

**FOR
LEASE**

**1621 CREEKSID DR,
FOLSOM, CA**

±1,380 SF MEDICAL OFFICE SPACE AVAILABLE



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**3D Tour
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ROME
REAL ESTATE GROUP

CREEKSIDE OFFICE PARK

FOR LEASE	SIZE	LEASE RATE	SPACE NOTES
Suite 100	±1,380 SF	\$2.25 PSF, MG	Medical office with exam room, procedure/treatment area, lab, private offices, business office and reception/waiting.

PROPERTY HIGHLIGHTS:

- Directly across from Dignity Health's Mercy Hospital of Folsom
- In the heart of Folsom's established medical district
- Move-in ready medical buildout - ±1,380 SF configured with reception, exam and procedure rooms, lab, offices, admin area and restroom
- Building signage available
- Adjacent to Folsom's extensive bike trail system
- Flexible terms, modified gross lease rate and negotiable TI allowance



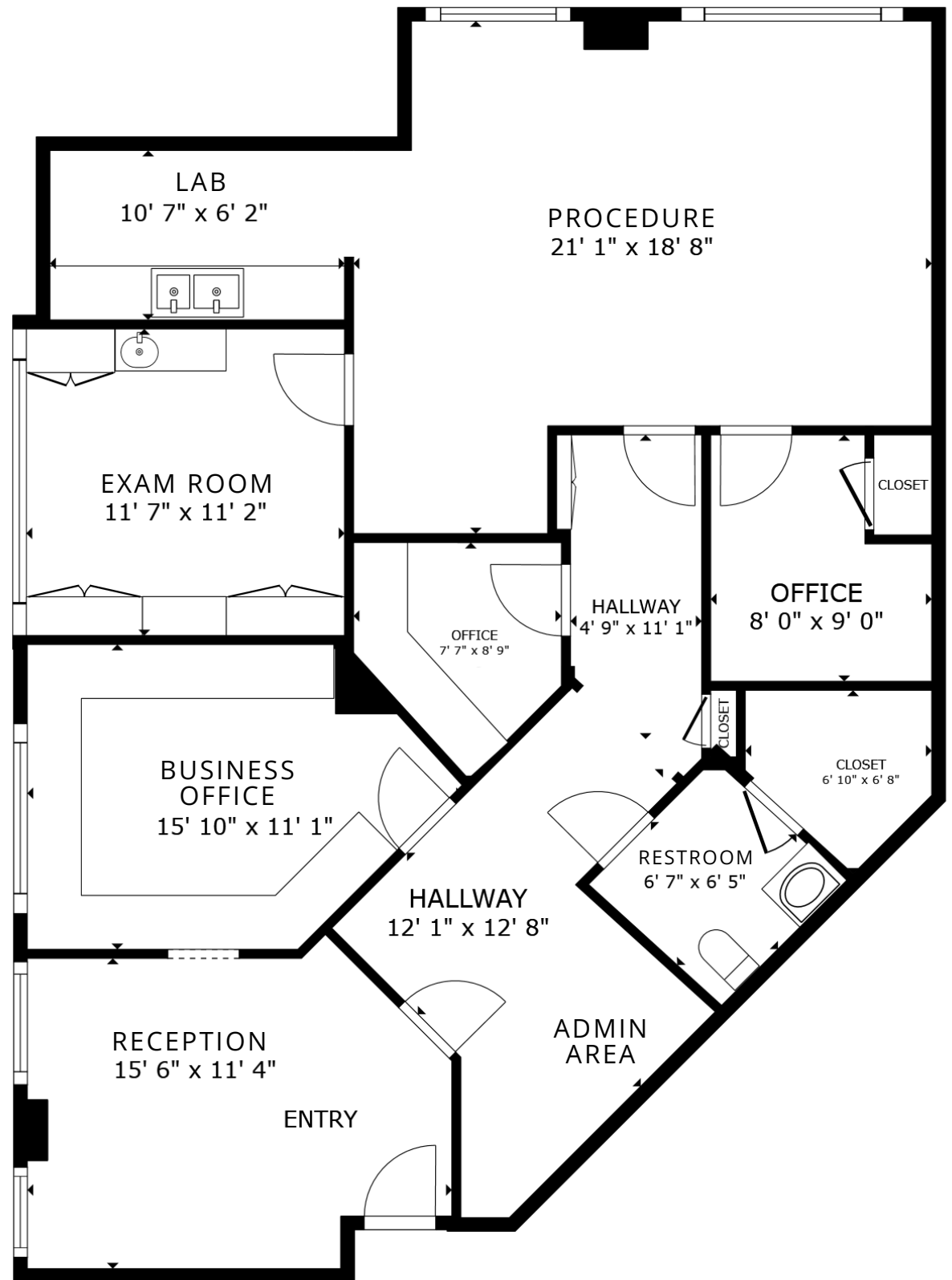
FLOOR PLAN

Suite 100

Size: ±1,380 RSF

Base Rent: \$2.25 PSF, MG

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INTERIOR PHOTOS





EXTERIOR PHOTOS





FOLSOM CENTRAL SHOPPING CENTER

KIDSPARK Happy kids Happy parents.
 Reilly AUTO PARTS
 OneMain Financial.
 Wendy's
 Round Table PIZZA
 Hertz

LOWE'S
TRADER JOE'S
TOGO'S
JIMBOY'S TACOS

FOLSOM SQUARE

Bank of the West
 CRUNCH
 HomeGoods
 Carl's Jr.
 Target
 FedEx Office
 discovery shop
 American Cancer Society

CREEKSIDE OFFICE PARK

Folsom Urgent Care
 Sacramento Eye Consultants
 Sierra Pacific Surgical
 Sutter Imaging I
 nuance cosmetic surgery
 CREEKSIDE ENDODONTICS
 Folsom Sierra Endoscopy Center
 Sierra Dental Studio
 Delight DENTAL GROUP
 California Sleep Solutions DIAGNOSTIC AND TREATMENT CENTER
 ROC
 CREEKSIDE OB/GYN OF FOLSOM
 Senior Helpers
 Sutter Imaging II

Walmart
 99¢ ONLY STORES
 24 FITNESS
 Kohl's
 Great Clips
 Rainbow Kids URGENT CARE
 CHASE
 DUTCH BROS
 SALLY BEAUTY

COMMONWEALTH SQUARE

Raley's
 Starbucks
 Jersey Mike's
 Mountain Mike's PIZZERIA
 jiffy lube
 UPS THE UPS STORE

SPROUTS FARMER'S MARKET
 planet fitness
 petco

WILLOW CREEK TOWN CENTER

CHIPOTE MEXICAN GRILL
 CVS pharmacy
 Golden1 Credit Union
 DICK'S SPORTING GOODS
 HADIT BURGER & GRILL
 WELLS FARGO
 UOB
 SUNRIGHT TEASTUDIO
 ESCAPE OUT
 FIREHOUSE SUBS
 HANDEL'S HOMEMADE ICE CREAM SINCE 1945
 HIFI

Mercy Hospital of Folsom
 A Dignity Health Member

LOCATION AERIAL



DEMOGRAPHIC SUMMARY REPORT

1621 CREEKSIDE DR, FOLSOM, CA 95630



POPULATION

2025 ESTIMATE

1-MILE RADIUS	16,065
3-MILE RADIUS	81,382
5-MILE RADIUS	156,458

POPULATION

2030 PROJECTION

1-MILE RADIUS	16,400
3-MILE RADIUS	82,726
5-MILE RADIUS	160,184



HOUSEHOLD INCOME

2025 AVERAGE

1-MILE RADIUS	\$132,042.00
3-MILE RADIUS	\$161,816.00
5-MILE RADIUS	\$161,073.00

HOUSEHOLD INCOME

2025 MEDIAN

1-MILE RADIUS	\$104,623.00
3-MILE RADIUS	\$134,428.00
5-MILE RADIUS	\$132,441.00



POPULATION

2025 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	9,600	47,100	97,779
BLACK	285	3,334	4,535
HISPANIC ORIGIN	2,199	11,221	19,692
AM. INDIAN & ALASKAN	81	354	669
ASIAN	2,882	15,328	26,150
HAWAIIAN & PACIFIC ISLAND	51	219	376
OTHER	3,166	15,047	26,949

CONTACT US

FOR MORE INFORMATION ABOUT
THIS MEDICAL OFFICE SPACE



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VICE PRESIDENT

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