

2350 E Bidwell St.,
Folsom, CA 95630

AVAILABLE FOR LEASE



Brandon Sessions Vice President

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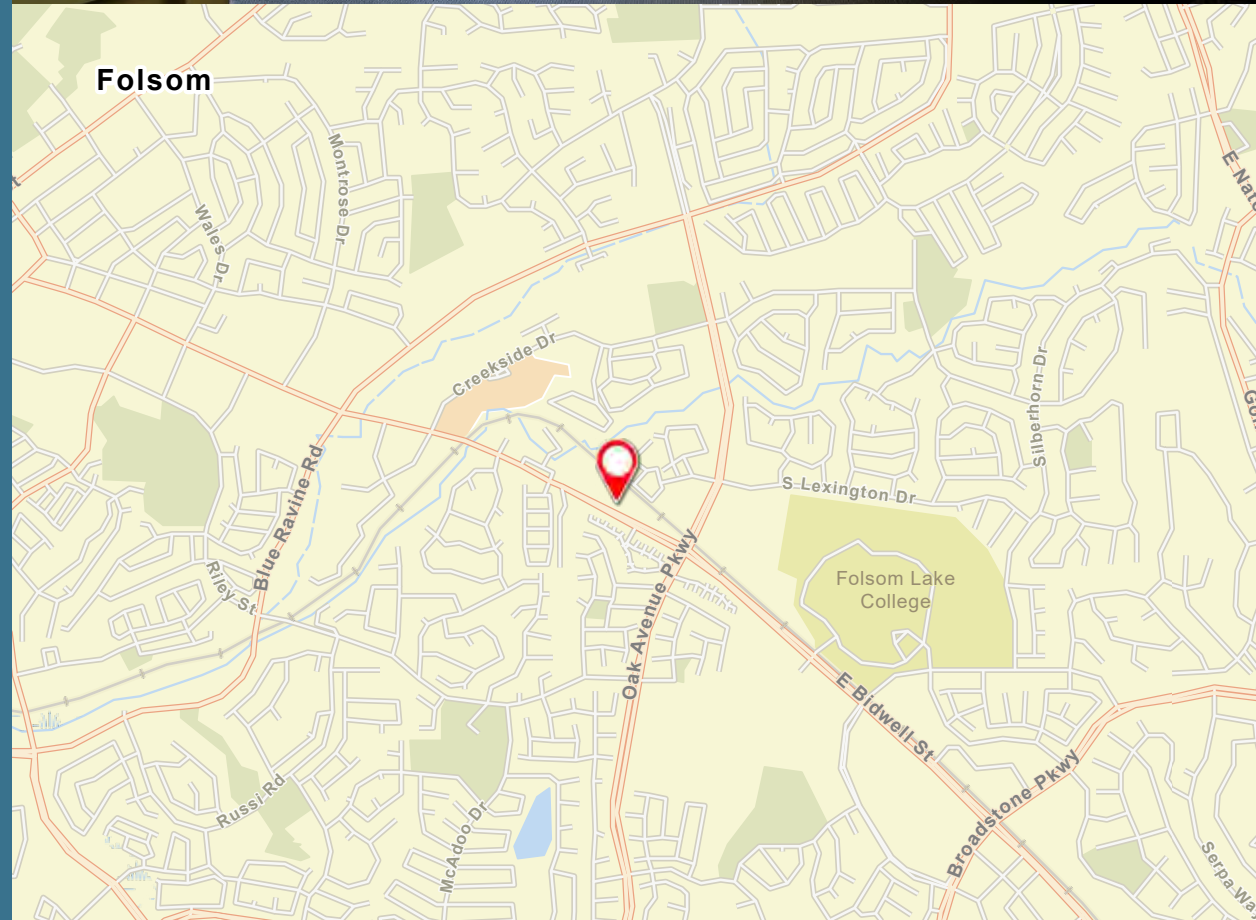
PROPERTY HIGHLIGHTS

2350 East Bidwell is a single-story Class A office building located in Folsom, CA. It is located on the high traffic corridor of East Bidwell Street and Oak Avenue Parkway. The building is a short drive to Highway 50 and offers an abundance of parking in front of the building as well as on the side and back.

The building is of brick construction and has attractive landscaping with an outdoor courtyard—providing a serene space for lunch, breaks, and meet ups. Class A feel modern finishes are found throughout the common area lobby, hallways, and restrooms.

- Address: 2350 E Bidwell St
- City, State: Folsom, CA
- Use: Office
- RBA: ±3,874
- Parking: 25 free Surface Spaces are available; Ratio of 6.45/ 1,000 SF
- Zoning: C2D, County

Lease Rate: \$2.25/SF Modified Gross



ALL PHOTOS



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AERIAL

2350 E Bidwell St

California Family Fitness

E Bidwell St

Oak Avenue Pkwy



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Market Overview

2350 E Bidwell St, Folsom, California, 95630

3 MILE RADIUS

KEY FACTS

- 15,015** Population
- 2.6** Average Household Size
- 36.7** Median Age
- \$108,193** Median Household Income

HOUSING STATS

- \$541,796** Median Home Value
- \$14,873** Average Spent on Mortgage & Basics
- \$1,456** Median Contract Rent

COMMUTERS

- 21%** Spend 7+ hours commuting to and from work per week
- 76.8%** Drove Alone to Work

EDUCATION

- 3%** No High School Diploma
- 13%** High School Graduate
- 25%** Some College
- 60%** Bachelor's/Grad/Prof Degree

BUSINESS

- 544** Total Businesses
- 4,507** Total Employees

EMPLOYMENT

- 82%** White Collar
- 8%** Blue Collar
- 10%** Services
- 11.7%** Unemployment Rate



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