



E BIDWELL STREET

Glenn Drive

FOLSOM FAIRE

603-697 E BIDWELL STREET,
FOLSOM, CA

JOHN BRECHER

Sr. Vice President
JLL Retail Advisory Services
+1 916 440 1826
john.brecher@jll.com
RE License #01897931

TORREN RAGAN

Senior Associate
JLL Retail Advisory Services
+1 916 440 1827
torren.ragan@jll.com
RE License #02046828

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

OVERVIEW

HIGHLIGHTS

- Neighborhood shopping center anchored by Grocery Outlet and 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	13,150	86,465	169,036
Average household income	\$145,417	\$175,924	\$190,618
Daytime population	19,228	91,387	158,225

Source: Esri 2026

Traffic counts	
E Bidwell @ Glenn	19,513
E Bidwell @ Wales	23,245

Source: CoStar 2026

SITE PLAN



Tenant	SF
A Victory Performance	±4,000
B Aqua Tots	±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 Lease Pending	±2,100
K American Cleaners	±1,200
L Vacuum & Sewing World	±2,100
M Chang's Mongolian Grill	±2,400
N Dollar Tree	±16,520
O Salon Centric	±2,888
P Available	±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	±101,627

AREA MAP



Sutter
Middle School

BIG 5
SPORTING GOODS

Lowe's
Home Improvement Warehouse

TRADER JOE'S

SITE

KOHL'S

Walmart Super
Center
24 HOUR FITNESS

ALI KIDZ
TRAMPOLINE PARK

Folsom
Aquatic
Center

Raley's

DICK'S
SPORTING GOODS

CVS
pharmacy

SPROUTS
FARMERS MARKET

PETCO
Where the pets go

Lembi Park

RILEY ST

E. BIDWELL ST



FOLSOM FAIRE



JOHN BRECHER
Sr. Vice President
JLL Retail Advisory Services
+1 916 440 1826
john.brecher@jll.com
RE License #01897931

TORREN RAGAN
Senior Associate
JLL Retail Advisory Services
+1 916 440 1827
torren.ragan@jll.com
RE License #02046828



jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.