

1561 CREEKSIDE DRIVE SUITE 150, FOLSOM, CA 95630



MEDICAL OFFICE BUILDING FOR LEASE



www.osbornegroupcre.com

Robb Osborne
Partner
DRE #01398696
(916) 789-3337
rosborne@gallellire.com

Brandon Sessions
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallellire.com

Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@gallellire.com

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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 150: ± 5,114 SF
- Fully improved medical suite for lease, previously occupied by pediatric clinic
- Improvements include 10+ exam rooms, procedure room, lab area, nurses station, restrooms, private offices, and large reception
- 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

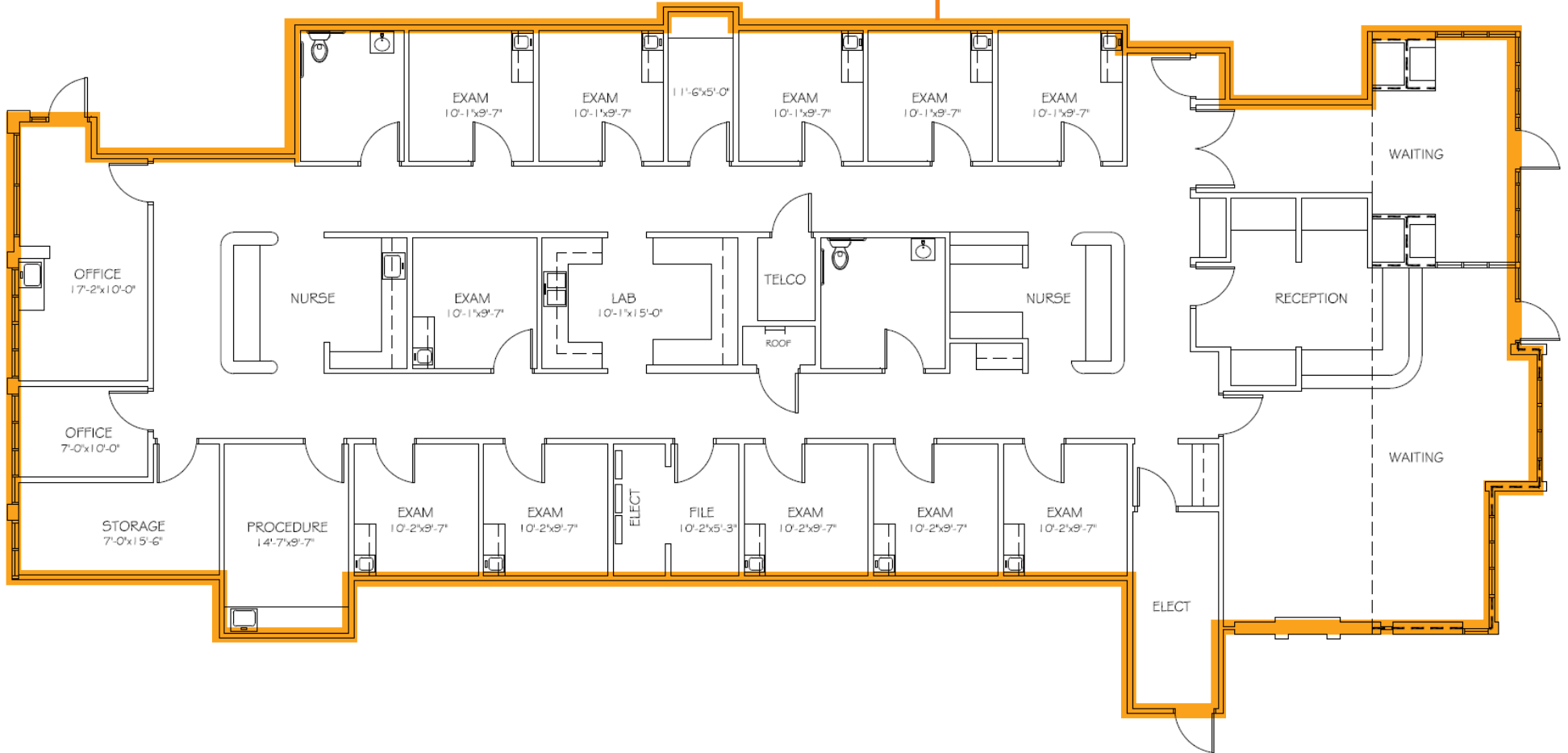
**LEASE RATE:
\$2.15/SF NNN**

*Tenant Improvement Allowance available subject to terms/conditions.

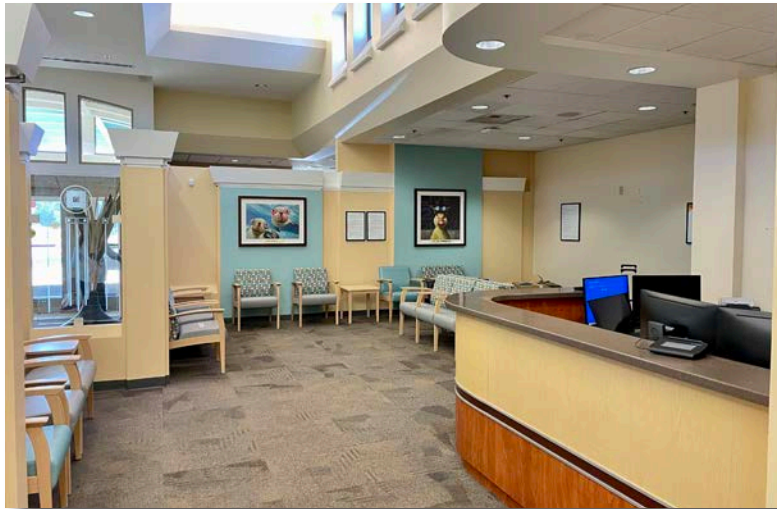


FLOOR PLAN

Suite 150 ± 5,114 SF



PROPERTY IMAGES



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



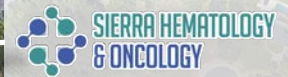
E Bidwell St

Montrose Drive

Blue Ravine Rd

Creekside Dr

E Bidwell St



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



1561 Creekside Drive

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

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AVAILABLE FOR LEASE



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