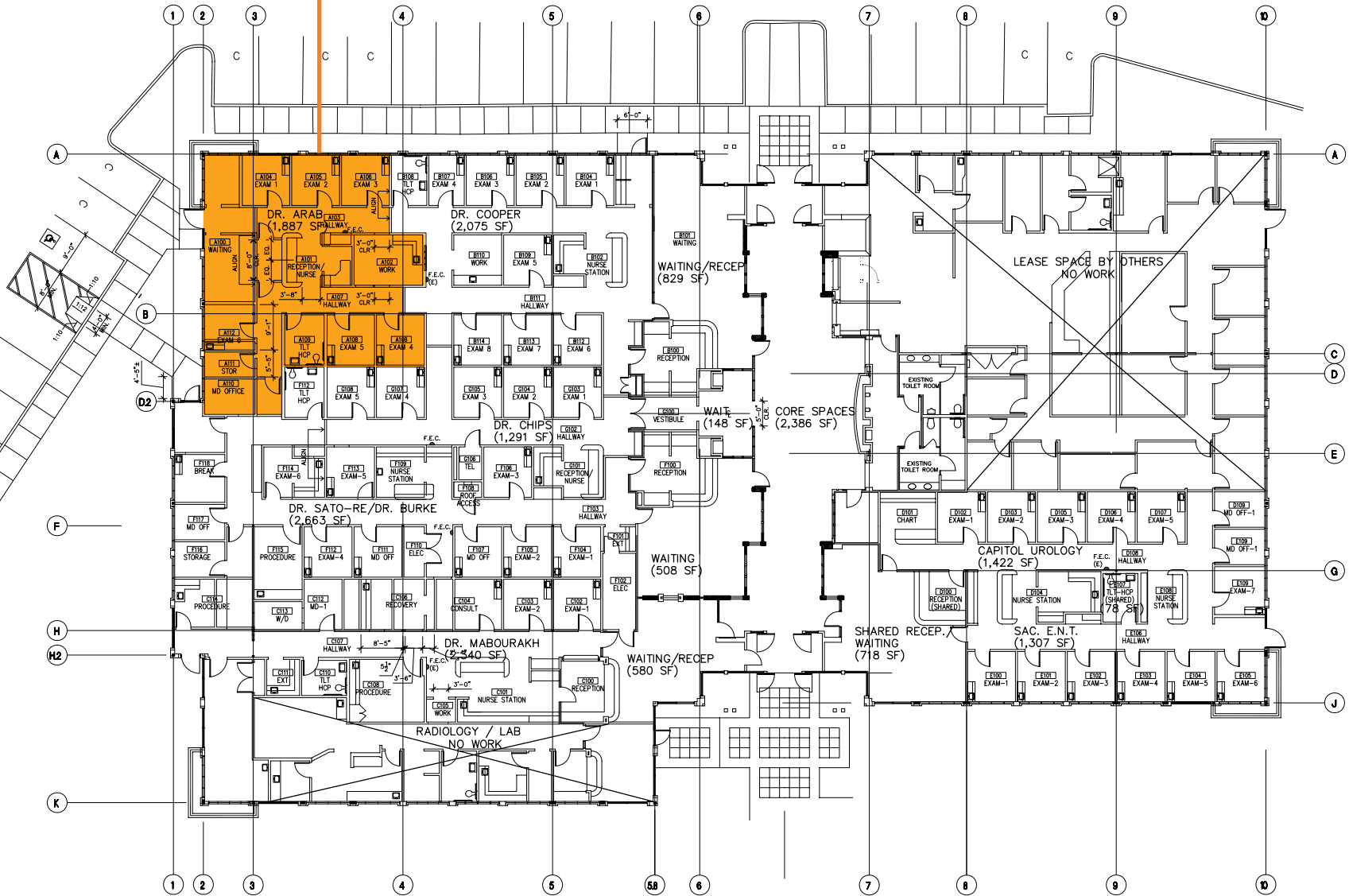
**LEASE RATE:
\$2.30/SF NNN**

*Tenant Improvement Allowance available subject to terms/conditions.



FLOOR PLAN

Suite 140 ± 1,887 SF



AERIAL

Target, HomeGoods, Crunch Fitness, JOANN Fabric, UFC Gym, La Bou Bakery, Bacchus Wine Bar, FedEx, Bank of the West, Carl's Jr, 76 Gas Station

Mercy Hospital of Folsom
A Dignity Health Member

SIERRA HEMATOLOGY & ONCOLOGY

1561 Creekside Drive

Sprouts Framer's Market, Petco, Planet Fitness, Rogers Jewelry Co

Dick's Sporting Goods, University of Beer, Wells Fargo Banks, Golden 1 Credit Union, Handel's Homemade Ice Cream, CVS, Chipotle, Firehouse Subs

EVERY SEASON STARTS AT

TRADE AREA



DEMOGRAPHICS

MARKET OVERVIEW

1561 Creekside Drive
Folsom, CA 95630

3 MILE RADIUS

KEY FACTS

81,440

Population

40

Median Age



Average Household Size

\$122,256

Median Household Income

EDUCATION



13.29%

High School Graduate



19.59%

Some College



47.66%

Bachelor's Degree Plus

HOUSING STATS



\$549,963

Median Home Value



28,067

Households



31.87%

% Renter Occupied Housing Units

BUSINESS



43,107

Total Employees

COMMUTERS



0.82%

Used Public Transportation



85.81%

Drove Alone to Work

EMPLOYMENT



79.64%

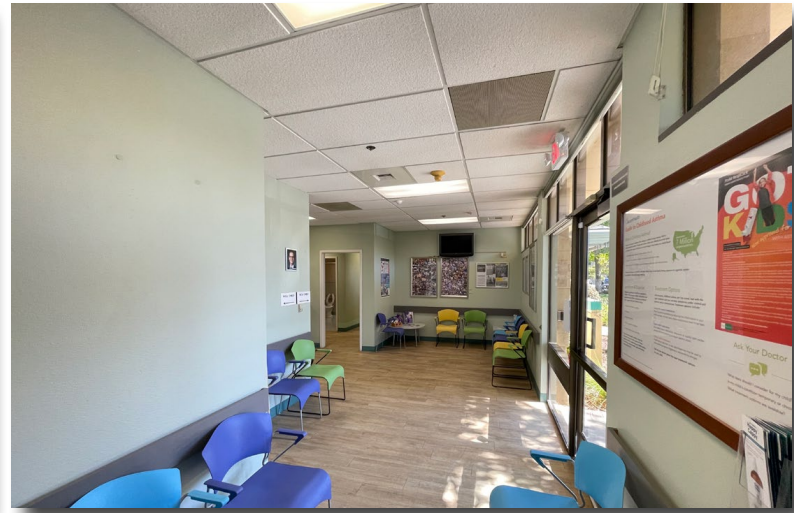
White Collar



20.36%

Blue Collar

PROPERTY IMAGES



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AVAILABLE FOR LEASE



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