

2350 E Bidwell Street Folsom, CA 95630

AVAILABLE FOR LEASE



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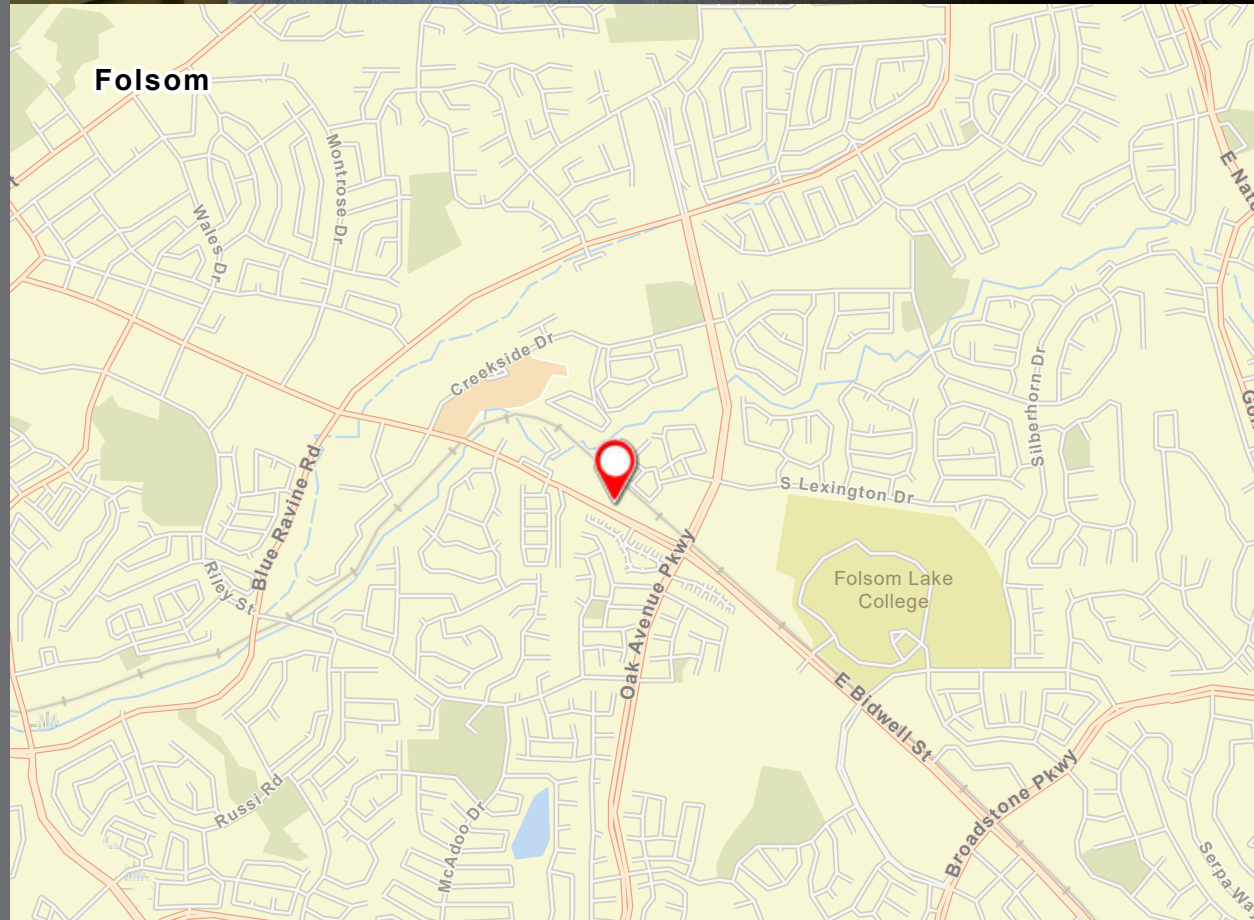
PROPERTY HIGHLIGHTS

2350 East Bidwell is a single-story Class A office building located in Folsom, CA. It is located on the high traffic corridor of East Bidwell Street and Oak Avenue Parkway. The building is a short drive to Highway 50 and offers an abundance of parking in front of the building as well as on the side and back.

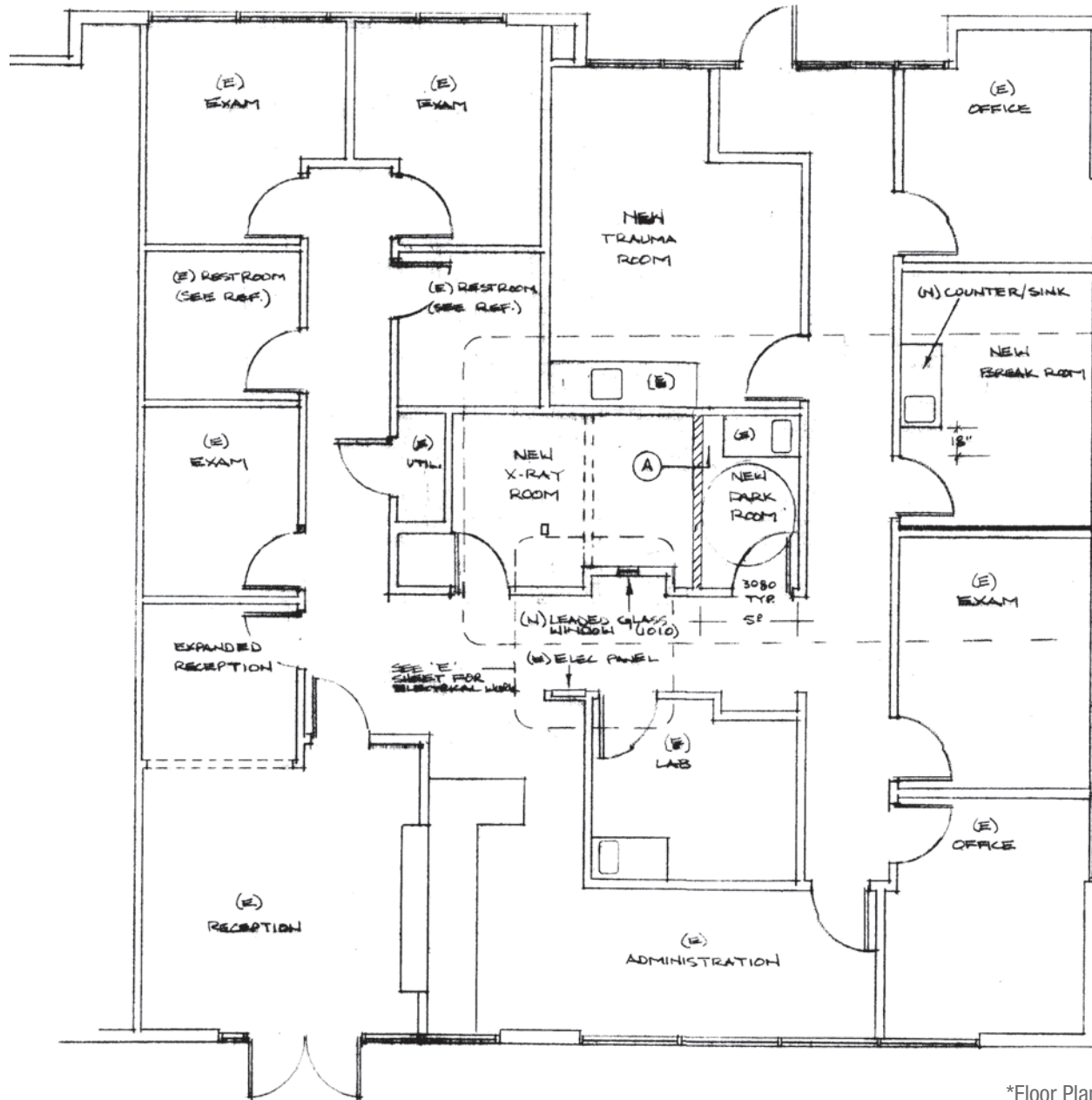
The building is of brick construction and has attractive landscaping with an outdoor courtyard—providing a serene space for lunch, breaks, and meet ups. Class A feel modern finishes are found throughout the common area lobby, hallways, and restrooms.

- Address: 2350 E Bidwell St
- City, State: Folsom, CA
- Use: Office
- RBA: $\pm 3,874$
- Parking: 25 free Surface Spaces are available; Ratio of 6.45/1,000 SF
- Zoning: C2D, County

Lease Rate: \$2.25/SF Modified Gross



FLOOR PLAN



*Floor Plan Not To Scale

PHOTOS



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AERIAL

2350 E Bidwell St

California Family Fitness

E Bidwell St

Oak Avenue Pkwy

DEMOGRAPHICS

Market Overview

2350 E Bidwell St, Folsom, California, 95630

3 MILE RADIUS

KEY FACTS

15,015

Population

36.7

Median Age

\$108,193

Median Household Income

2.6

Average Household Size

HOUSING STATS



\$541,796

Median Home Value



\$14,873

Average Spent on Mortgage & Basics



\$1,456

Median Contract Rent

COMMUTERS



21%

Spend 7+ hours commuting to and from work per week



76.8%

Drove Alone to Work

EDUCATION

3%

No High School Diploma



13%

High School Graduate



25%

Some College



60%

Bachelor's/Grad/Prof Degree

BUSINESS



544

Total Businesses



4,507

Total Employees

EMPLOYMENT



82%

White Collar



8%

Blue Collar



10%

Services

11.7%

Unemployment Rate

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