



FOR LEASE

825 E. Bidwell St., # 100
Folsom, CA 95630

Retail or Medical Space Available



PROPERTY HIGHLIGHTS

- ±3,035 SF high visibility retail or medical space
- \$2.65 per SF per month NNN
- Prominent building signage
- Located on main thoroughfare in prime Folsom retail trade area
- Extensive E. Bidwell Street frontage
- Convenient access and ample parking
- Excellent identity in Sprouts and Petco anchored center
- Strong traffic count and demographics
- Zoning: C-2 PD

For more information or to arrange a tour, contact the listing agents:

GRETCHEN TOBIN

Cell: 916.425.7711

gretchentobin@kw.com

DRE License # 00937965

DAN WATSON

Cell: 831.227.7098

dan.watson@kw.com

DRE License #01786748

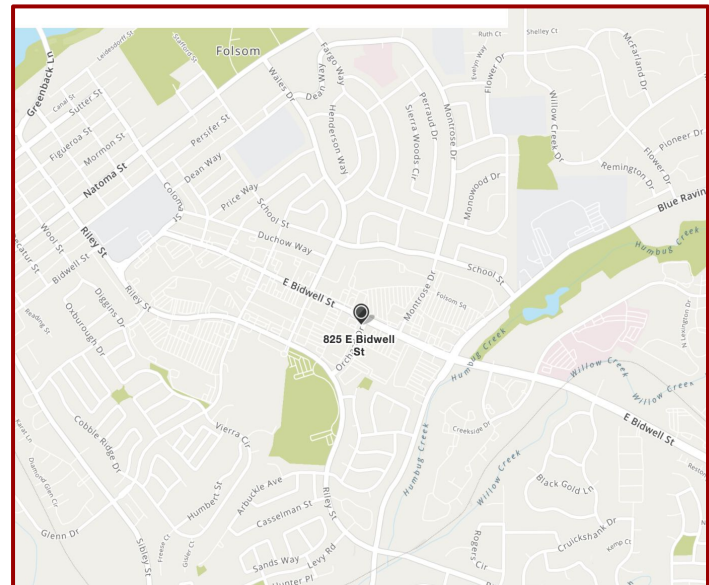
BOB KUHL

Cell: 916.947.5060

bob@bobkuhl.com

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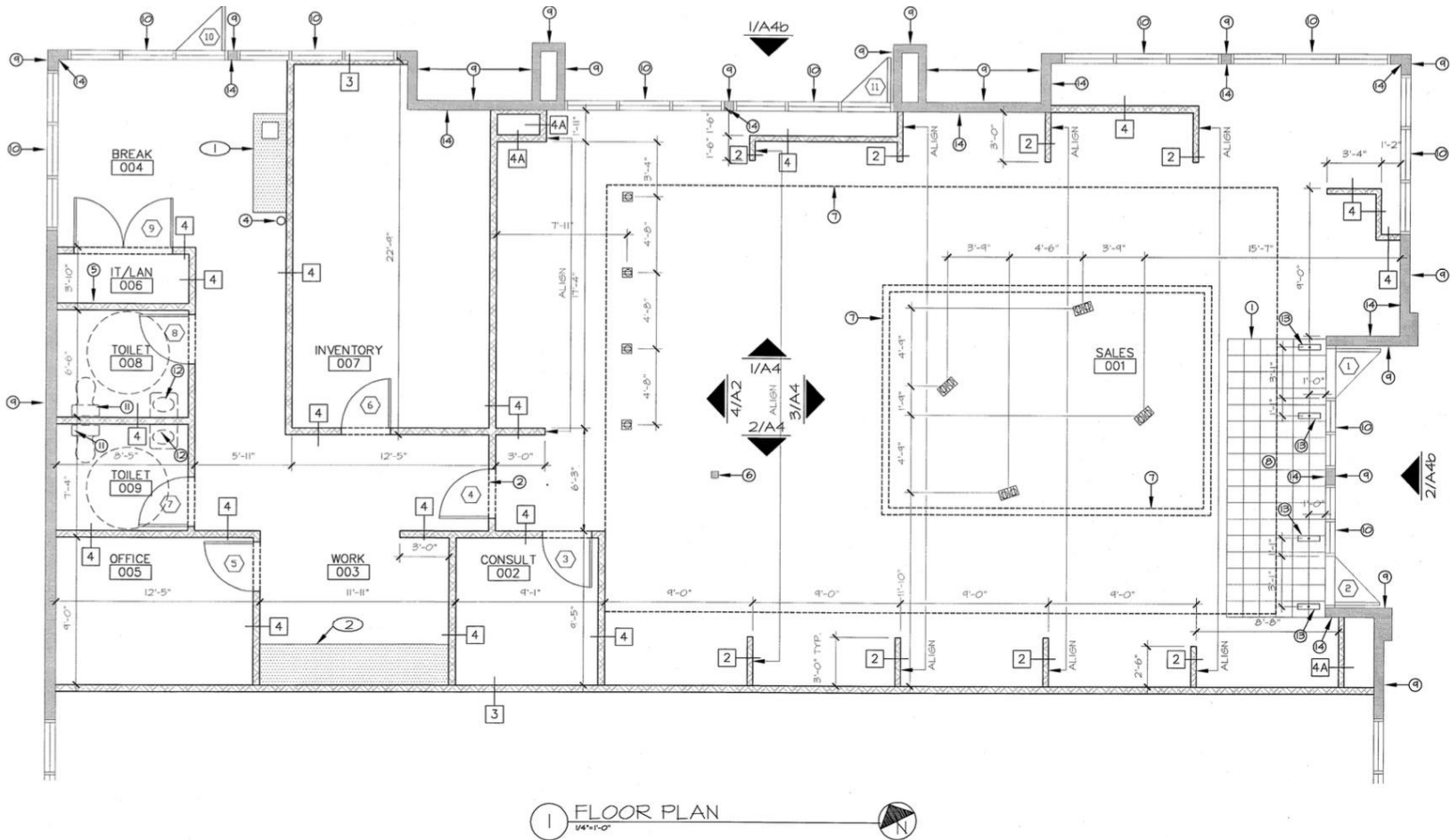
KW Commercial | 548 Gibson Drive, Ste 200 | Roseville, CA 95678 | 916.788.8800 | License #1272617

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FLOOR PLAN



AVAILABLE: **Suite 100**
+/- 3,035 SF

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AERIAL



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**825 E. Bidwell St., Unit 100
Folsom, CA 95630**



2021 Population

1.5 Mi Radius	3 Mi Radius	5 Mi Radius
30,887	84,194	152,154

2021 Daytime Population

1.5 Mi Radius	3 Mi Radius	5 Mi Radius
33,671	86,192	150,050

2021 Avg Household Income

1.5 Mi Radius	3 Mi Radius	5 Mi Radius
\$127,589	\$138,014	\$142,684

2021 Traffic Count

E. Bidwell @ Orchard 27,201 ADT

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