

# FOLSOM LAKE SHOPPING CENTER

311 - 337 E. BIDWELL STREET, FOLSOM, CA

**FOR  
LEASE**



**RETAIL &  
OFFICE SPACE  
AVAILABLE**

**FOR LEASE**

Suite 319 (B):  
±1,200 SF - ±3,460 SF

Contact:

**Graham Clemons**

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## RETAIL AERIAL



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## PROPERTY DETAILS

### HIGHLIGHTS

- Available from ±1,200 SF to ±3,460 SF
- High visibility location in affluent, growing Folsom, CA
- Anchored by DMV and Dimple Records
- Strong demographic and employment area
- Located in the hub of the Folsom Retail Market

### PROPERTY INFORMATION

Folsom Lake Shopping Center is a ± 40,821 SF Neighborhood Center located in Folsom, CA, one of Sacramento's most desirable and affluent submarkets. The Property is anchored by Dimple Records and DMV with a good mixture of Shop Tenants.

The Property is located on East Bidwell Street near Folsom Lake High School and Sutter Middle School, within a cluster of 11 shopping centers in Folsom's central core.

### DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	11,913	82,830	150,892
Ave. HH Income:	\$81,551	\$99,948	\$110,326
Daytime Employment:	10,034	38,995	60,435

#### Traffic Counts:

E Bidwell St - ±15,657 ADT (2014)  
Riley Street - ±14,554 ADT (2011)



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## SITE PLAN



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