

# FOLSOM RANCH CORPORATE CENTER

AT



# FOLSOM R · A · N · C · H

**FOLSOM RANCH CORPORATE CENTER**  
±240 DEVELOPABLE ACRES / 2.5 MILLION SF  
**MIXED USE COMMERCIAL**

EMPIRE RANCH RD



E BIDWELL ST

ALDER CREEK ROAD

WHITE ROCK RD

PRAIRIE CITY RD

direct access to Hwy 50

at the existing E. Bidwell Street and Prairie City Road Interchanges...





# CORPORATE CENTER/ FOLSOM RANCH



## FOLSOM RANCH CORPORATE CENTER

- 240 Acres of freeway visible developable land
- 2.5 million square feet of mixed-use commercial space
- 2 miles of freeway frontage
- Immediate access to Hwy 50 at the East Bidwell Street or Prairie City Road Interchanges
- Flexible zoning: office or medical campuses, hotels, retail, and multi family
- Town Center designed in center of Folsom Ranch providing a vibrant village core

## FOLSOM RANCH DEVELOPMENT

- 2,500 acre master planned community
- 11,000 homes from entry level to executive housing
- 4 elementary schools, one middle school, and one high school
- 2 regional parks and 8 neighborhood parks -138 acres in total
- Located near Intel's 1.3 million R&D Campus
- Directly across from Hwy 50 the Palladio 800,000 SF outdoor lifestyle mall
- 1,000 acres of oak tree studded open space





# FOLSOM RANCH

## CORPORATE CENTER

Folsom Ranch Corporate Center is one of the Sacramento Region's crown jewel commercial development opportunities. This ±240 acre site has 2 miles of freeway frontage on the south side of Highway 50, which can accommodate approximately ±2.5 million square feet of mixed-use commercial space.

This exceptionally well-located land is bordered by two major interchanges – East Bidwell to the east and Prairie City Road to the west and offers a multitude of mixed-use scenarios including:

- Office
- Medical
- Retail
- Hotel
- Multifamily
- Senior Housing
- Schools
- Residential
- Hotels

**Folsom Ranch Corporate Center is comprised of two distinct areas along the south side of Highway 50:**

### Folsom Corporate Center East:

- Two large parcels off the East Bidwell exit comprised of approximately ±50 and ±100 acres, respectively
- Located directly across Highway 50 from major retail, hotels, restaurants, and other retail support services
- Highly visible in prairie-style, rolling grassy hills topography
- Close proximity to future Folsom Ranch Town Center

### Folsom Corporate Center West:

- Four separate parcels off the Prairie City Road exit with freeway visibility to Highway 50
- Oak tree studded hills, ponds, and creeks which create a tranquil and unmatched campus setting
- Close adjacency to Intel's ±1.3 million square foot R&D campus with ±6,000 employees
- Combined parcels can accommodate an office campus of approximately 1,000,000 square feet



# FOLSOM

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## CORPORATE CENTER



**Life Time Athletic Folsom**

5 min / 2 Miles



**El Dorado Hills Town Center**

> 6 min / 3.5 Miles



**Palladio (Outdoor Lifestyle Mall)**

> 4 min / 1.2 Miles



**Folsom Lake College**

5 min / 2 Miles



**Historic Downtown Folsom**

> 10 min / 4.9 Miles



**Folsom Lake**

> 14 min / 12 Miles



**Lake Tahoe**

> 1 hour / 60 Miles

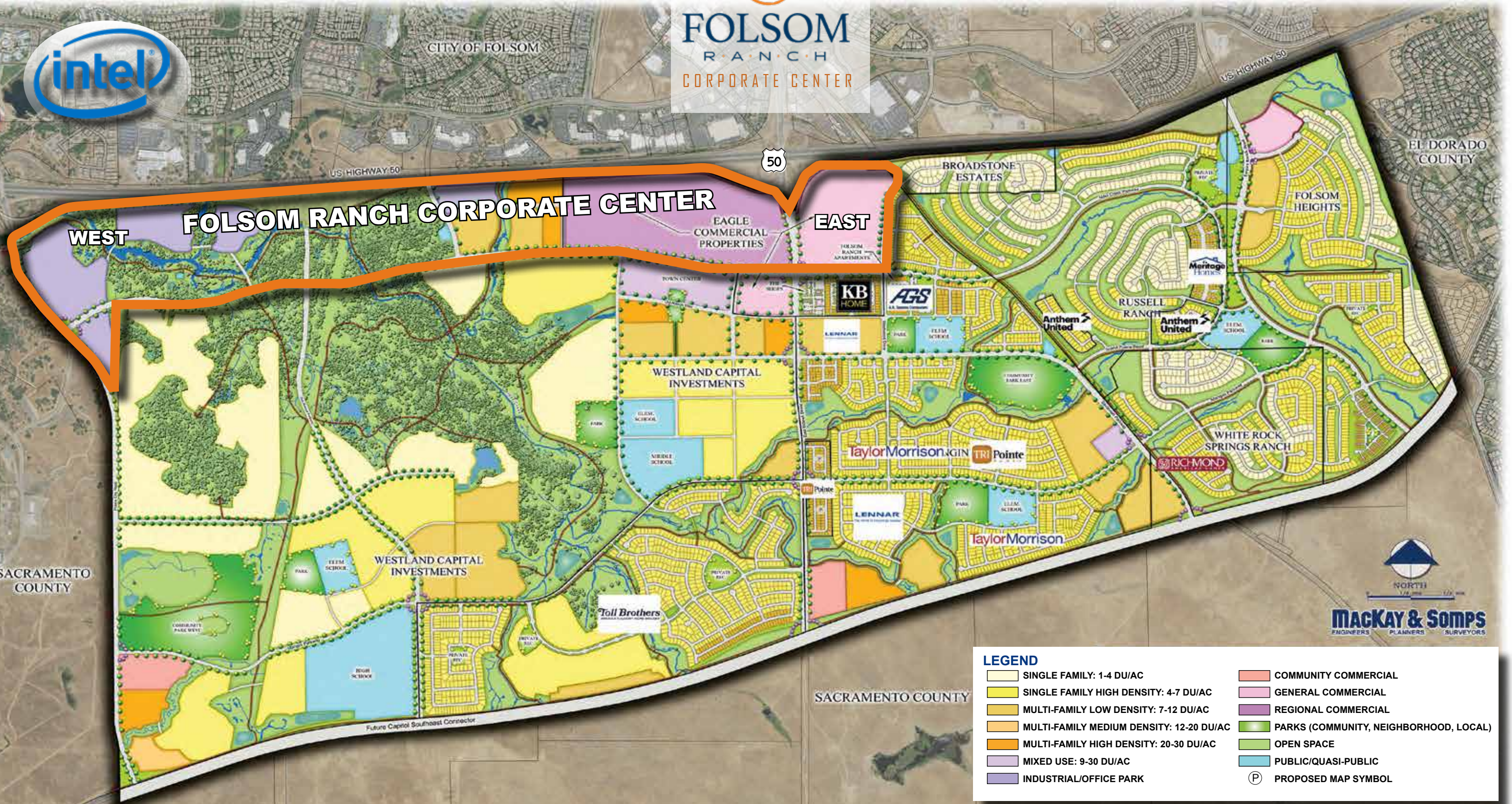


# SITE PLAN

FOLSOM RANCH



**FOLSOM RANCH**  
CORPORATE CENTER



**LEGEND**

SINGLE FAMILY: 1-4 DU/AC	COMMUNITY COMMERCIAL
SINGLE FAMILY HIGH DENSITY: 4-7 DU/AC	GENERAL COMMERCIAL
MULTI-FAMILY LOW DENSITY: 7-12 DU/AC	REGIONAL COMMERCIAL
MULTI-FAMILY MEDIUM DENSITY: 12-20 DU/AC	PARKS (COMMUNITY, NEIGHBORHOOD, LOCAL)
MULTI-FAMILY HIGH DENSITY: 20-30 DU/AC	OPEN SPACE
MIXED USE: 9-30 DU/AC	PUBLIC/QUASI-PUBLIC
INDUSTRIAL/OFFICE PARK	PROPOSED MAP SYMBOL



## FOLSOM PLAN AREA SPECIFIC PLAN





FOLSOM RANCH CORPORATE CENTER

WEST

EAST



FOLSOM RANCH CORPORATE CENTER



Legend

Typical Lot Size

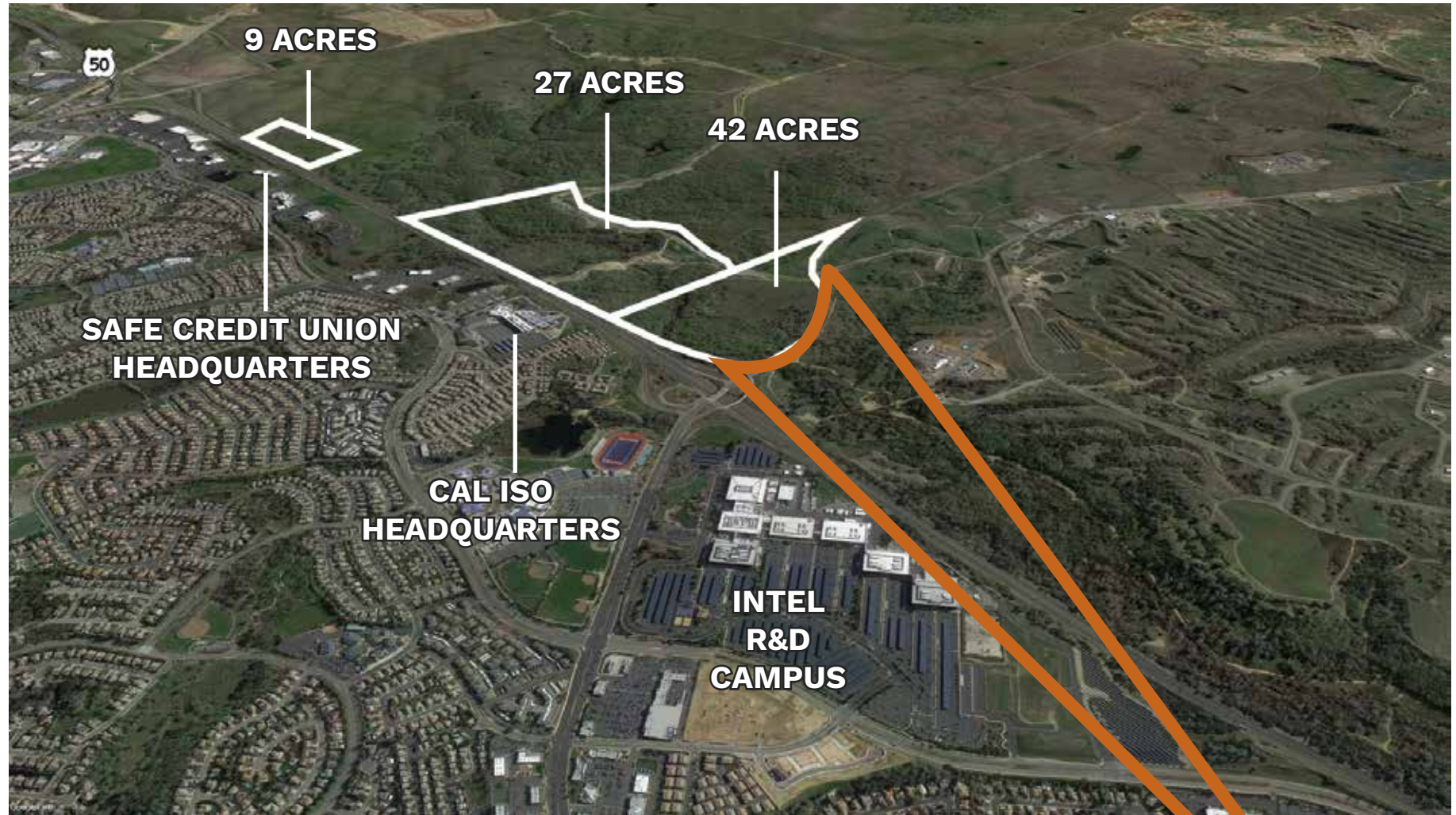
- 40'x100'
- 41'x75'
- 45'x105'
- 45'x90'
- 50'x105'
- 50'x80'
- 55'x105'
- 55'x75'
- 60'x105'

Landuse

- Future Residential
- Future Employment / Commercial
- Future School
- Future Park
- Open Space
- Roadway
- Bike Trails

SITE PLAN

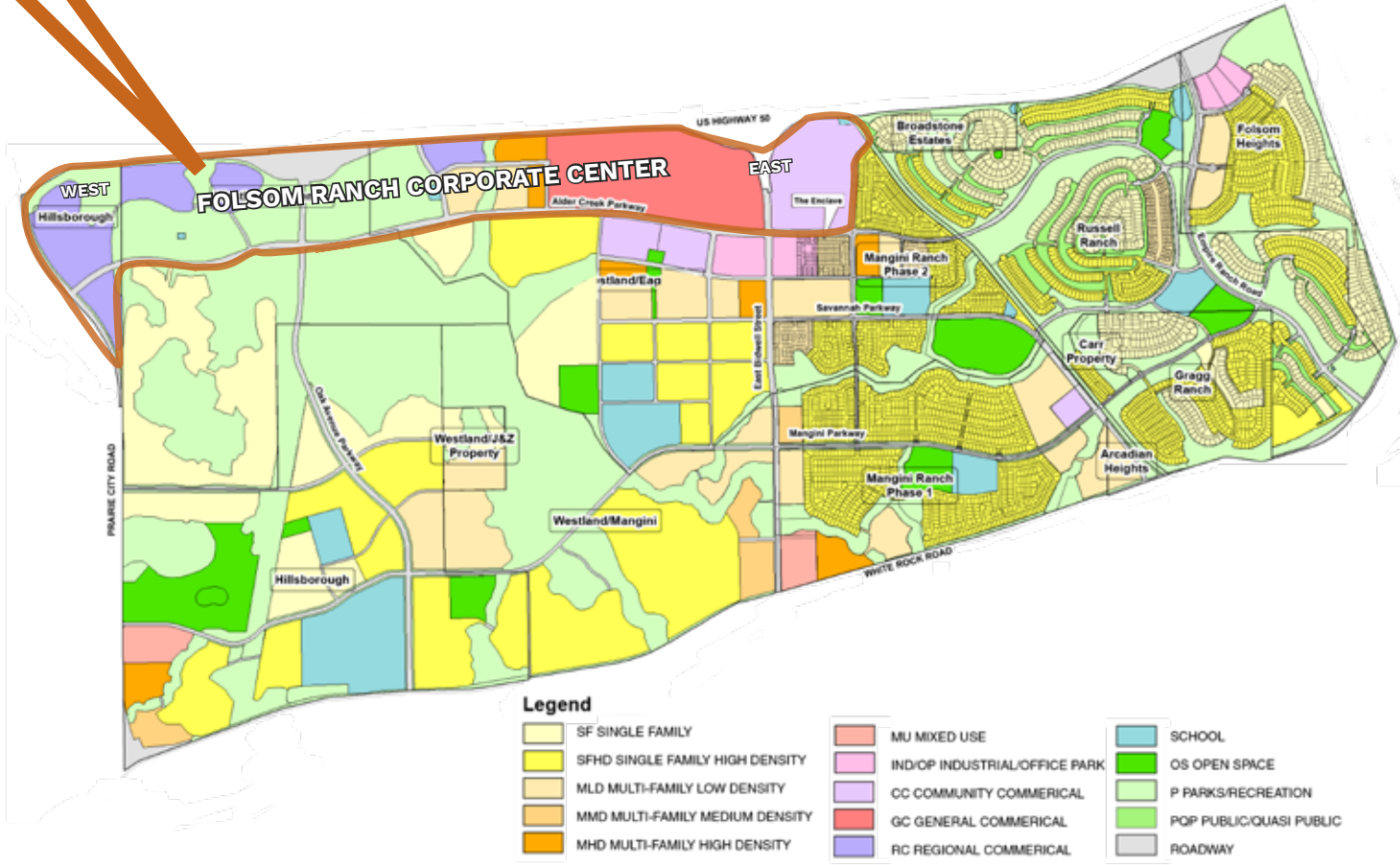




# FOLSOM RANCH WEST

- +/- 1,000,000 SF Office
- Unparalleled Campus Setting

## CORPORATE CAMPUS +/- 1 MILLION SF





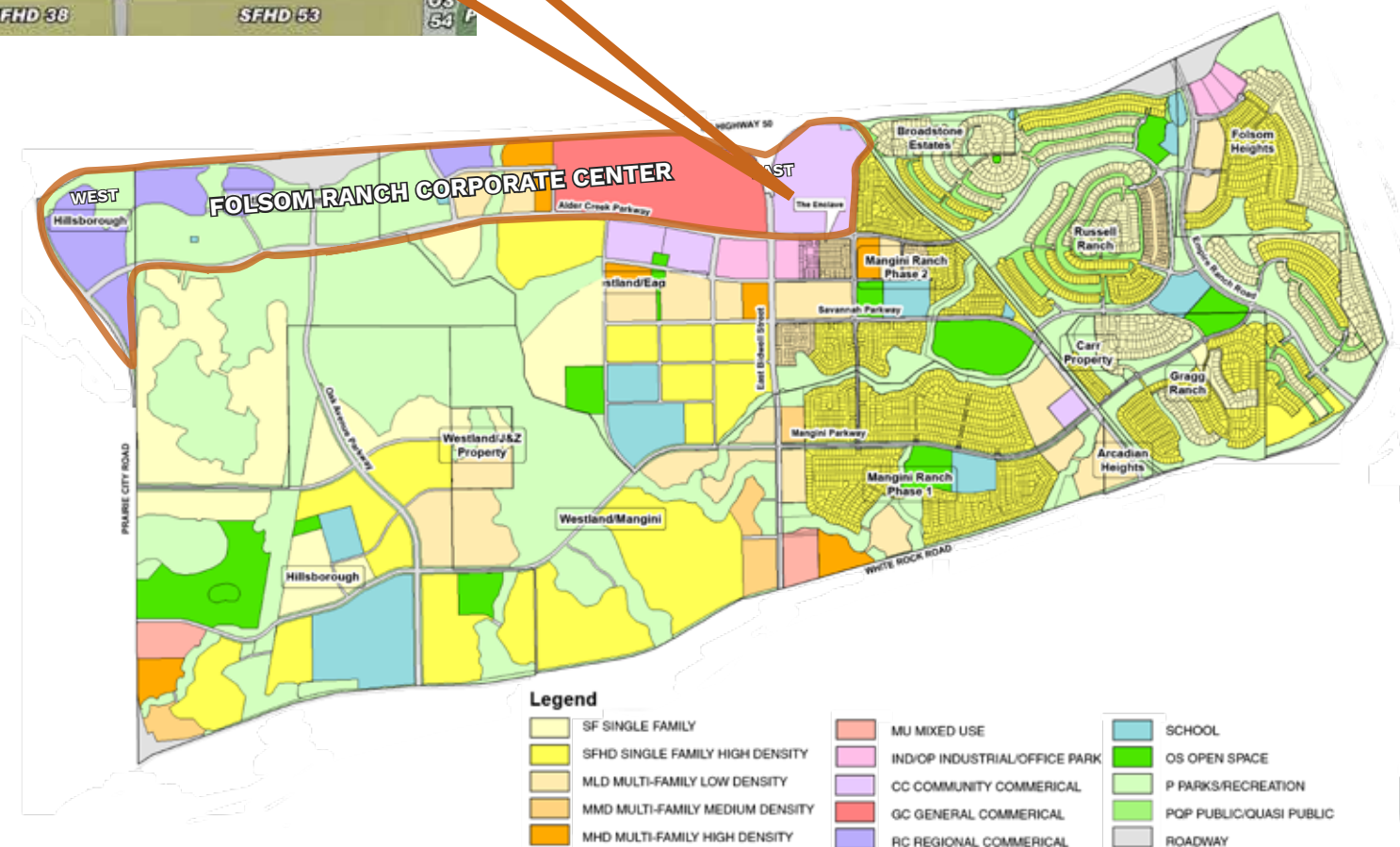


**FOLSOM RANCH**  
 CORPORATE CENTER

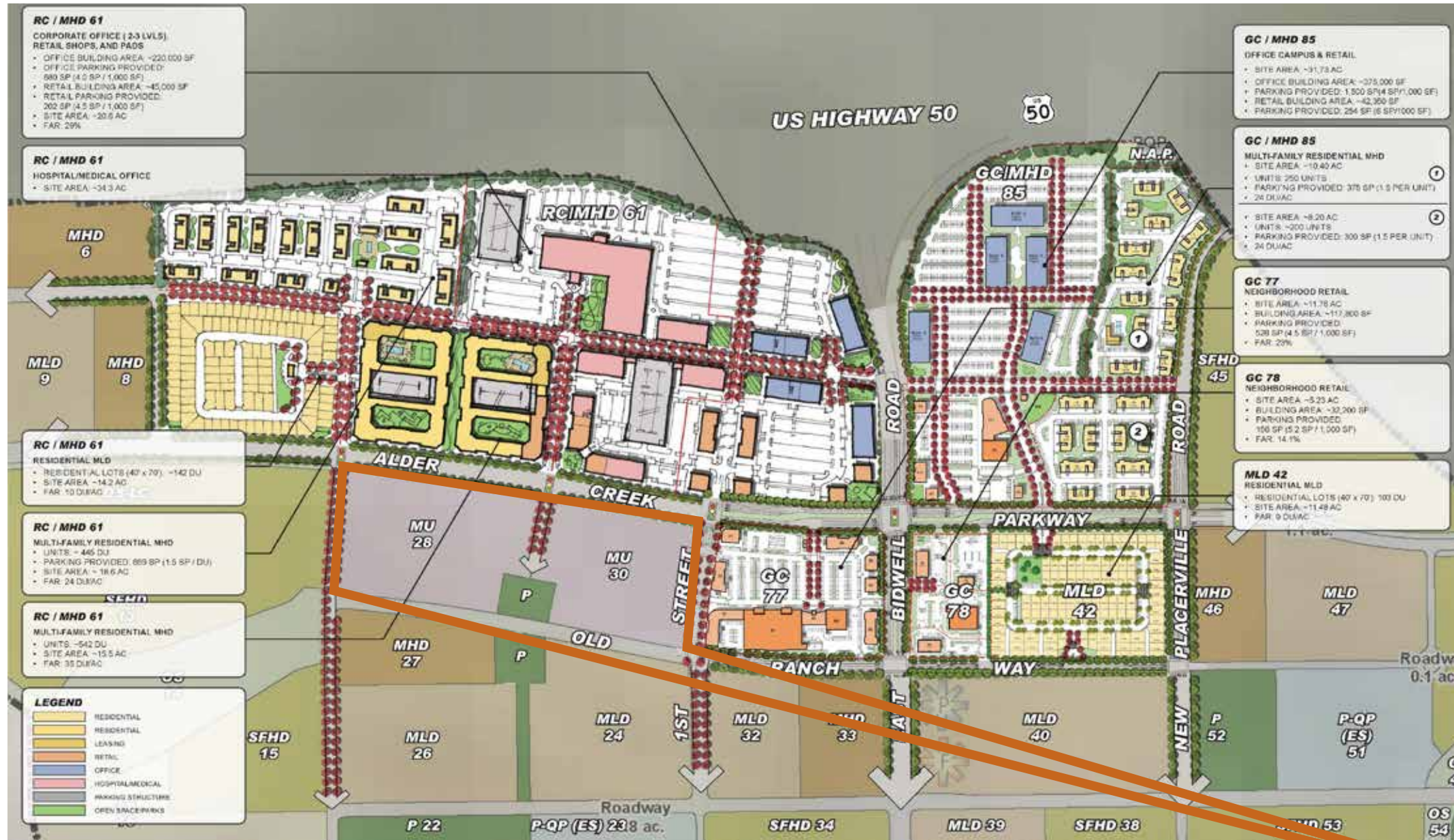
CONCEPTUAL DEVELOPMENT PLAN

- Office
- Retail
- Medical/Hospital
- Multi-Family

FOLSOM RANCH EAST





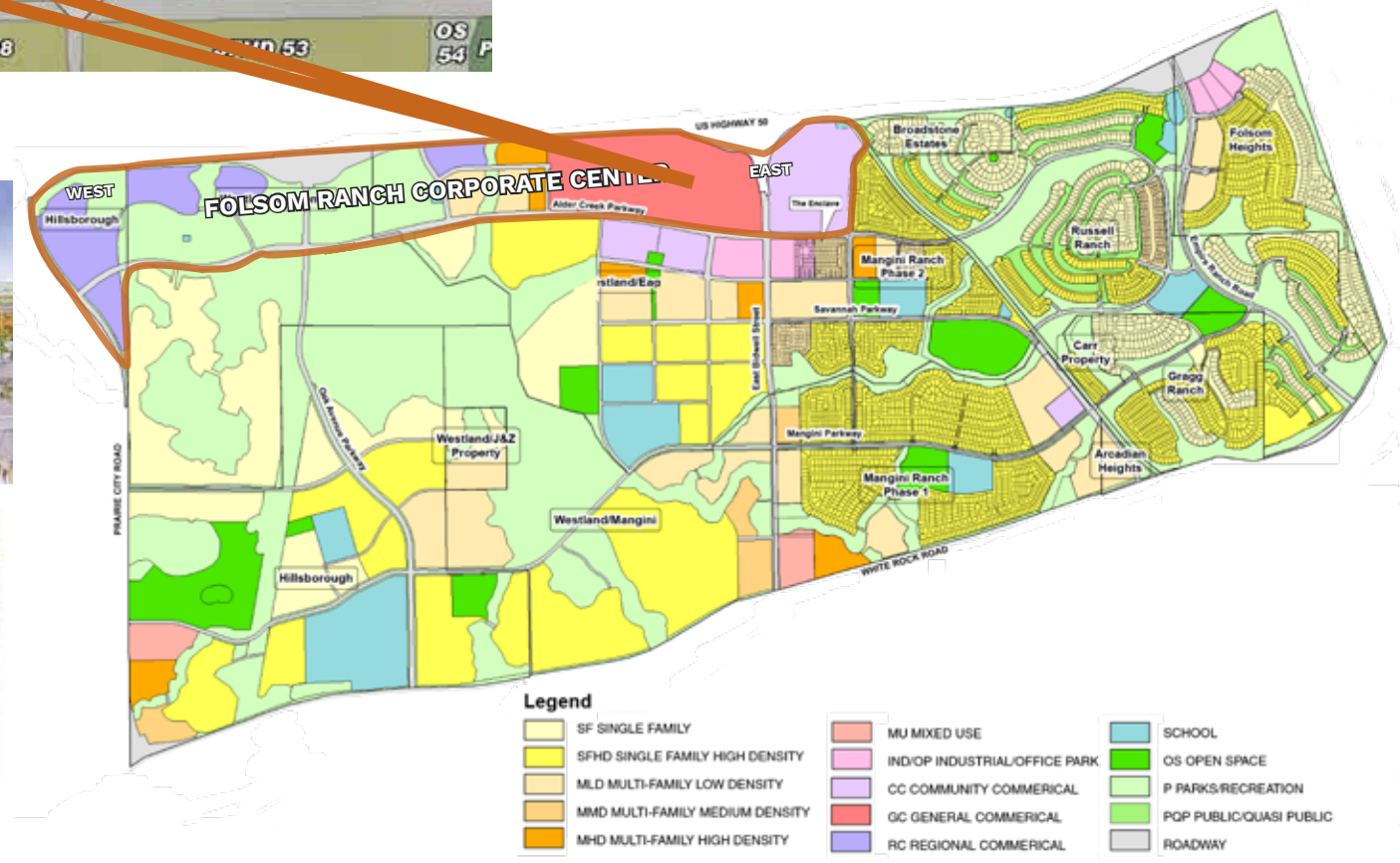


**FOLSOM RANCH**  
CORPORATE CENTER

**TOWN CENTER**

- Vibrant Town Village in core of Folsom Ranch
- Shops, Retail
- Central Park Area

**FOLSOM RANCH EAST**





# CONCEPTUAL DEVELOPMENT DESIGNS

## RETAIL AT FOLSOM RANCH CORPORATE CENTER



# FOLSOM R · A · N · C · H

### CORPORATE CENTER

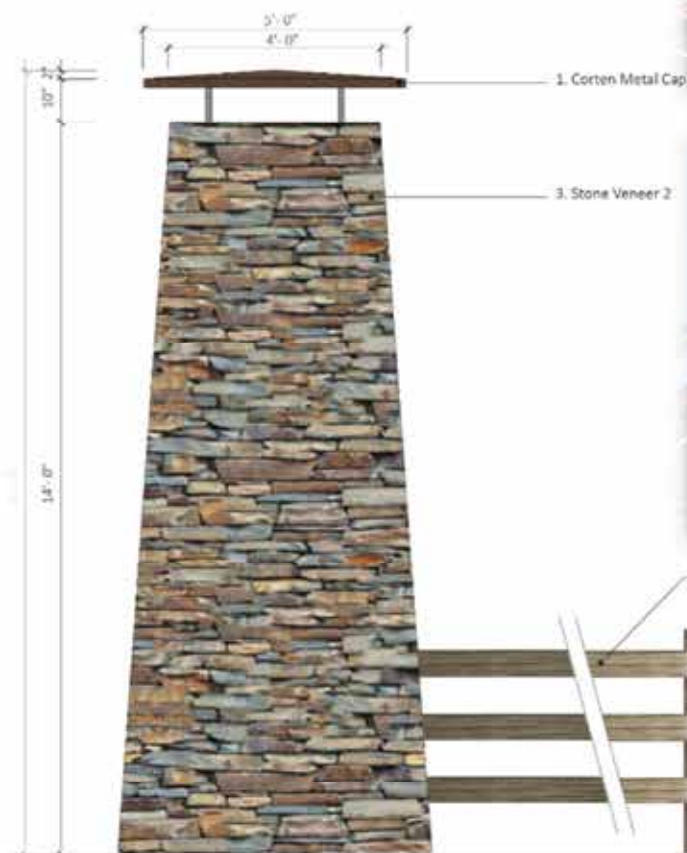
## THE SHOPS AT FOLSOM RANCH



SOUTHEAST VIEW FROM INTERSECTION OF EAST BIDWELL ROAD AT ALDER CREEK



NORTHEAST VIEW FROM  
INTERSECTION OF EAST BIDWELL  
ROAD AT OLD RANCH WAY



SITE  
MATERIALS  
EXAMPLES

PROJECT SIGNAGE



Project Architecture



East view from main entry of East Bidwell Road



Views of the Pedestrian Path from Adjacent Residential Area

Project Signage



**THE SHOPS  
AT FOLSOM RANCH**  
Vesting Tentative Parcel Map  
• 2.5 ac. GC zoned site  
• Create five (5) commercial parcels  
• Resulting parcel size of 0.6ac to 1.6ac  
Planned Development Permit  
• Develop six (6) commercial buildings  
• 227,900 total sq ft of tenant space  
• 215 parking stalls (13 EV-equipped)



Courtyard Enlargement

Site Amenity Examples



# CONCEPTUAL DEVELOPMENT DESIGNS

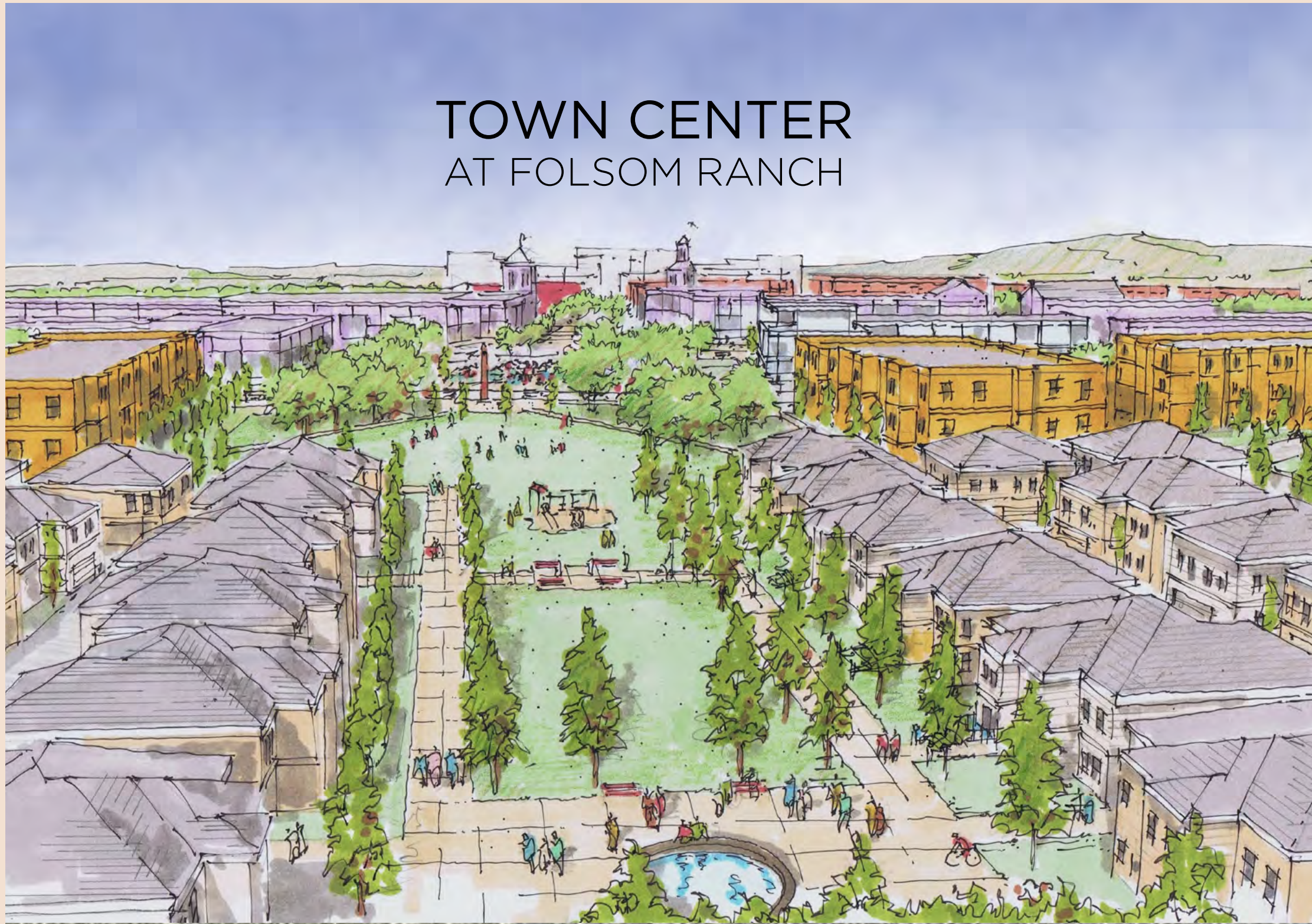
## TOWN CENTER AT FOLSOM RANCH CORPORATE CENTER



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CORPORATE CENTER

### TOWN CENTER AT FOLSOM RANCH







FOLSOM RANCH

# REGIONAL MAP

**SOUTH LAKE TAHOE**

**SACRAMENTO**

**NAPA**

**SAN FRANCISCO**

**FOLSOM RANCH**  
CORPORATE CENTER

- SITE TO SACRAMENTO - 24.5 MILES - 30 MIN
- SITE TO NAPA - 84.9 MILES - 1.5 HRS
- SITE TO LAKE TAHOE - 86.1 MILES - 1.5 HRS
- SITE TO SAN FRANCISCO - 111 MILES - 2 HRS





PALLADIO AT BROADSTONE

SHOPPING/SERVICE

- AT & T
- Amazing Lash Studio
- Apricot Lane Boutique
- BI Design
- Bag King
- Bank of America
- Barnes & Noble Booksellers
- Barnes & Noble Kitchen
- Benicia Dancewear
- Button Up Boutique
- Charlotte Russe
- Charming Charlie
- Chico's
- Claire's Accessories
- College Planning Center
- Color Me Mine
- Couch and Hammond Dentistry
- Grebitus Jewelers
- Gymboree
- H & M
- Haney Garcia Real Estate
- Jos A. Bank
- Kids Inc Preschool & Discovery Center
- Kirkland's

- LensCrafters
- Maribou Spa & Salon
- Mas Taco Bar
- Massage Heights
- M·A·C Cosmetics
- Nail Palazzo
- Nordstrom Rack
- PINK
- Painted
- Palladio 16 Cinemas
- Palladio Luxe Cinema
- Phenix Salon Suites
- Rod Works, Unique Home Decor
- Roosters Men's Grooming Center
- SeaQuest Interactive Aquarium
- See's Candies
- Serenity Spa & Soul Yoga
- Sleep Number
- Sole Desire Shoes
- Soma Intimates
- T- Mobile
- Threading Place
- Torrid
- Victoria's Secret
- Visually Sound Optometry
- We're Organized

- White House Black Market
- Whole Foods Market

RESTAURANTS

- Back Bistro
- Blue Nami Creative Sushi
- Brisas Do Sul Churrascaria
- Buckhorn BBQ
- Chicago Fire Pizza
- Chocolate Architect
- Grist Beer Hall
- Jake's Desserts
- Johnny Rockets
- Lazy Dog Restaurant & Bar
- Panera Bread
- Petra Greek
- Pinkberry Frozen Yogurt
- Pretty Sweet Bakery
- Pure Life Juice Company
- Red Robin Gourmet Burgers
- Starbucks

FITNESS

- E Life Cycles Folsom
- Orangetheory Fitness

COURTYARD BY MARRIOTT SACRAMENTO FOLSOM

RESIDENCE INN BY MARRIOTT SACRAMENTO FOLSOM

STAYBRIDGE SUITES SACRAMENTO

LIFETIME FITNESS

EL DORADO HILLS TOWN CENTER

SERRANO COUNTRY CLUB

FAIRFIELD INN & SUITES BY MARRIOTT SACRAMENTO FOLSOM

HAMPTON INN & SUITES FOLSOM

BROADSTONE RACQUET CLUB

FOLSOM LAKE



FOLSOM RANCH CORPORATE CENTER

EAST

EAST BIDWELL

WEST

OPEN SPACE PRESERVE

FOLSOM RANCH CORPORATE CENTER

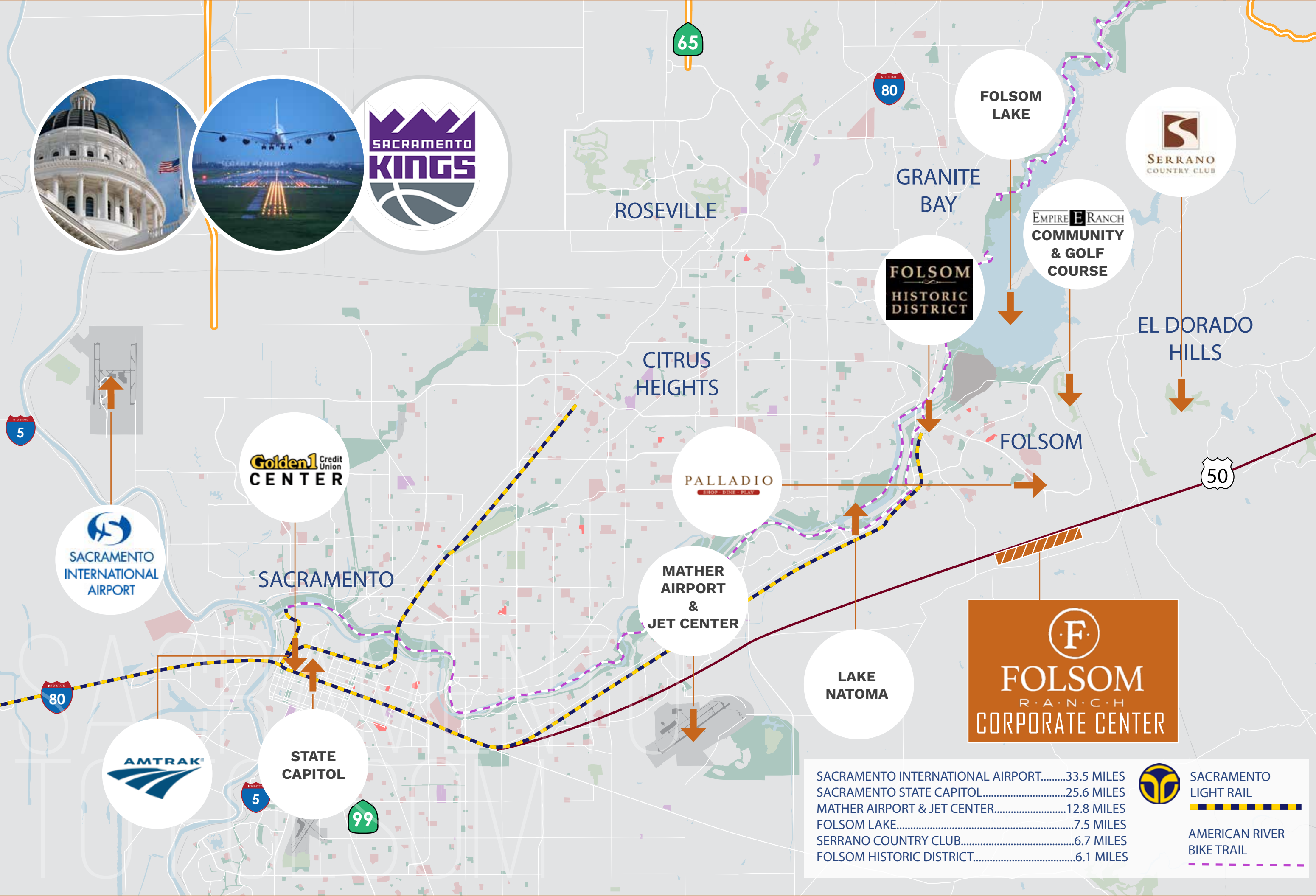
RESIDENTIAL PARKS, SCHOOLS

PRAIRIE CITY RD

WHITE ROCK RD

proximity to incredible amenities in city of Folsom...





**F**  
**FOLSOM**  
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**CORPORATE CENTER**

SACRAMENTO INTERNATIONAL AIRPORT.....	33.5 MILES
SACRAMENTO STATE CAPITOL.....	25.6 MILES
MATHER AIRPORT & JET CENTER.....	12.8 MILES
FOLSOM LAKE.....	7.5 MILES
SERRANO COUNTRY CLUB.....	6.7 MILES
FOLSOM HISTORIC DISTRICT.....	6.1 MILES

 SACRAMENTO LIGHT RAIL  
  
 AMERICAN RIVER BIKE TRAIL



# FOLSOM RANCH

CORPORATE CENTER



CLASS A OFFICE

SACRAMENTO LIGHT RAIL



HISTORIC OLD TOWN FOLSOM



SERRANO COUNTRY CLUB



LAKE TAHOE SKIING



PALLADIO LIFESTYLE MALL



BIKE/JOGGING/WALKING TRAILS



LAKE NATOMA



FOLSOM LAKE



amenities within close proximity to Folsom Ranch Corporate Center





FOLSOM RANCH

LATROBERD



WHITE ROCK RD.

RESIDENTIAL UNDER CONSTRUCTION

E. BIDWELL ST.

1,000 ACRES OPEN SPACE PRESERVE

PRAIRIE CITY RD.

EAST ←

FOLSOM RANCH CORPORATE CENTER

WEST →



- Established in 1988
- Largest tech employer in the Sacramento Region
- One of Intel's largest research and development campuses in the country and highly popular location with Intel software engineers
- Currently 6000 employees with the capacity of up to +/- 10,000 employees
- Multiple spin off/start-up companies in Folsom spawned from Intel engineers creating a tech hub for the Sacramento region
- Intel has jet shuttle service four times per day to Santa Clara Headquarters in Silicon Valley...a 20 minute flight

E BIDWELL ST



# FOLSOM RANCH IN RELATION TO INTEL CAMPUS





# FOLSOM TECH DOMINANCE

**F**  
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CORPORATE CENTER

Folsom-based companies played a prominent role on a list of top 25 technology companies in the Greater Sacramento Area ranked by the number of employees in The Sacramento Business Journal.

Of the top 25 technology companies in the region, Folsom leads the list with 5 companies.

These five Folsom companies have employees in excess of 7,100 people. The Highway 50 Corridor is the Technology Corridor of the region with eight companies and more than 8,300 employees.

Folsom companies making the Top 25 Technology Companies (ranked by employees) list are:



**Intel Corporation**

Established: 1988 Employees: 6,000



**Micron Technology**

Established: 1978 Employees: 425



**PowerSchool Group**

Established: 1977 Employees: 425



**Agilent Technologies**

Established: 1999 Employees: 170



**AgreeYa Solutions Inc.**

Established: 1999 Employees: 110



# MAJOR EMPLOYERS



## PRIVATE SECTOR EMPLOYERS NUMBERS

INTEL	6,000
MERCY FOLSOM	720
CAL ISO	600
MAXIMUS	600
VOXPRO	500
VSP ONE	475
POWERSCHOOL	425
MICRON	425
KAISER PERMANENTE FOLSOM	410
PROUNLIMITED	250
SAFE CREDIT UNION	250
BRMS	230
SUTTER HEALTH	208
TAX AUDIT.COM	200
AGILENT	170
INDUCTIVE AUTOMATION	120
L3 TECHNOLOGIES	120
AGREEYA SOLUTIONS	110

**FOLSOM RANCH**  
 CORPORATE CENTER



# DEMOGRAPHICS

	1 MILE RING	3 MILE RING	5 MILE RING	10 MILE RING
<b>POPULATION</b>				
<b>2017 TOTAL POPULATION</b>	2,273	46,698	103,816	350,891
<b>2017 AGE</b>				
<b>MEDIAN AGE</b>	34.8	37.5	38.6	41.1
<b>2016 OCCUPATION</b>				
<b>WHITE COLLAR</b>	64.9%	80.6%	78.1%	72.5%
<b>BLUE COLLAR</b>	35.1%	19.4%	21.9%	27.5%
<b>2017 HOUSEHOLD SIZE</b>				
<b>AVERAGE HOUSEHOLD SIZE</b>	3.0	2.9	2.8	2.8
<b>HOUSEHOLD INCOME TREND</b>				
<b>2017 AVERAGE INCOME</b>	\$129,947	\$140,625	\$138,112	\$116,124
<b>2017 MEDIAN INCOME</b>	\$117,678	\$115,310	\$109,235	\$85,418
<b>HOUSING UNITS OVERVIEW</b>				
<b>2017 HOME VALUE</b>				
<b>2017 HOME VALUE: MEDIAN</b>	\$486,567	\$433,117	\$427,786	\$370,029



# FOLSOM CITY HIGHLIGHTS



**78,585**

CURRENT POPULATION

2.4 MILLION (SACRAMENTO REGION)



**FOLSOM**

HIGHEST CONCENTRATION OF SOFTWARE JOBS IN GREATER SACRAMENTO REGION AND #1 IN THE CAPITAL REGION FOR PROFESSIONAL/TECHNICAL EMPLOYMENT PER CAPITA.



**89%**

HIGH SCHOOL GRADUATE OR HIGHER



**\$117,678**

MEDIAN HOUSEHOLD INCOME (HIGHEST IN SACRAMENTO REGION)



**FOLSOM**

HAS NO UTILITY USER TAX. SMUD OFFERS THE LOWEST UTILITY COST IN CALIFORNIA. 30% LESS THAN SURROUNDING AREAS.



**46%**

BACHELOR DEGREE OR HIGHER



**2.4%**

CITY OF FOLSOM UNEMPLOYMENT



**60%**

19-64 YEARS OLD



**72%**

HOME OWNERSHIP RATE



**24%**

SALES AND OFFICE OCCUPATIONS



**24%**

YOUNGER THAN 18



**PARKS**

46 DEVELOPED PARKS TOTALING 261 ACRES



**51.5%**

% OF TECH JOBS



**47%**

FEMALE



**53%**

MALE



**TRAILS**

MORE THAN 52 MILES OF PAVED TRAILS



**95,000**

AVERAGE DAILY TRAFFIC FRONTING PROPERTY



**WEATHER**

FOLSOM IS IN ONE OF THE TOP 10 SUNNIEST METRO AREAS IN THE COUNTRY WITH 285 DAYS OF SUNSHINE PER YEAR.



### EDUCATION IN THE FOLSOM AREA

Folsom offers residents one of the highest rated public school systems in California and numerous college and higher education opportunities located nearby. The Sacramento area offers a wide selection of business education courses, 2-year community colleges and 4-year options including UC Davis & Sacramento State.

### HIGH SCHOOLS

Folsom offers two award winning high schools. Folsom High School and Vista del Lago excel in academics, athletics, music and arts.



### FOLSOM LAKE COLLEGE

Folsom Lake College is the 109th community college in California. A part of the Los Rios Community College District, it offers more than thirty different degrees and certifications.



### ACCESS TO TALENT

The Sacramento region has 365,240 students enrolled in a 4 year university within 100 miles. The Los Rios Community College district is the second largest community college district in California with nearly 70,000 students enrolled.

### FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

Highest performing district in Sacramento area based on test scores and graduation rates



# REGIONAL AND LOCAL SCHOOLS





FOLSOM  
RANCH  
CORPORATE CENTER

## RELATED FOLSOM, SACRAMENTO WEBSITE/SOURCES/VIDEOS

**Folsom Ranch Commercial Properties**

<https://www.youtube.com/watch?v=dhb3Qk7GlbQ&feature=youtube>

**Folsom Ranch**

[www.folsomranch.com](http://www.folsomranch.com)

**Choose Folsom**

[www.choosefolsom.com](http://www.choosefolsom.com)

**The Greater Sacramento Economic Council**

[www.selectsacramento.com](http://www.selectsacramento.com)

**We Are The California Option (Greater Sacramento Economical Council)**

<https://www.youtube.com/watch?v=4iZhGVqx6lk&feature=youtube>

CONNECT TO FOLSOM RANCH



# FOLSOM RANCH CORPORATE CENTER AT



## FOLSOM RANCH

FOLSOM LAKE

FOLSOM

EL DORADO HILLS

**FOLSOM RANCH CORPORATE CENTER**  
+/- 240 DEVELOPABLE ACRES / 2.5 MILLION SF  
MIXED USE COMMERCIAL

ALDER CREEK ROAD

**OPEN SPACE PRESERVE**  
1,000 ACRES

PRAIRIE CITY RD

WHITE ROCK RD

E BIDWELL ST

EMPIRE RANCH RD

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