

# FOR LEASE | MODEL PLAZA

608 EAST BIDWELL, #B  
Folsom, CA



## Opportunity

Model Plaza is located at the signalized intersection of East Bidwell Street and Glenn Drive on one of Folsom's busiest corridors. The area is surrounded by retail and office tenants and is surrounded by residential developments.

## Highlights

- › Anchored by Big 5 Sporting Goods
- › Neighboring tenants include: Kohl's, Lowe's, WalMart, Raley's and Target
- › Excellent traffic counts
- › Signalized intersection in central Folsom
- › High visibility
- › Ample Parking
- › Easy access
- › Walk score is 82% out of 100%
- › Sutter Middle School is nearby

## Demographics

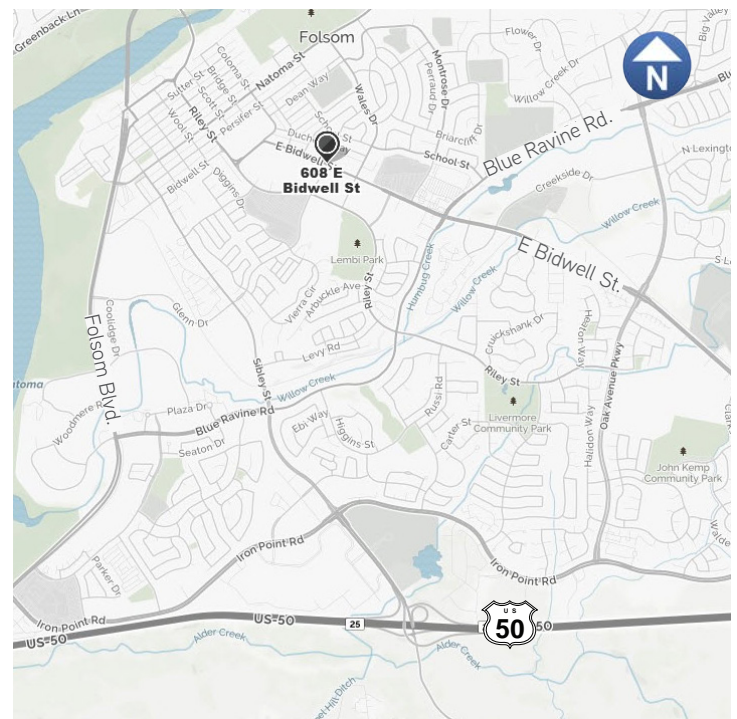
	1-Mile	3-Mile	5-Mile
Daytime Employees	11,212	48,778	61,854
Total Population	12,778	81,687	148,822
Median Age	37.6	39.0	40.8
Average HH Income	\$90,430	\$108,886	\$117,921
Median HH Income	\$71,324	\$90,887	\$96,644

## Traffic Counts

East Bidwell at Glenn Drive - 19,140

## Subject Space

±1,105 SF





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## Retail Aerial - 1 Mile



### Contact:

**GREG THOMAS**

Lic# 913742

916 563 3014

[greg.thomas@colliers.com](mailto:greg.thomas@colliers.com)

**COLLIERS INTERNATIONAL**

301 University Ave., #100

Sacramento, Ca. 95825

916 929 5999

[www.colliers/sacramento.com](http://www.colliers/sacramento.com)

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