



SPROUTS ANCHORED BIDWELL CENTER FOLSOM, CALIFORNIA



BIDWELL CENTER SPROUTS-ANCHORED

905 E. Bidwell Street, Folsom, California



KEY HIGHLIGHTS

- Heart of Folsom's Main Retail Corridor
- Very High Income Demographics
- 28,912 AADT on Bidwell Street
- Sprouts Adjacent Suite Available
- Leasing Opportunity for ±8,000 SF with Potential Expansion to ±16,000 SF
- Adjacent to Sprouts Farmers Market
- Co-Tenants include Petco and Sprint
- Monument Signage Available on Both Bidwell Street and at the Corner of Orchard Drive and Riley Street
- Signalized Entry



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PROPERTY DETAILS

Land Area	5.09 Acres
GLA	47,131 Sq. Ft. (Premises) 102,191 Sq. Ft. (Total Center)
Parking	241 Stalls

SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	16,668	83,167	148,716
AHHI	\$112,136	\$135,757	\$142,633



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TENANT SUMMARY

Unit	Tenant	Square Feet
100	Sprouts	31,131
200	Available	7,731-16,000

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