

FOR LEASE > ±7,214 SF FREESTANDING RESTAURANT BUILDING

Prime Freestanding Restaurant Building

BROADSTONE PLAZA, 2739 E BIDWELL STREET, FOLSOM, CA



Highlights

- > ±7,214 square foot freestanding building
- > ±1.53 acre prime pad site with ample parking
- > Fully improved restaurant building
- > Dominant ±520,000 square foot regional power center
- > High identity location with excellent frontage on primary thoroughfare
- > Heavily-trafficked location, over 36,000 cars per day
- > Highly-visible building signage
- > Excellent exposure, identity and access from E Bidwell Street and proximity to Highway 50



Traffic Count

- > E Bidwell Street @ Broadstone Parkway: 36,188 ADT

Demographic Snapshot

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population	74,001	124,409	395,604
Daytime Population	75,512	135,156	403,223
Households	23,350	42,284	141,176
Average Income	\$135,351	\$133,204	\$112,574

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BROADSTONE PLAZA



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