

AVAILABLE FOR LEASE

# Trail Creek Crossing

1300 EAST BIDWELL STREET, FOLSOM, CA 95630

RETAIL



NEW TENANTS COMING SOON:



## CONTACT US

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**CBRE**

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## AVAILABILITY - FOR LEASE

- + Bldg. 1300, Suite 140: ±1,100 SF
- + Bldg. 1310, Suite 100: ±4,320 SF (free standing building)

## PROPERTY HIGHLIGHTS

- + Trail Creek Crossing is located on a busy street that sees approximately 31,699 cars per day
- + Located in central Folsom next to large anchored shopping centers including Target, Lowe's, Raley's, Sprouts, CVS and Dick's Sporting Goods
- + Large populations of students surround the Center by Folsom Middle School (±1,236 students) and Folsom Lake Junior College (±8,034 students)
- + Mercy Folsom Hospital is located directly behind the Center employing approximately 670 employees

## MAJOR TENANTS IN THE CENTER



### 2016 ESTIMATED DEMOGRAPHICS

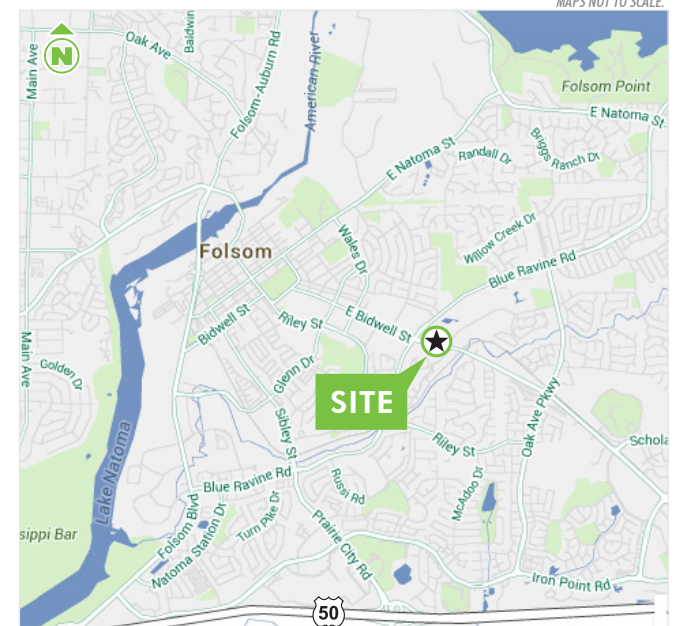
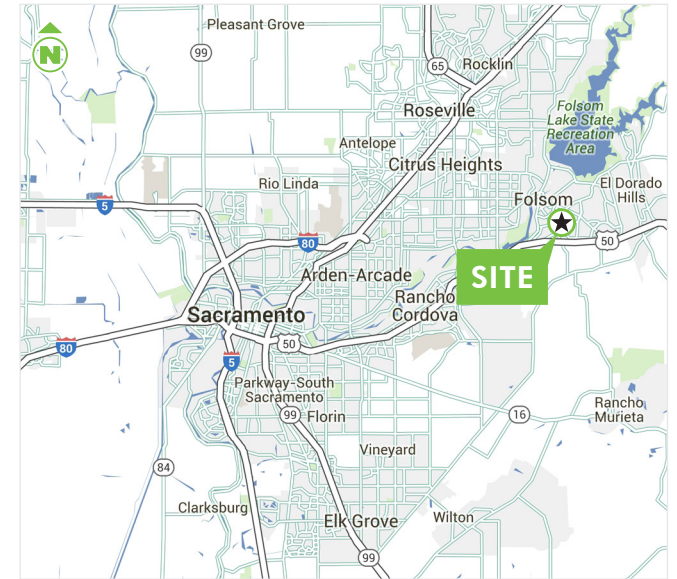
Radius	1.5-mile	3-mile	5-mile
Population	32,383	77,397	141,323
Avg. Household Income	\$105,443	\$113,670	\$118,767
Daytime Population	19,429	48,310	67,002

Source: Nielsen

### 2012 TRAFFIC COUNTS

E. Bidwell St. at Blue Ravine Rd. (eastbound)	31,699 ADT
E. Bidwell St. at Blue Ravine Rd. (westbound)	30,430 ADT
Blue Ravine Rd. at E. Bidwell St. (northbound)	18,588 ADT
Blue Ravine Rd. at E. Bidwell St. (southbound)	18,668 ADT

Source: Google Earth Pro

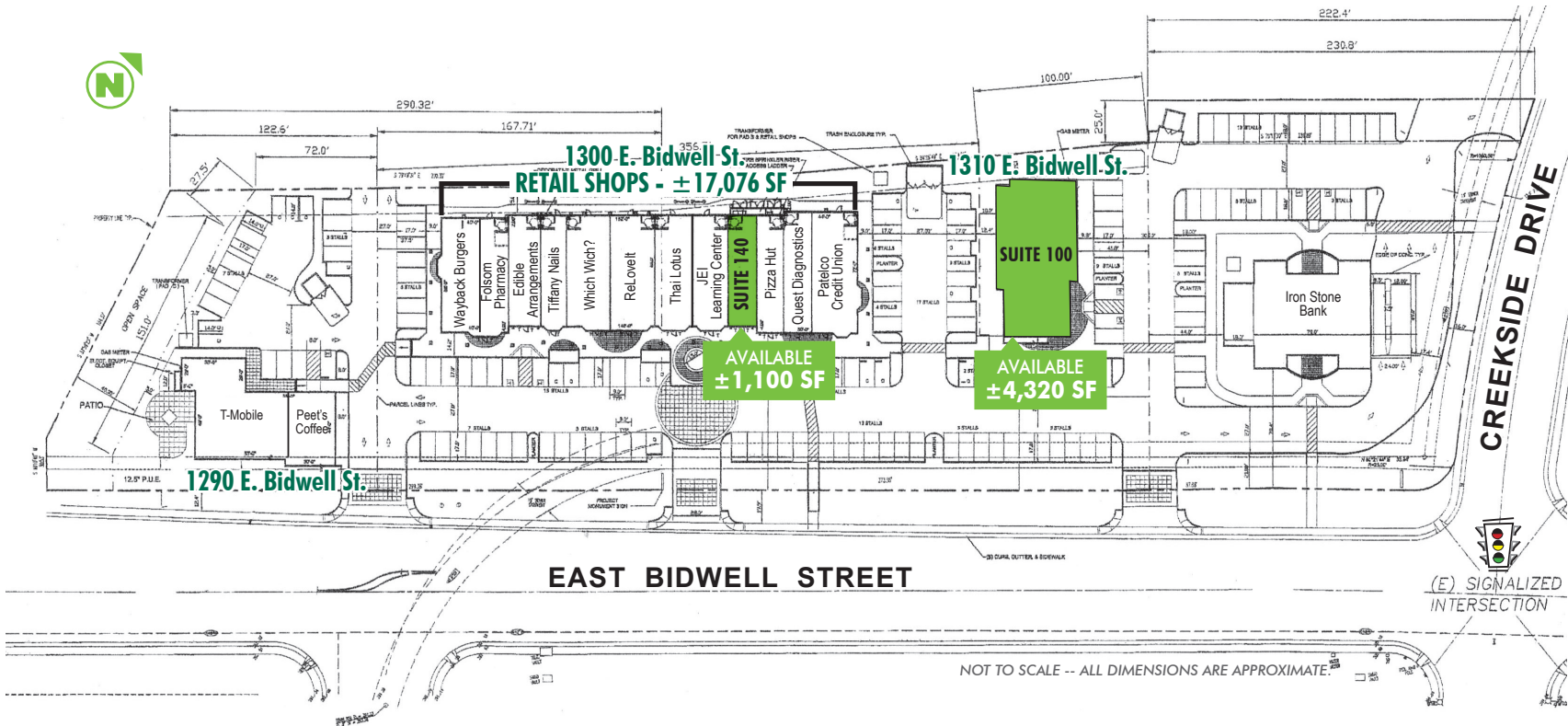


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Address	Suite	Tenant
1290	100	T-Mobile
1290	110	Peet's Coffee & Tea
1300	100	Wayback Burgers
1300	105	Folsom Pharmacy
1300	110	Edible Arrangements
1300	115	Tiffany Nails
1300	120	Which Wich?
1300	125	ReLovelt

Address	Suite	Tenant
1300	130	Thai Lotus
1300	135	JEI Learning Center
1300	140	AVAILABLE
1300	145	Pizza Hut
1300	150	Quest Diagnostic
1300	155	Patelco Credit Union
1310	100	AVAILABLE

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