

1578 CREEKSID DRIVE, FOLSOM, CA 95630



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PROPERTY HIGHLIGHTS:

- One (1) Parcel of Land in the Heart of Folsom's Business and Retail Core
- Zoning allows for commercial, office, medical or multi-family
- Lot size: ± 2.37 acres
- Usable: ± 1.91 Net Usable Acres
- Previously approved for 17,775 SF single-story office/medical building
- Possible $\pm 26,000$ SF two-story office/medical building
- Located along major thoroughfare, East Bidwell corridor
- Excellent visibility and high traffic counts ($\pm 28,338$ cars per day)
- Located within 1 mile from major Folsom Retail Centers, including Folsom Square, Willow Creek Town Center, Folsom Town Center, and Commonwealth Square
- Numerous national credit anchors within 1 mile including, Target, Homegoods, Trader Joe's, Lowe's, Petco, Spouts, Dick's Sporting Goods and Raley's Grocery Store
- APN: 071-1960-001-0000

PURCHASE PRICE: \$2,500,000



Previously Approved Single-Story $\pm 17,775$ SF Office / Medical Building Rendering





ZONING INFORMATION

This site is zoned Business Professional (BP) within a Planned Development Overlay District (PD); this zone is intended for office/commercial uses. However, the site is within the East Bidwell Corridor (EBC) Mixed-Use General Plan Overlay, which does allow for residential uses of a density at least 30 dwelling units/acre and an FAR between 0.2 – 1.5.

This overlay designation gives property owners along the East Bidwell Corridor the flexibility to develop sites as mixed-use. It provides for a mixture of commercial and residential uses that are mutually compatible along East Bidwell Street. This designation balances existing commercial uses with future mixed-use development. This designation allows for multifamily housing as well as shops, restaurants, services, offices, and other compatible uses. For mixed-use development that includes residential uses as well as standalone residential developments within this overlay, building intensity standards are established by minimum residential density and maximum FAR. Intensity of non-residential development is regulated by minimum and maximum FAR.

Source: City of Folsom

ABOUT FOLSOM:

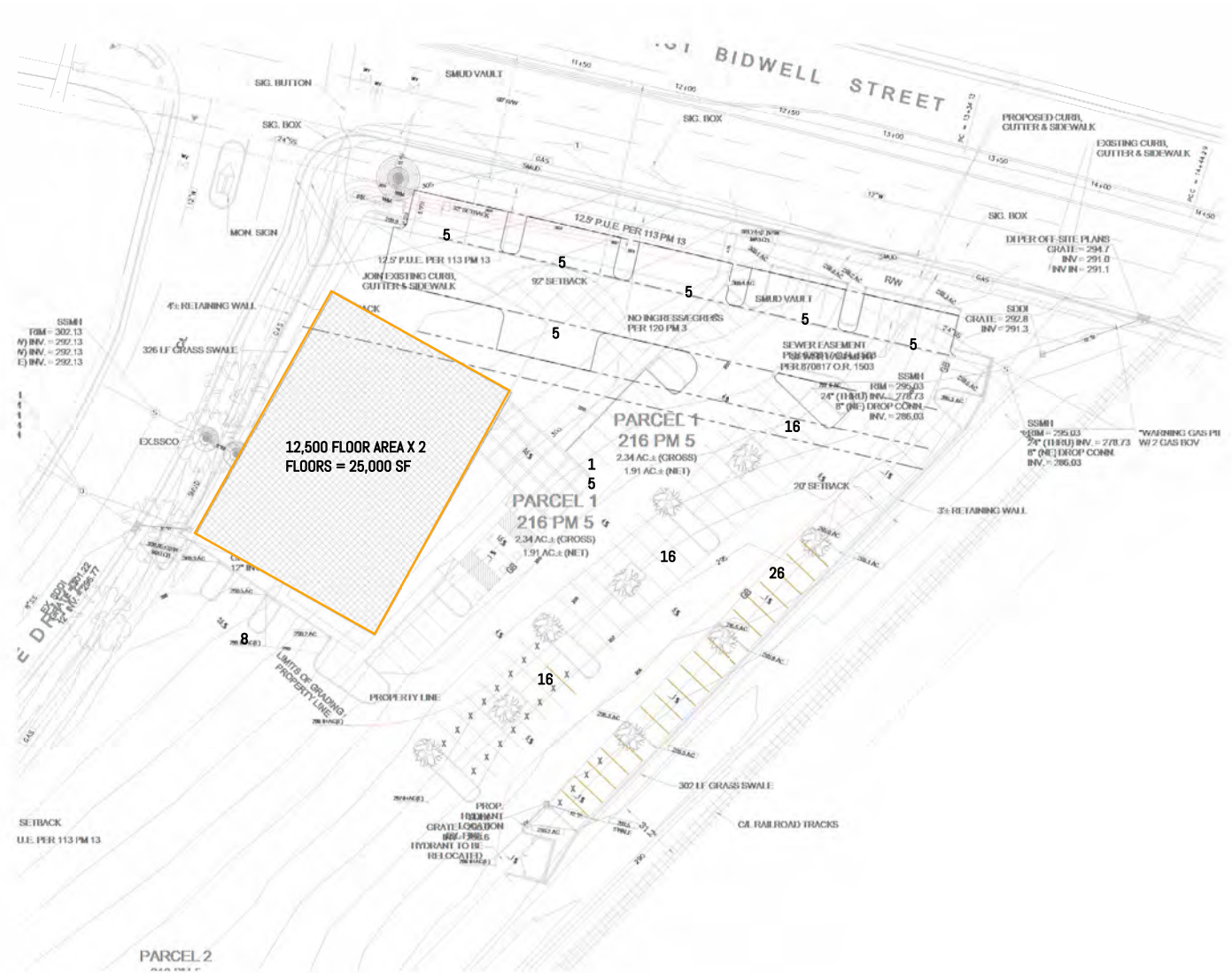
Living in Folsom, California means having easy access to nature while enjoying an affluent, well-planned suburban lifestyle. With $\pm 81,044$ residents and a high median household income of roughly \$150,786, the city is known for its safe neighborhoods, strong schools, and high homeownership rate. Folsom offers more than 50 miles of paved trails, the 32-mile American River bike corridor, and water recreation on Folsom Lake and Lake Natoma, making biking, kayaking, and running part of everyday life. Its personality comes from a blend of modern development and history. Folsom features Gold Rush-era buildings on Sutter Street, the National Historic Powerhouse, and the iconic Folsom Prison, tied to Johnny Cash. Families are drawn to the parks and the rescue-focused Folsom Zoo Sanctuary, while commuters benefit from Sacramento light rail access.

Source: Anystrates

RENDERING SITE PLAN



Previously Approved Single-
Story ±17,775 SF Office /
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3 MILE DEMOGRAPHICS



49,122
Total Employees
3 miles

41
Median Age
3 miles

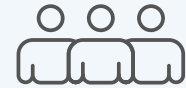
\$186,534
Average Household Income
3 miles

27,922
Total Households
3 miles

KEY FACTS



77,894
Population



2.6
Average Household Size

HOUSING STATS



\$661,075
Median Home Value



32.74%
% Renter Occupied
Housing Units

COMMUTERS



0.71%
Used Public Transportation



85.77%
Drove Alone to Work

EMPLOYMENT



21.22%
Blue Collar



78.78%
White Collar

EDUCATION



13.70%
High School Graduate

18.62%
Some College

48.95%
Bachelor's Degree Plus

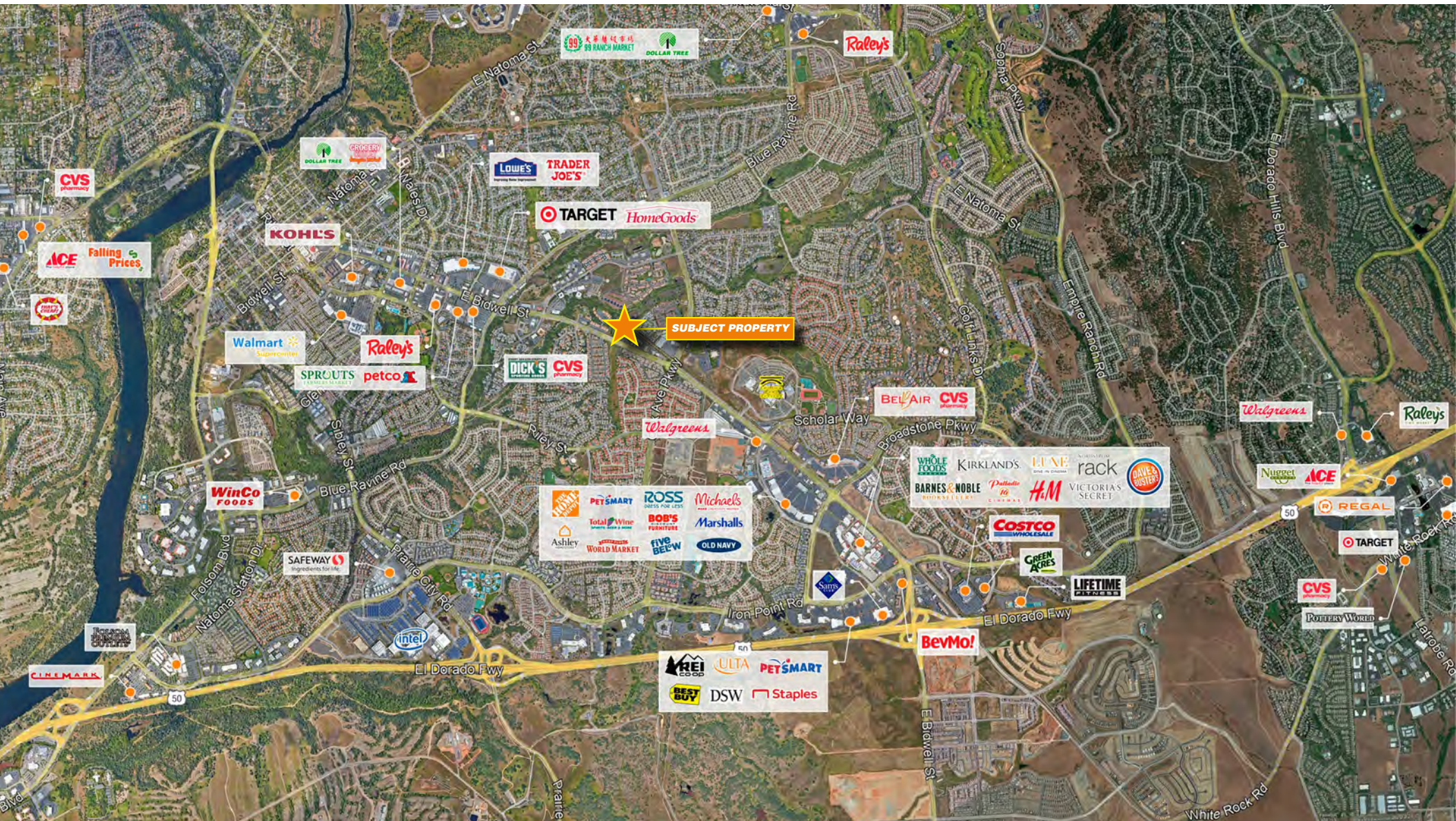
FOLSOM RETAIL AERIAL



FOLSOM MEDICAL AERIAL



FOLSOM TRADE AREA



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