

2360 E. BIDWELL ST., FOLSOM, CA 95630



±1,266 RSF MEDICAL / OFFICE SUITE FOR LEASE



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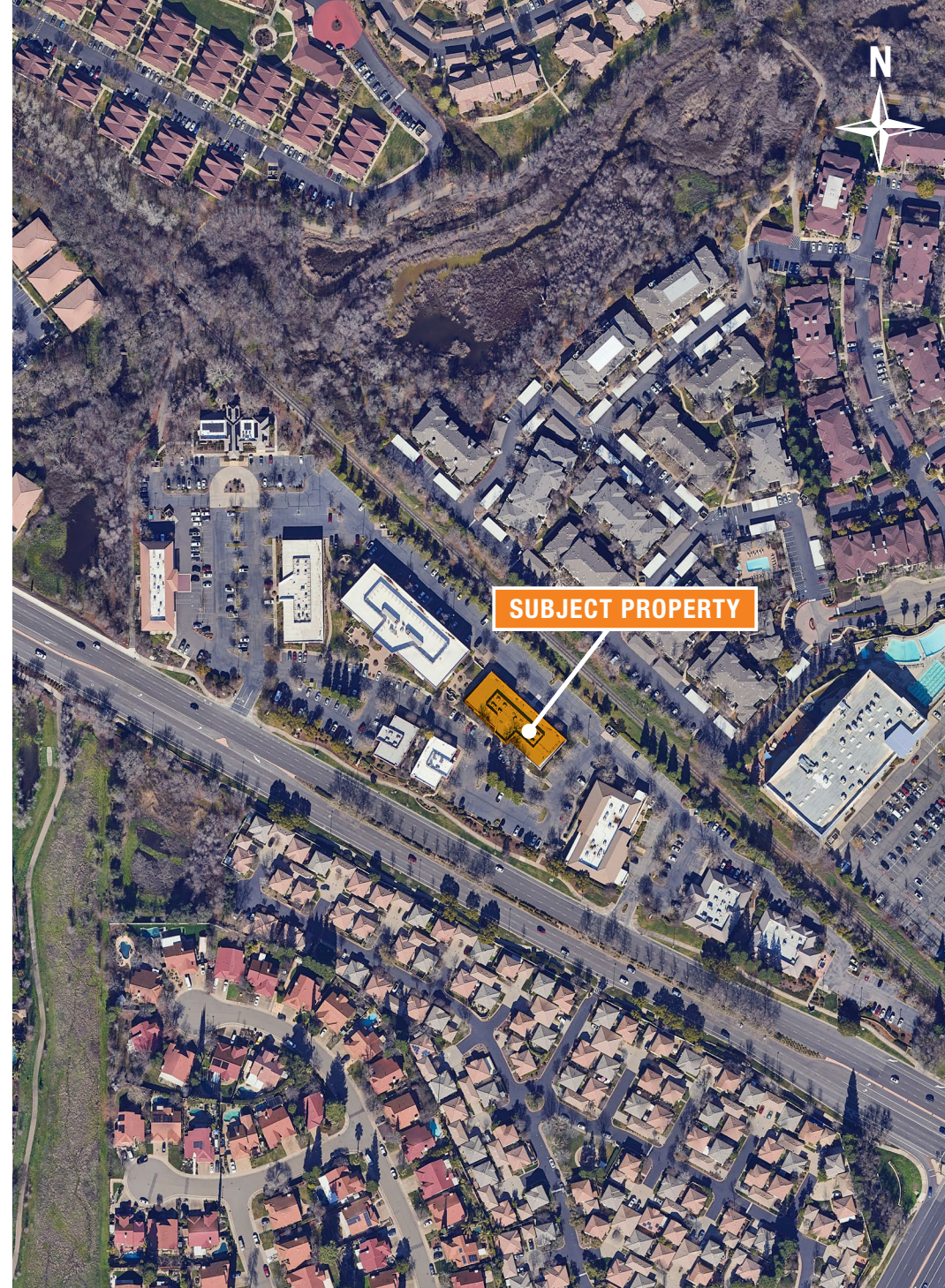
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PROPERTY DETAILS

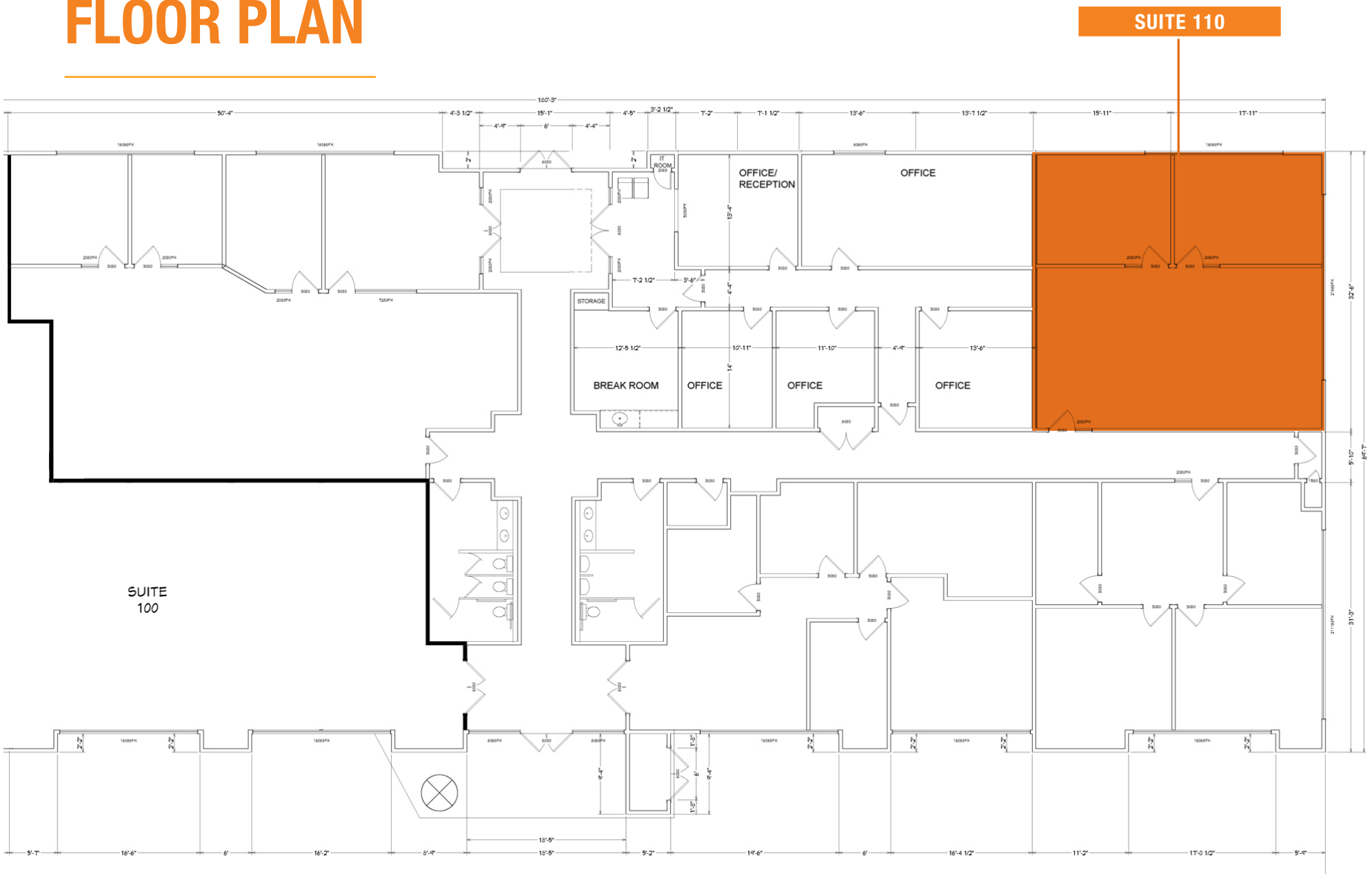
Suite 110 offers $\pm 1,266$ RSF of medical or professional office space within Broadstone Village Center in Folsom. The property features durable brick construction, mature landscaping and an attractive campus-style setting. The location offers convenient access to nearby restaurants, retail and everyday services at Broadstone Marketplace, Broadstone Plaza and the surrounding East Bidwell corridor.

- Suite 110: $\pm 1,266$ RSF
- Medical or professional office use
- Existing build-out includes two (2) private offices with large open space
- Located within Broadstone Village Center
- 5.0/1,000 parking ratio
- Convenient access to Highway 50
- Zoning: C-2 PD (Professional Office & Medical Uses)
- NNNs estimated at \$0.70/SF

LEASE RATE:
\$1.90/SF NNN FOR OFFICE
\$2.10/SF NNN FOR MEDICAL



FLOOR PLAN



FOLSOM RETAIL AERIAL





DEMOGRAPHICS

MARKET OVERVIEW

2360 E. Bidwell St.,
Folsom, CA 95630

3 MILE RADIUS

KEY FACTS

77,994

Population

40

Median Age



Average Household Size

\$189,221

Average Household Income

HOUSING STATS



\$709,473

Median Home Value



27,215

Households



32.86%

% Renter Occupied
Housing Units

COMMUTERS



0.93%

Used Public Transportation



86.47%

Drove Alone to Work

EDUCATION



13.67%

High
School Graduate



17.2%

Some
College



50.21%

Bachelor's
Degree Plus

BUSINESS



35,692

Total Employees

EMPLOYMENT



79.74%

White Collar



20.26%

Blue Collar

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SUITE AVAILABLE FOR LEASE



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