

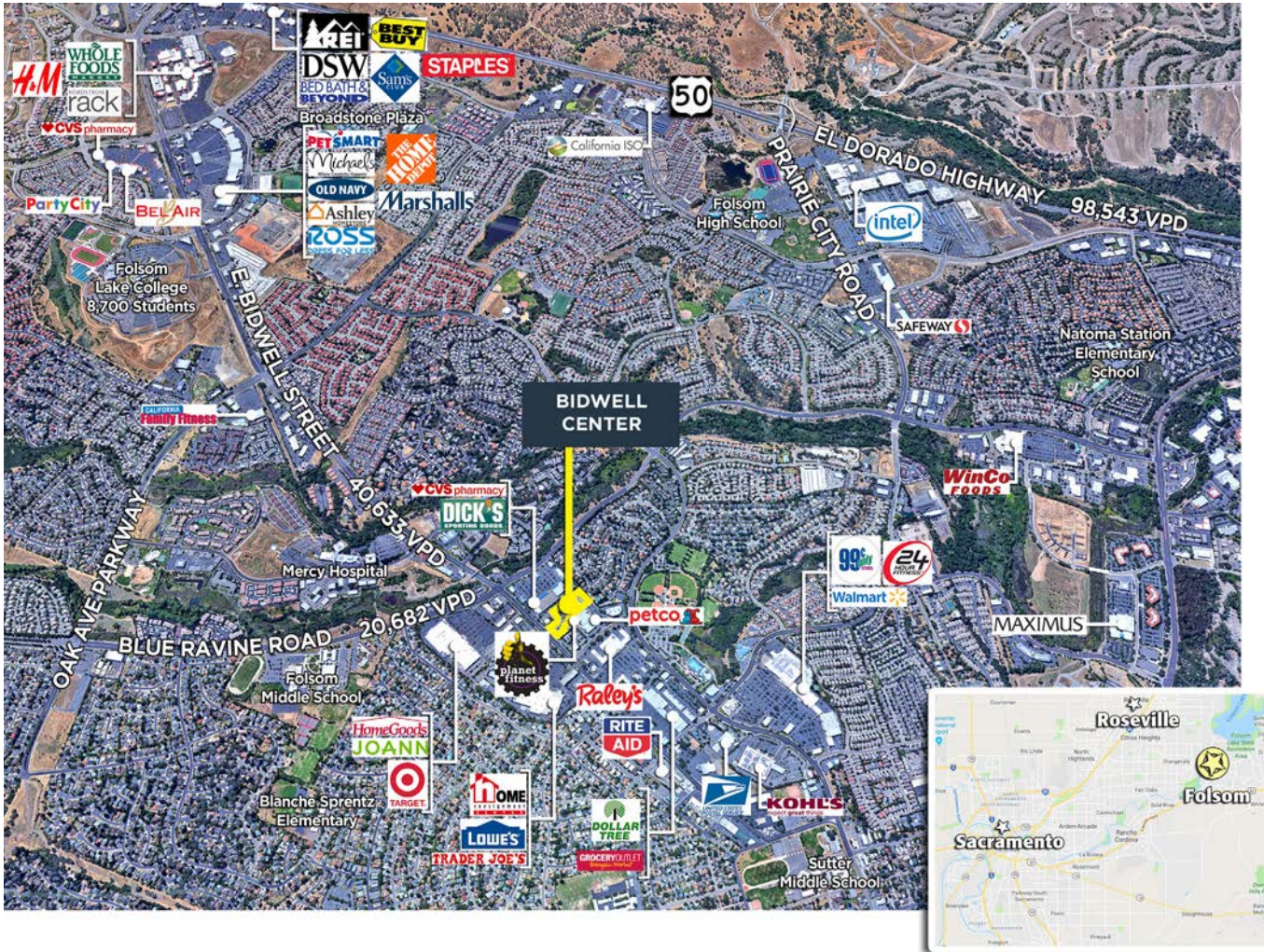


SPROUTS ANCHORED BIDWELL CENTER FOLSOM, CALIFORNIA



BIDWELL CENTER SPROUTS-ANCHORED

905 E. Bidwell Street, Folsom, California



KEY HIGHLIGHTS

- Heart of Folsom's Main Retail Corridor
- High Income Demographics
- 40,633 VPD on Bidwell Street
- Sprouts Adjacent Suite Available
- Leasing Opportunity for ±4,000 SF with Potential Expansion to ±16,000 SF
- Adjacent to Sprouts Farmers Market
- Co-Tenants include Petco and Planet Fitness
- Monument Signage Available on Both Bidwell Street and at the Corner of Orchard Drive and Riley Street
- Signalized Entry
- Build-to-Suit Opportunity



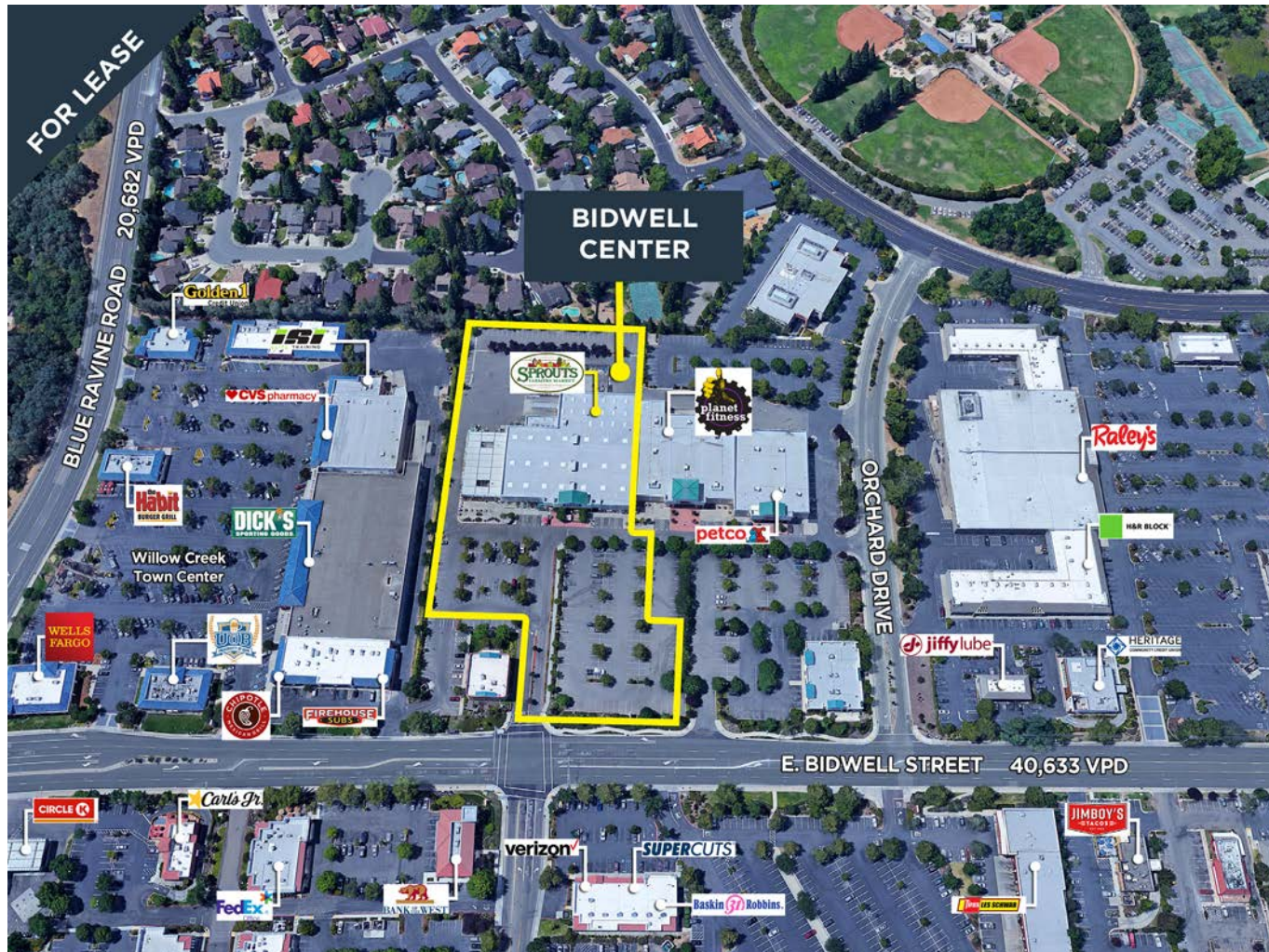
Contact: **Ralph Ongkeko** | (855) 367-8877 | rongkeko@valuerockrealty.com | valuerockrealty.com
 18301 Von Karman Avenue, Suite 850, Irvine, CA 92612

The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The receiving party must verify the information and bears all risk for any inaccuracies.



BIDWELL CENTER SPROUTS-ANCHORED

905 E. Bidwell Street, Folsom, California



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	20,479	73,118	142,450
AHHI	\$99,895	\$115,251	\$122,604



Contact: **Ralph Ongkeko** | (855) 367-8877 | rongkeko@valuerockrealty.com | valuerockrealty.com
18301 Von Karman Avenue, Suite 850, Irvine, CA 92612

The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The receiving party must verify the information and bears all risk for any inaccuracies.



BIDWELL CENTER SPROUTS-ANCHORED

905 E. Bidwell Street, Folsom, California



TENANT SUMMARY

Unit	Tenant	Square Feet
100	Sprouts	31,131
200	Available	4,000-16,000

(Flexible; Build-To-Suit Opportunity)

Contact: **Ralph Ongkeko** | (855) 367-8877 | rongkeko@valuerockrealty.com | valuerockrealty.com
18301 Von Karman Avenue, Suite 850, Irvine, CA 92612

The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The receiving party must verify the information and bears all risk for any inaccuracies.

