

FOLSOM GATEWAY II

NWQ US Highway 50 & E. Bidwell Street
Folsom, CA

Voit

REAL ESTATE SERVICES



SIZE ±112,581 square feet (GLA)

ANCHOR TENANTS Bed Bath & Beyond, DSW, PetsMart, Ulta

AVAILABLE SPACE ±864 SQ FT RETAIL SPACE

TRAFFIC COUNT Iron Point Rd (at E. Bidwell St) ±18,124 (City of Folsom 2012)
E. Bidwell St (at Iron Point Rd) ±39,929 (City of Folsom 2012)

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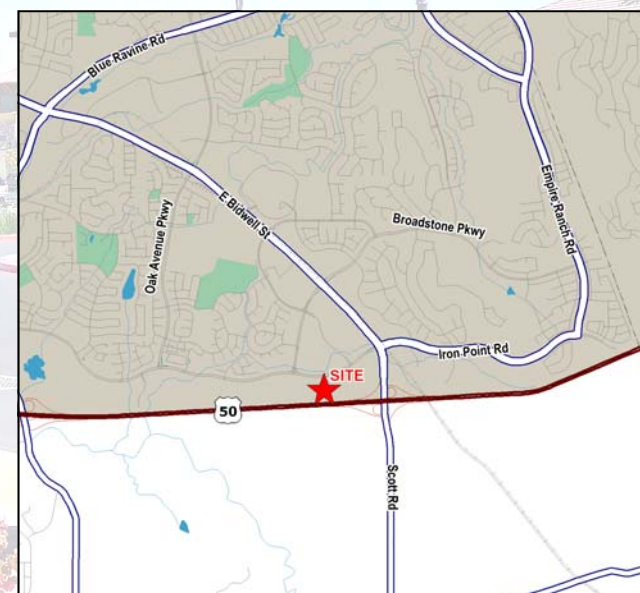
Folsom Gateway II reflects its location in its name located at what is truly the “Gateway to Folsom”. This center anchors a mile-long corridor of retail fronting Highway 50 at E. Bidwell Street in Folsom, California, a foothill suburb of Sacramento.

This major retail hub is well positioned within the busiest most affluent part of the city with a surrounding population of young affluent families growing at twice the national average. Folsom continues to be one of the most sought after trade areas in Northern California for national and regional retailers. As a result of this demand, the Palladio at Broadstone, a ±770,000 square foot “lifestyle center” is open directly across the street. This project has Whole Foods, The Sports Authority, Kirklands, H&M and a 16-screen Cinema as anchor tenants. Additionally, Kaiser Permanente Hospital, a 50-acre medical campus, is located directly across the street with plans for expansion.

Dramatic population growth in the past two decades has made Folsom one of California’s fastest growing cities. New residents are drawn by Folsom’s reputation for outstanding residential neighborhoods, exceptionally low crime rates, expanding job opportunities, highly ranked schools and diverse recreational amenities.

With more than ±65,600 residents, Folsom is a first-class city with all the character and charm of a small town. Newcomers and long-time residents alike appreciate the rich and colorful Gold Rush history as well as the conveniences of modern living in addition to the convenience of its location close to Downtown Sacramento.

There are an estimated 10,000 - 11,150 employees along the Iron Point Road corridor in several major companies such as Intel Corporation, Cal ISO and Kaiser Permanente. Other major employers that have located in Folsom include Kikkoman, Maximus Insurance, Agilent Technologies, California State Prison and Verizon Wireless. Over the past several years, Folsom has become a large employment center drawing companies both new and established due to its upscale quality of life.



DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILE</u>	<u>5-MILE</u>
2014 Total Population:	4,404	54,053	103,845
2014 Total Daytime Population:	7,756	57,998	111,356
2014 Average Household Income:	\$127,450	\$117,300	\$115,047

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