

BIDWELL CENTER RETAIL OPPORTUNITY

SEC E. Bidwell Street & Orchard Drive - Folsom, CA

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PROPERTY HIGHLIGHTS

LOCATION	Southeast corner E. Bidwell Street and Orchard Drive Folsom, CA
ANCHOR TENANTS	Sprouts Farmers Market Office Depot, Petco (adjacent)
SIZE	±94,195 Square Feet (Total center GLA) ±39,135 Square Feet (Premises GLA)
AVAILABILITY	±8,274 SF Retail Space

TRAFFIC COUNTS

E. Bidwell Street at Blue Ravine Road (intersection count)	±33,068 AADT (City of Folsom - 2014)
E. Bidwell Street at Wales Drive (intersection count)	±25,254 ADT (City of Folsom - 2014)

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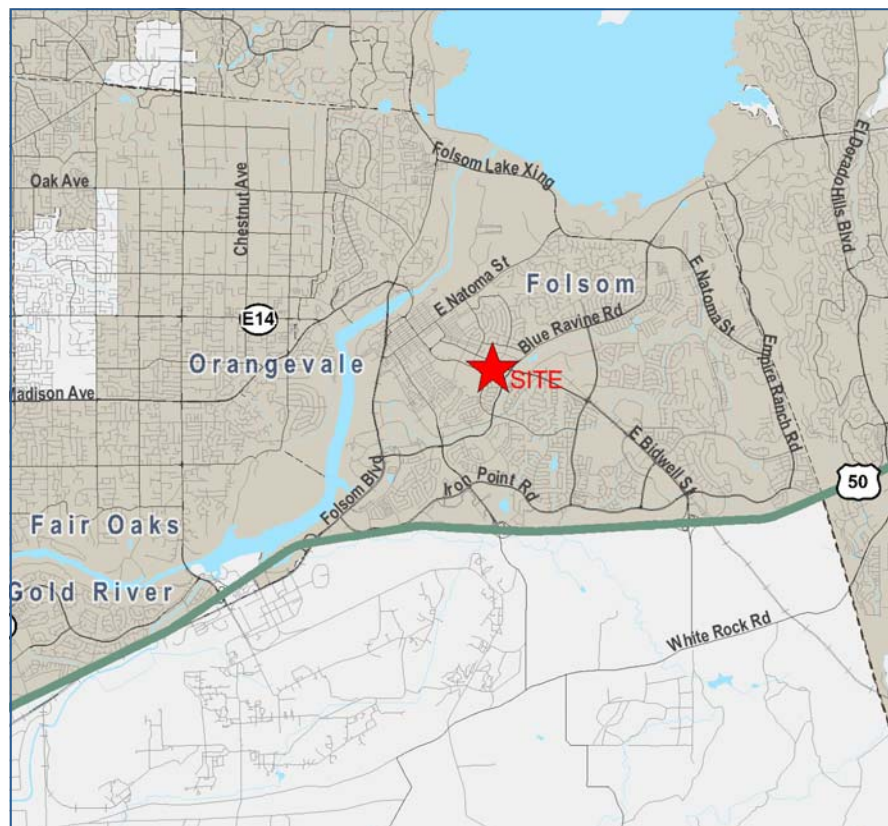
MARKET OVERVIEW

This high profile ±8,274 retail opportunity is adjacent to the ±55,060 square foot Bidwell Center shopping center, a neighborhood shopping center located at the southeast corner of E. Bidwell Street and Orchard Drive in the heart of Folsom, California, one of the most affluent areas in the Greater Sacramento Area.

Anchored by Sprouts Farmers Market, and shadow anchored by Office Depot and Petco, the center is situated along E. Bidwell Street, the primary retail corridor of the Folsom market and benefits from excellent trade area demographics

Other notable tenants within close proximity include Wal-Mart Supercenter, Dick's Sporting Goods, 24 Hour Fitness, Kohl's, Target, Lowe's, Trader Joe's, Raley's, Walgreen's and CVS Pharmacy.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2015 Total Population	15,635	81,797	147,844
2015 Daytime Population	16,656	89,809	148,003
2015 Average Household Income	\$95,139	\$109,865	\$115,133



Notable tenants in close proximity include:



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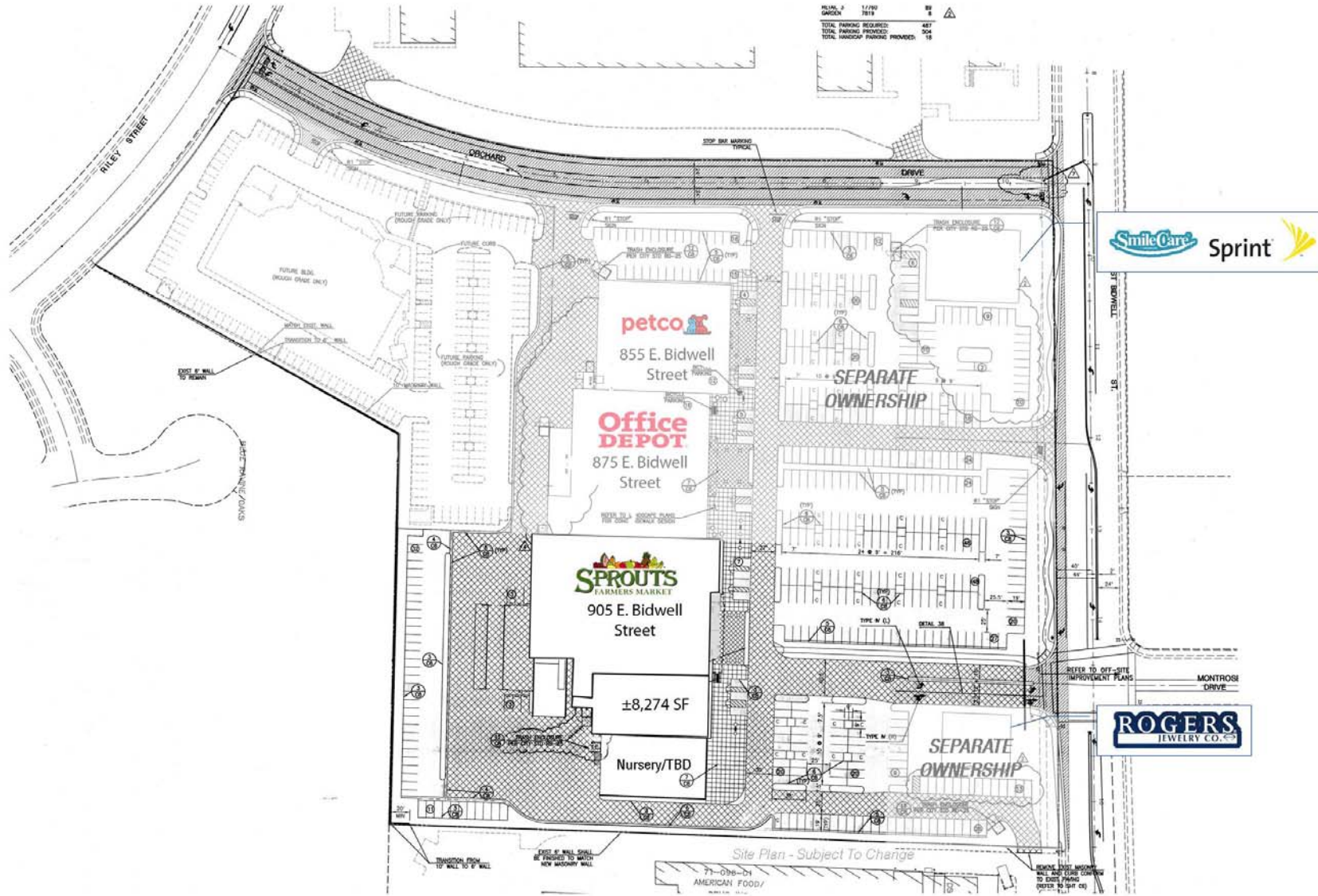


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SITE PLAN



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MONUMENT SIGN RENDERINGS*



*SUBJECT TO CITY APPROVAL



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