



E BIDWELL STREET

Glenn Drive

FOLSOM FAIRE

603-697 E BIDWELL STREET,
FOLSOM, CA

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OVERVIEW

HIGHLIGHTS

- Neighborhood shopping center anchored by Grocery Outlet, & Dollar Tree
- Strategically located center on the #1 east-west retail/commuter arterial in Folsom
- National retailers in the immediate area include Target, Walmart, Petco, Lowe's, Trader Joe's, Home Depot, etc.



BY THE NUMBERS

Demographics	1 mile	3 miles	5 miles
Population	12,842	86,017	159,420
Average household income	\$124,047	\$153,943	\$162,398
Daytime population	16,285	87,223	69,657

Source: Esri 2023

Traffic counts	
E Bidwell @ Glenn Dr	19,298
E Bidwell @ Wales Dr	29,330

Source: Esri 2023

SITE PLAN



	Tenant	SF
A	Victory Performance	±4,000
B	Available	±15,000
C	Grocery Outlet	±22,226
D	The Spot	±6,866
E	Folsom Tobacco	±1,530
F	KK Threading	±825
G	Pilates	±1,050
H	Essence Nails	±2,250
J	Available	±2,100
K	American Cleaners	±1,200
L	Vacuum and Sewing World	±2,100
M	Chang's Mongolian Grill	±2,400
N	Dollar Tree	±16,520
O	Salon Centric	±2,888
P	Nourish	±1,088
Q	Finecuts	±900
R	Folsom Coin	±900
S	Little Caesar's Pizza	±1,800
T	Ruchi Indian Cuisine	±2,550
U	American Logo Wear	±1,275
V	World Traveler Coffee	±1,275
W	The Churchill Arms Pub	±3,973
X	McDonald's	±6,911
	Total	±101,927

AREA MAP



SUTTER
MIDDLE
SCHOOL

FOLSOM LAKE
HIGH SCHOOL
SATELLITE CAMPUS

RITE
AID

BIG 5
SPORTING GOODS

LOWE'S
More Inspiration More Ideas

TRADER JOE'S



KOHL'S

FOLSOM FAIRE

E. BIDWELL ST

RILEY ST

FOLSOM
AQUATIC
CENTER

Walgreens

Raley's

WALMART

99c
only
STORES

LEMBI PARK

SPROUTS
FARMER MARKET

PETCO
Where the pets go

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS
CVS
pharmacy

FOLSOM FAIRE



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