

*For Lease*

**JR. ANCHOR SPACE**  
**±25,170 SF AVAILABLE**  
**875 E BIDWELL | FOLSOM, CA**



**John Brecher**

Vice President, Retail

+1 916 440 1826

[john.brecher@am.jll.com](mailto:john.brecher@am.jll.com)

RE License #01897931

**Dave White**

Vice President, Retail

+1 916 440 1831

[dave.white@am.jll.com](mailto:dave.white@am.jll.com)

RE License #01759894

Jones Lang LaSalle Brokerage, Inc

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# Site Plan



E. Bidwell St

Monument Signage

DICK'S  
SPORTING GOODS

Raley's

PETCO  
Where the pets go.

SITE

SPROUTS  
FARMERS MARKET

Orchard Dr

Monument Signage

Plans Available Upon Request



# 875 E Bidwell St, Folsom

## PROPERTY INFO

- ± 25,170 SF
- Available October 2020
- Sprouts and Petco Anchored Center
- Located on Main Retail thoroughfare in the Trade Area
- Monument Signage on E. Bidwell & Riley Street

## TRAFFIC COUNTS (ESRI 2019)

E. Bidwell @ Orchard 27,201 ADT

## DEMOGRAPHICS (2019)

Distance (miles)	1.5	3	5	10
<b>Population</b>	30,799	83,889	151,257	534,067
<b>Average HH Income</b>	\$122,389	\$130,109	\$134,539	\$109,576
<b>Daytime Population</b>	33,145	88,959	138,984	516,103

(ESRI 2019)

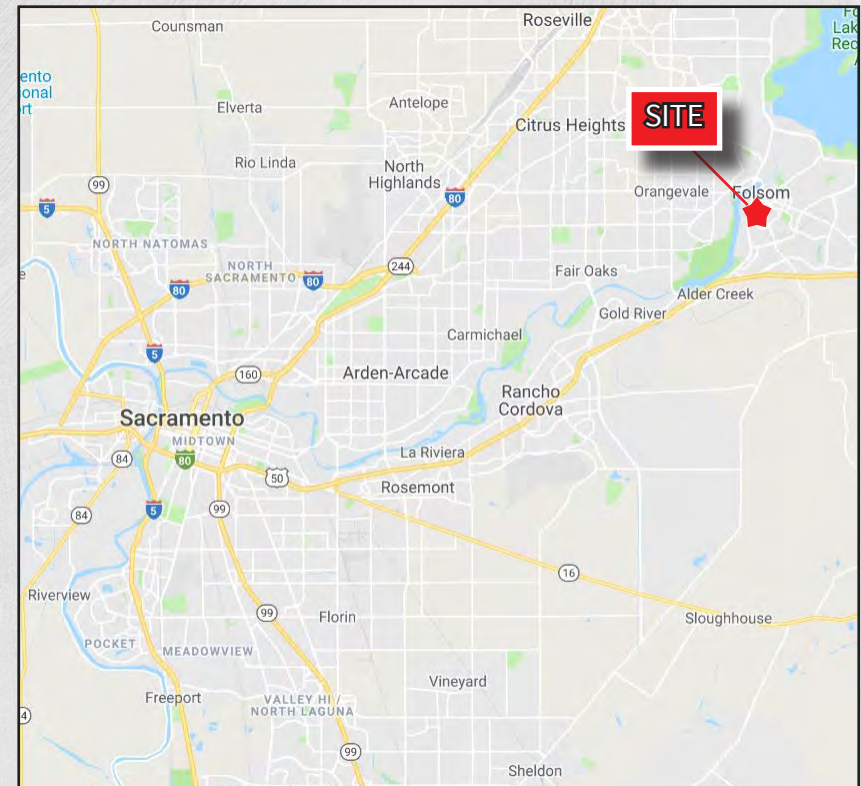
## AREA TENANTS



Walmart \*



HomeGoods®





# Aerial



**KOHL'S**

GROCERY OUTLET  
Bargain Market  
DOLLAR TREE

STARBUCK COFFEE

Raley's

Walmart\*

LOWE'S  
TRADER JOE'S

TARGET  
HomeGoods  
JOANN  
CRUNCH FITNESS

Folsom Middle School

Mercy Hospital Of Folsom

E. Bidwell

Blue Ravine

**SITE**  
SPROUTS FARMERS MARKET  
PETCO  
Where the pets go.

EVERY SEASON STARTS AT  
DICK'S SPORTING GOODS  
Golden1 Credit Union  
WELLS FARGO  
the Habit BURGER GRILL  
CHIPOTLE MEXICAN BELL





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