

***OPTIMAL LOCATION FOR MEDICAL, DENTAL OR OFFICE BUILDING***



***LAND PARCEL FOR SALE***





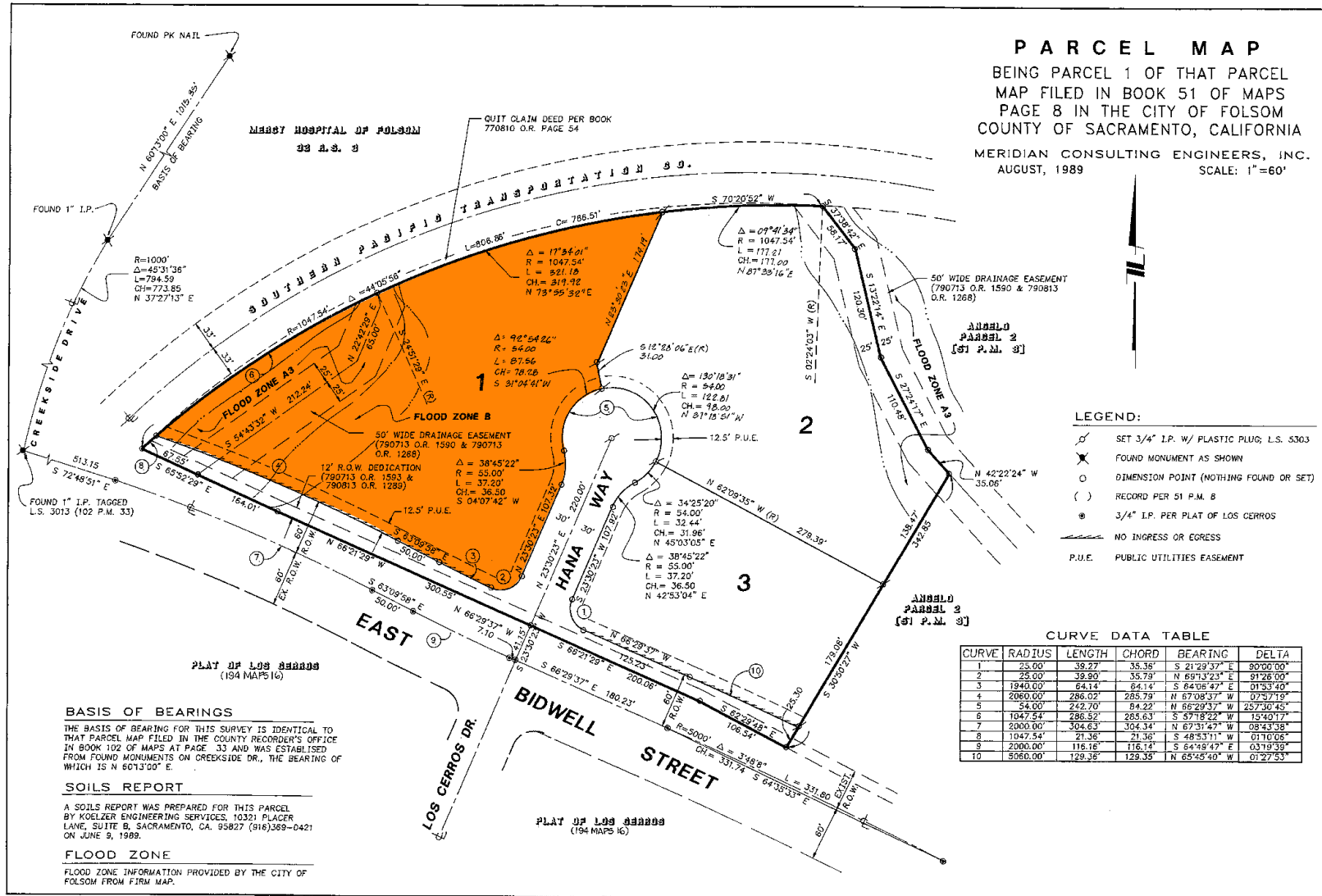
## PROPERTY HIGHLIGHTS



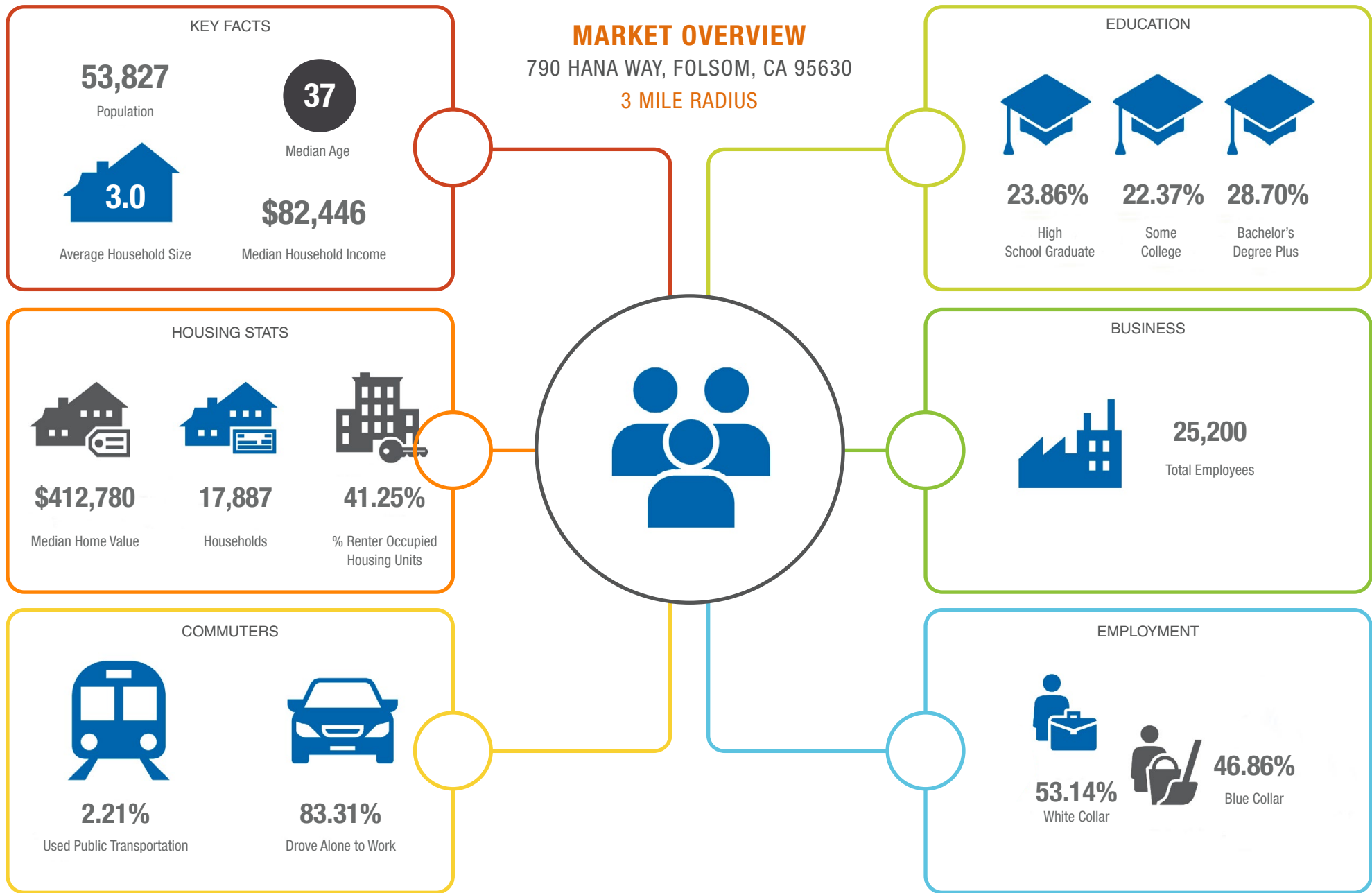
- $\pm$  2.43 Acre Parcel for Sale
- Zoning: Business Professional “BP”
- Located at corner of Hana Way and E Bidwell Street
- High visibility and high traffic counts (28,763 cars per day)
- Less than ¼ mile from major regional retail center, Folsom Square, anchored with Target, Home Goods, Dick’s Sporting Goods and Trader Joes!
- Walking distance to major medical centers and Mercy Hospital of Folsom

**PRICE: \$1,695,000**

# PARCEL MAP









# RETAIL AERIAL





## NEARBY AMENITIES

HomeGoods Starbucks Target

FedEx WeightWatchers  
Carls Jr. LAFCU 76

Domino's RiteZone Jack in the box  
Kelly-Moore Paints Beach Hut

URGENT CARE OF FOLSOM

MERCY HOSPITAL

1 BLOCK TO  
MERCY HOSPITAL!

Carbon Health

SIERRA HEMATOLOGY  
ONCOLOGY MEDICAL CENTER

EXPRESSIONS IN DENTISTRY

CREEKSIDE ENDODONTICS

DIMARIANO FAMILY DENTISTRY

E Bidwell Street

Blue Ravine Road



