

Broadstone Village Center

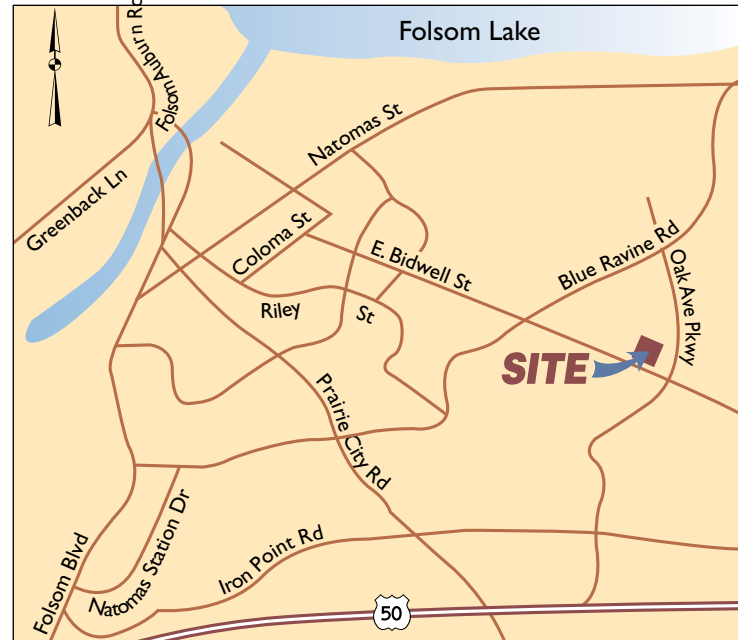
FOR SALE OR LEASE

2360 East Bidwell Street, Building C, Folsom, CA



±3,454 Rentable SF Available For Lease

- ◆ Excellent Owner/User Opportunity
- ◆ Located Along East Bidwell Near Highway 50 in Broadstone
- ◆ Building Signage Available
- ◆ Brick Construction with Extensive Landscaping and Water Features in Campus Setting
- ◆ Restaurants, Services and Amenities Nearby
- ◆ Parking Ratio 5/1,000



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**Newmark
Knight Frank**

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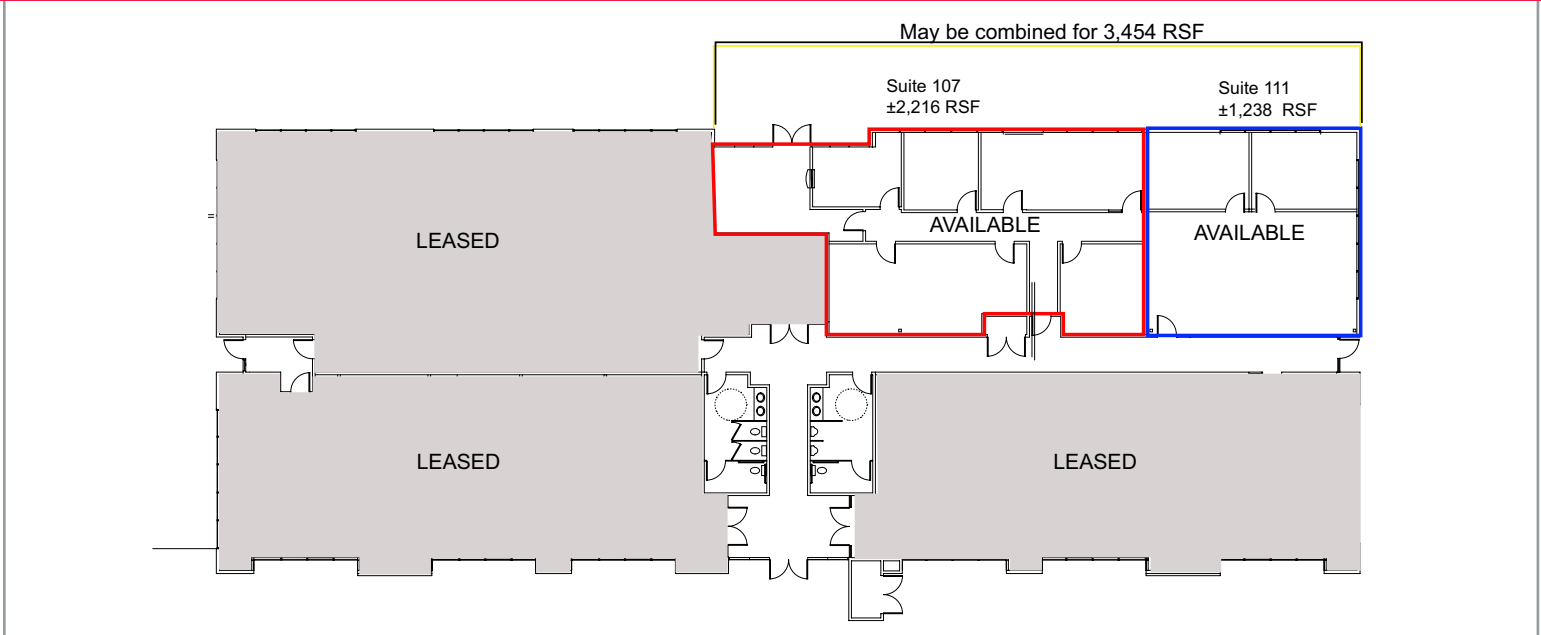
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

08-1359-1/18

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Demographics

	<u>1-Mi</u>	<u>3-Mi</u>	<u>5-Mi</u>
Population	15,069	71,652	130,992
Median HH Income	\$101,012	\$108,722	\$104,011

◆ Total Building SF: 12,491

◆ Zoning: C-2 PD

Daytime

Total Businesses	819	3,186	5,614
Total Employees	6,843	39,539	57,834

◆ Professional Office & Medical Uses

Traffic Count - 2015

E. Bidwell St. @ Bluestone Cir NW:	35,483 ADT
E. Bidwell St. @ Oak Avenue Parkway:	15,903 ADT



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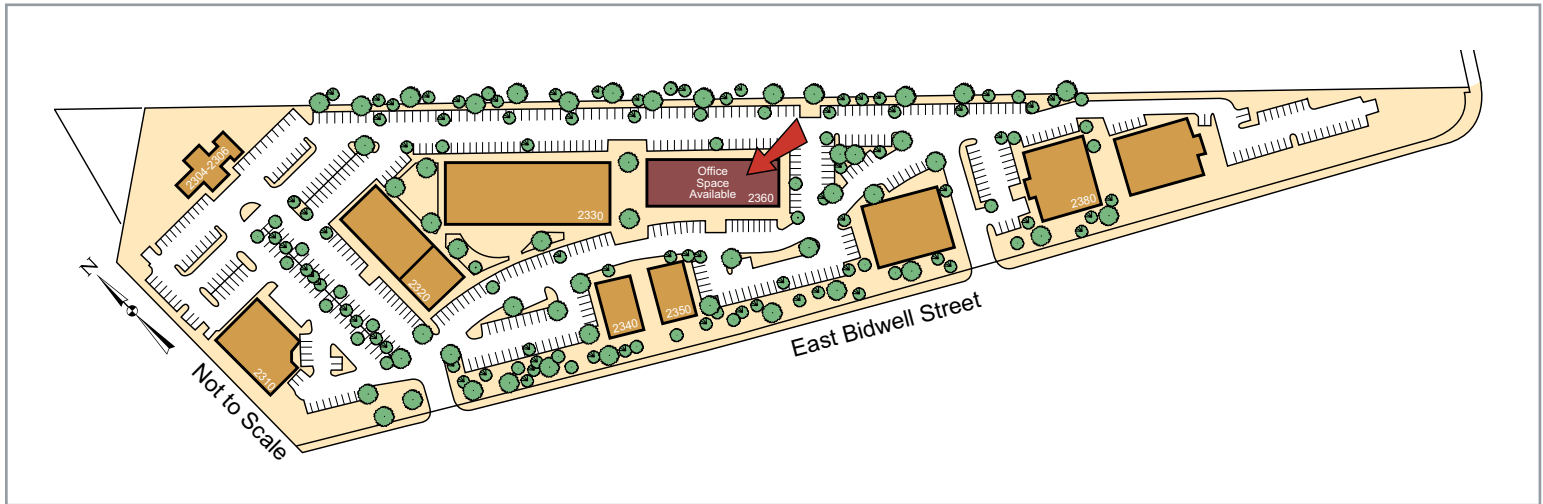
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DIGNITY HEALTH CAMPUS

SUBJECT PROPERTY

FOLSOM LAKE COLLEGE

BROADSTONE PLAZA

The Home Depot
Chick-fil-A
PetSmart
Michaels
Stein Mart
Marshalls
Ross Dress for Less
Old Navy
Lane Bryant
Famous Footwear
Babies "R" Us
Cost Plus World Market
Ashley Home Store
Mimi's Cafe
Romano's Macaroni Grill
Total Wine & More
Buffalo Wild Wings
Tilly's
Men's Wearhouse
GameStop
Cold Stone Creamery
GNC
Round Table Pizza

PALLADIO AT BROADSTONE

Panera Bread
Red Robin Gourmet Burgers
Chicago Fire
Starbucks
Sleep Number
Blue Nami
Palladio 16 Cinemas
Whole Foods Market
Kirkland's
Bank of America

FOLSOM GATEWAY CENTER

Sam's Club, Best Buy, Staples, DSW, Bed Bath & Beyond
PetSmart, Ulta Beauty, Chipotle, Vitamin Shoppe, Subway
Islands, Olive Garden, Islands, BevMo, In-N-Out Burger,
Mikuni, Courtyard Sacramento Folsom, Residence Inn,
Staybridge Suites, Starbucks, TacoBell, Carl's Jr., Wendy's, KFC

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