

GRADING TO START SOON

[CLICK HERE TO VIEW PROPERTY VIDEO](#)

OFFICE, RETAIL, & MEDICAL
FOR SALE OR LEASE

SOUTHPOINTE AT FOLSOM RANCH



SOUTHPOINTE
AT FOLSOM RANCH

NEWMARK

 THE EDWARDS COMPANY
commercial real estate services

AERIAL



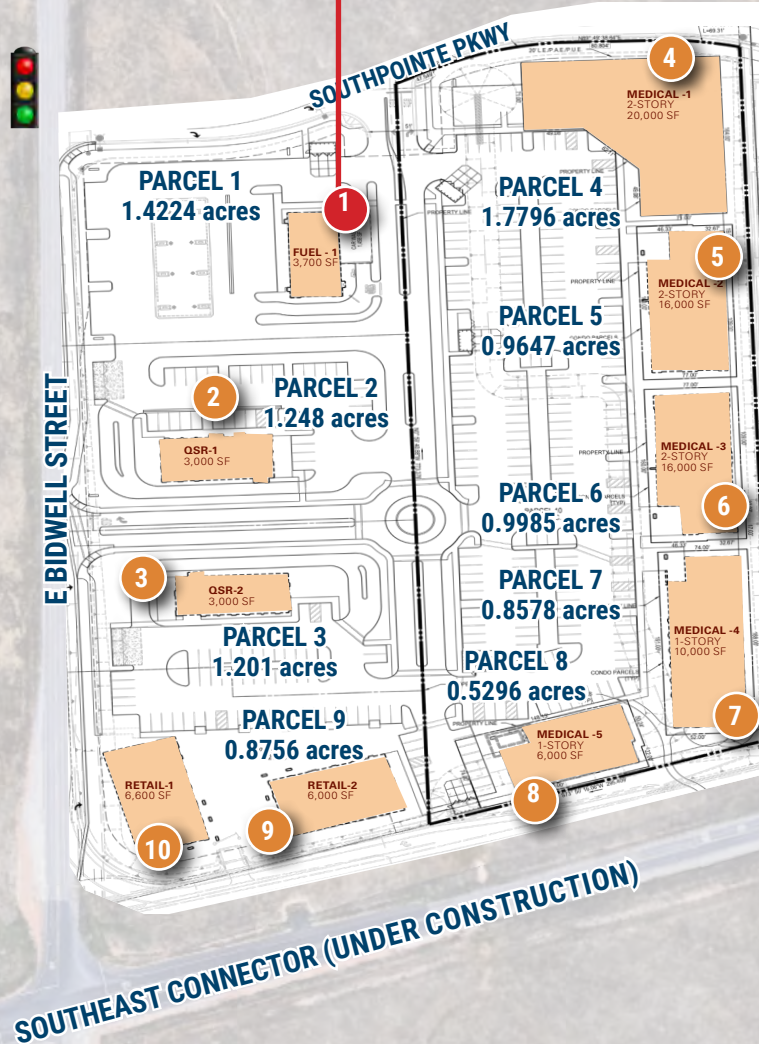
CONCEPTUAL SITE PLAN

PROPERTY HIGHLIGHTS

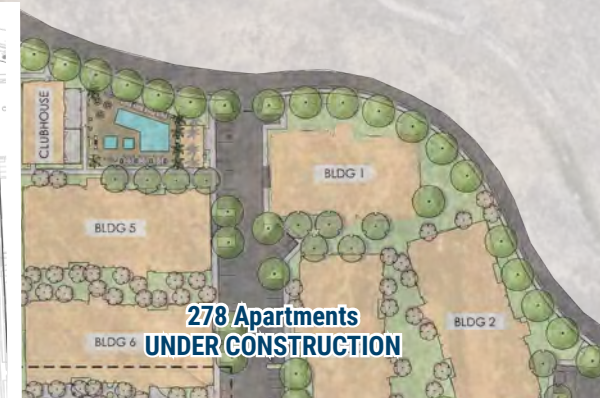
- Southpointe at Folsom Ranch is Folsom's latest Office/Medical/Retail Development.
- Office/Medical opportunities from 1,500-20,000SF now available for sale or lease.
- Shop/Pad Space Available
- Double Drive-thru Pads
- Gas Station, C-Store and Car Wash Ground Leased to National User.
- Prominent Visibility Corner with Frontage on Capital Southeast Connector (now under construction) & East Bidwell Street
- Immediately East of the Site is a Planned Housing Development Including 278 Apartment Units and 160 Bungalows

**1,130 Units
UNDER CONSTRUCTION
Toll Brothers Regency
(Many units occupied and completed)**

**Fuel - Ground
Lease
National Gas**



Condos Now Available
for Sale or Lease from
1,500 SF - 20,000 SF



Building #	Building/ Condos Size	Proposed Use
1	3,700 SF	Fuel "Ground Lease-National Gas"
2	3,000 SF	QSR w/ drive thru
3	3,000 SF	QSR w/ drive thru
4	2,000 - 20,000 SF	Medical (2-story)
5	2,000- 16,000 SF	Medical (2-story)
6	2,000- 16,000 SF	Medical (2-story)
7	2,500- 10,000 SF	Medical (2-story)
8	1,500- 6,000 SF	Medical (1-Story)
9	6,000 SF	Retail 2
10	6,600 SF	Retail 1



Click here to see zoning
for specific use allowances

CONCEPTUAL ELEVATIONS



Retail and Dining

Medical/Office

Condos Now Available

for Sale or Lease from
1,500 SF - 20,000 SF



PERSPECTIVE VIEW

CONCEPTUAL ELEVATIONS



PERSPECTIVE VIEW

Medical 1 & 2 Elevations



PERSPECTIVE VIEW

CONCEPTUAL ELEVATIONS



PERSPECTIVE VIEW

Medical 3 & 4 Elevations



PERSPECTIVE VIEW

CONCEPTUAL ELEVATIONS



PERSPECTIVE VIEW

Medical 5 Elevation

CONCEPTUAL ELEVATIONS



PERSPECTIVE VIEW

Retail 1 & 2 Elevations



PERSPECTIVE VIEW

CONCEPTUAL ELEVATIONS



PERSPECTIVE VIEW

QSR 1 & 2 Elevations



PERSPECTIVE VIEW

STREET ELEVATIONS



Street Elevation Views 1 & 2



STREET ELEVATIONS

Street Elevation Views 3



STREET ELEVATIONS



Street Elevation Views 4 & 5



STREET ELEVATIONS

Street Elevation Views 6



STREET ELEVATIONS



Street Elevation Views 7 & 8



FOLSOM RANCH MASTER PLAN

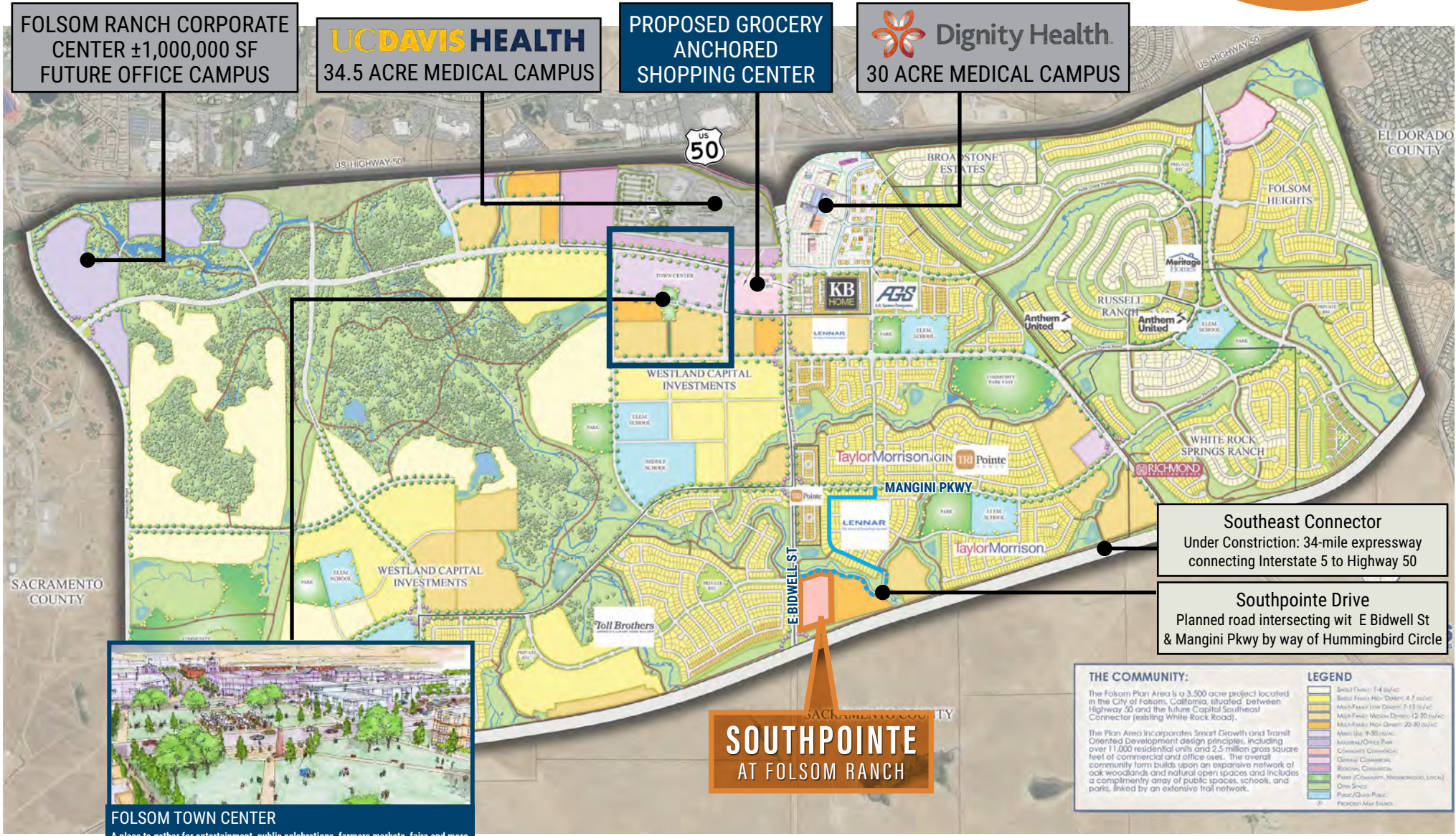


FOLSOM RANCH CORPORATE CENTER ±1,000,000 SF FUTURE OFFICE CAMPUS

UC DAVIS HEALTH 34.5 ACRE MEDICAL CAMPUS

PROPOSED GROCERY ANCHORED SHOPPING CENTER

Dignity Health 30 ACRE MEDICAL CAMPUS



Southeast Connector
Under Construction: 34-mile expressway connecting Interstate 5 to Highway 50

Southpointe Drive
Planned road intersecting with E Bidwell St & Mangini Pkwy by way of Hummingbird Circle



FOLSOM TOWN CENTER
A place to gather for entertainment, public celebrations, farmers markets, fairs and more.

SOUTHPOINTE AT FOLSOM RANCH

THE COMMUNITY:
The Folsom Plan Area is a 3,500-acre project located in the City of Folsom, California, situated between Highway 50 and the future Capital Southeast Connector (existing White Rock Road).
The Plan Area incorporates Smart Growth and Transit Oriented Development design principles, including over 11,000 residential units and 2.5 million gross square feet of commercial and office uses. The overall community form builds upon an expansive network of oak woodlands and natural open spaces and includes a complimentary array of public spaces, schools, and parks, linked by an extensive trail network.

LEGEND

- Single Family 1-4 (0.5/AC)
- Single Family High Density 4-7 (0.5/AC)
- Multi-Family Low Density 7-12 (0.5/AC)
- Multi-Family Medium Density 12-20 (0.5/AC)
- Multi-Family High Density 20-30 (0.5/AC)
- Multi-Use 9-30 (0.5/AC)
- Residential Office Park
- Community Commercial
- General Commercial
- Regional Commercial
- Park (Community, Neighborhood, Local)
- Open Space
- Pond/Quasi-Pond
- Proposed Major Street

LOCATION

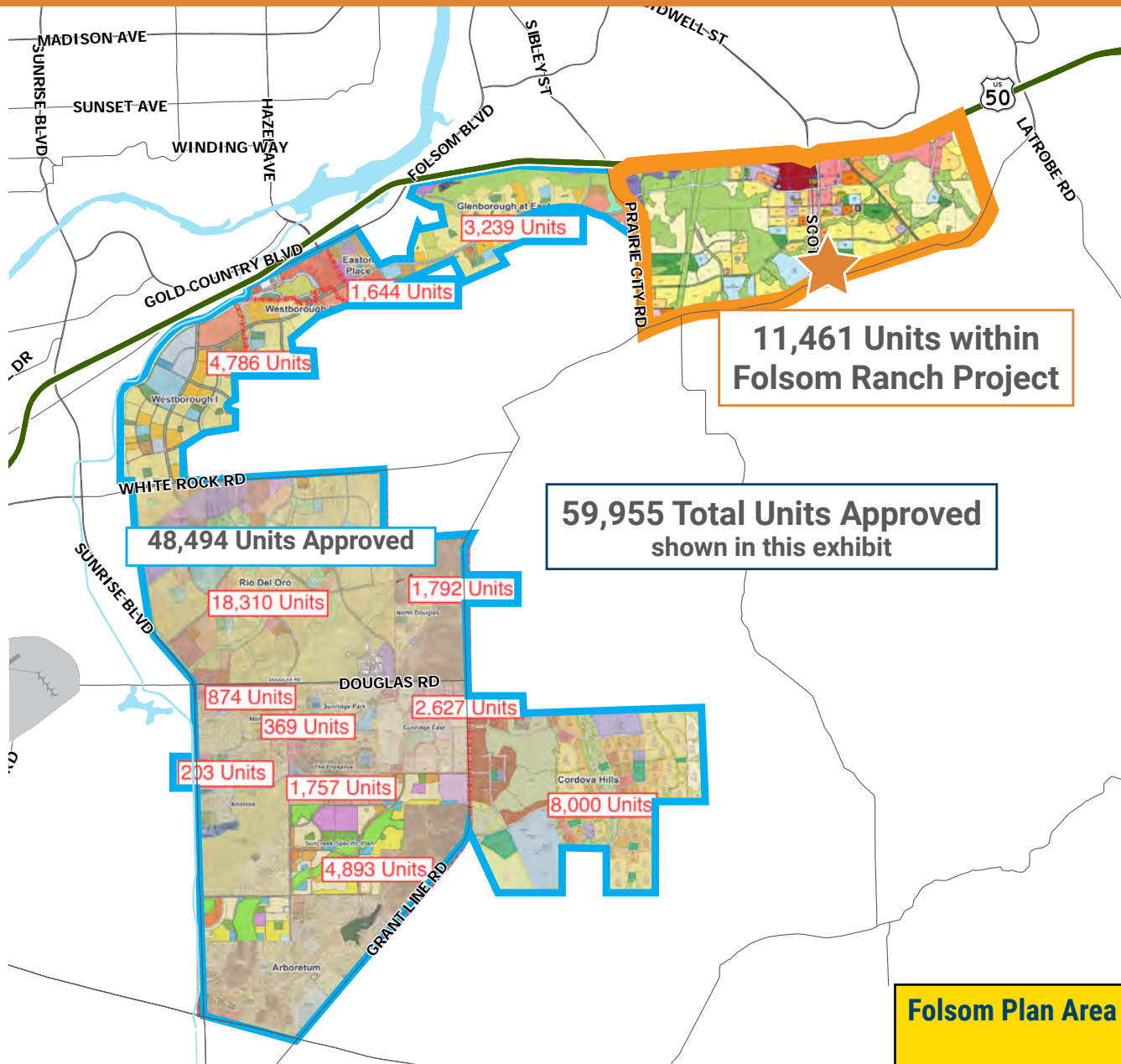
Folsom Ranch is part of one of the **largest master plans** in Northern California



SOUTHEAST CONNECTOR www.connectorjpa.net
Currently under construction! 34-mile expressway connecting Interstate 5 to Highway 50.

- PURPLE LINE:** SITE TO SACRAMENTO - 24.5 MILES - 30 MIN
- GREEN LINE:** SITE TO NAPA - 84.9 MILES - 1.5 HRS
- RED LINE:** SITE TO LAKE TAHOE - 86.1 MILES - 1.5 HRS
- BLUE LINE:** SITE TO SAN FRANCISCO - 111 MILES - 2 HRS

HOUSING GROWTH



- ### FOLSOM RANCH DEVELOPMENT
- 3,585 acre master planned community
 - The overall development will include a combination of commercial, retail, medical, and 11,461 new homes
 - 30 Acre Dignity Health Medical Campus and Pending 36 Acre UC Davis Health Medical Campus
 - 4 elementary schools, one middle school, and one high school
 - 2 regional parks and 8 neighborhood parks – 138 acres total
 - Located near Intel's 1.3 million R&D Campus
 - Directly across from Hwy 50 the Palladio 800,000 SF outdoor lifestyle mall
 - 1,000 acres of oak tree studded open space

Folsom Plan Area Semi-Annual Q4 2022/Q1 2023 Update
[CLICK HERE](#)

FOLSOM RETAIL COMPETITION

PALLADIO AT BROADSTONE

SHOPPING/SERVICE

AT & T
 Amazing Lash Studio
 Apricot Lane Boutique
 BI Design
 Bag King
 Bank of America
 Barnes & Noble Booksellers
 Barnes & Noble Kitchen
 Benicia Dancewear
 Button Up Boutique
 Charlotte Russe
 Charming Charlie
 Chico's
 Claire's Accessories
 College Planning Center
 Color Me Mine
 Couch and Hammond Dentistry
 Grebitus Jewelers
 Gymboree
 H & M
 Haney Garcia Real Estate
 Jos A. Bank
 Kids Inc Preschool & Discovery Center
 Kirkland's

LensCrafters
 Maribou Spa & Salon
 Mas Taco Bar
 Massage Heights
 M·A·C Cosmetics
 Nail Palazzo
 Nordstrom Rack
 PINK
 Painted
 Palladio 16 Cinemas
 Palladio Luxe Cinema
 Phenix Salon Suites
 Rod Works, Unique Home Decor
 Roosters Men's Grooming Center
 SeaQuest Interactive Aquarium
 See's Candies
 Serenity Spa & Soul Yoga
 Sleep Number
 Sole Desire Shoes
 Soma Intimates
 T-Mobile
 Threading Place
 Torrid
 Victoria's Secret
 Visually Sound Optometry
 We're Organized

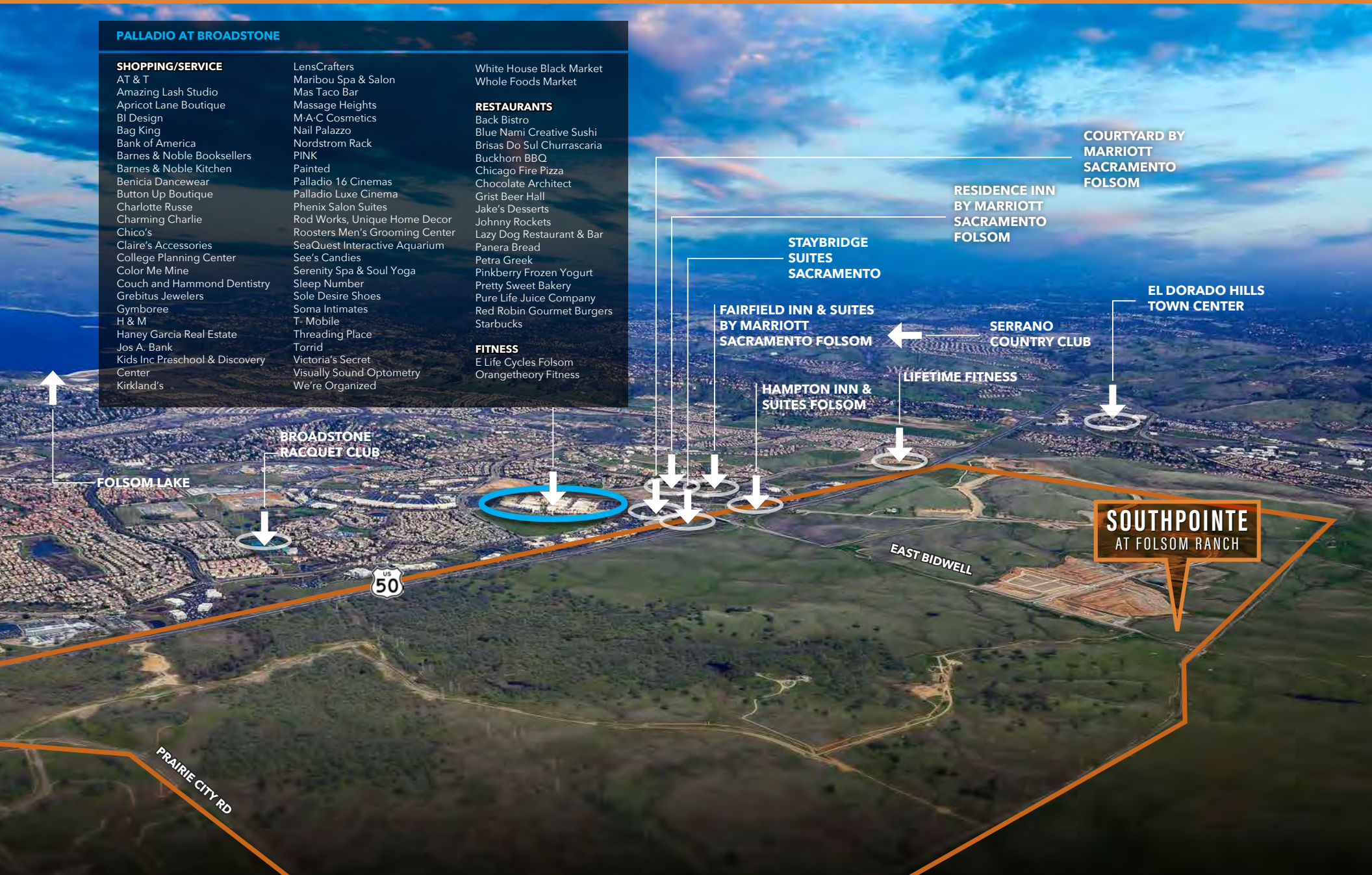
White House Black Market
 Whole Foods Market

RESTAURANTS

Back Bistro
 Blue Nami Creative Sushi
 Brisas Do Sul Churrascaria
 Buckhorn BBQ
 Chicago Fire Pizza
 Chocolate Architect
 Grist Beer Hall
 Jake's Desserts
 Johnny Rockets
 Lazy Dog Restaurant & Bar
 Panera Bread
 Petra Greek
 Pinkberry Frozen Yogurt
 Pretty Sweet Bakery
 Pure Life Juice Company
 Red Robin Gourmet Burgers
 Starbucks

FITNESS

E Life Cycles Folsom
 Orangetheory Fitness



COURTYARD BY MARRIOTT SACRAMENTO FOLSOM

RESIDENCE INN BY MARRIOTT SACRAMENTO FOLSOM

STAYBRIDGE SUITES SACRAMENTO

EL DORADO HILLS TOWN CENTER

FAIRFIELD INN & SUITES BY MARRIOTT SACRAMENTO FOLSOM

SERRANO COUNTRY CLUB

HAMPTON INN & SUITES FOLSOM

LIFETIME FITNESS

FOLSOM LAKE

BROADSTONE RACQUET CLUB

US 50

EAST BIDWELL

SOUTHPOINTE AT FOLSOM RANCH

PRAIRIE CITY RD

MAJOR EMPLOYERS



PRIVATE SECTOR EMPLOYERS	NUMBER OF EMPLOYEES
INTEL	6,000
MERCY FOLSOM	720
CAL ISO	600
MAXIMUS	600
VOXPRO	500
VSP ONE	475
POWERSCHOOL	425
MICRON	425
KAISER PERMANENTE FOLSOM	410
PROGNLIMITED	250
SAFE CREDIT UNION	250
BRMS	230
SUTTER HEALTH	208
TAX AUDIT.COM	200
AGILENT	170
INDUCTIVE AUTOMATION	120
L3 TECHNOLOGIES	120
AGREYA SOLUTIONS	110

GROWING COMMUNITY



84,789

CURRENT POPULATION
2.4 MILLION (SACRAMENTO REGION)



JOBS

HIGHEST CONCENTRATION OF SOFTWARE JOBS IN GREATER SACRAMENTO REGION AND #1 IN THE CAPITAL REGION FOR PROFESSIONAL/TECHNICAL EMPLOYMENT PER CAPITA.



93.6%

HIGH SCHOOL GRADUATE OR HIGHER



\$130,990

MEDIAN HOUSEHOLD INCOME



FOLSOM

HAS NO UTILITY USER TAX. SMUD OFFERS THE LOWEST UTILITY COST IN CALIFORNIA. 30% LESS THAN SURROUNDING AREAS.



50.2%

BACHELOR DEGREE OR HIGHER



2.6%

CITY OF FOLSOM UNEMPLOYMENT



63%

19-64 YEARS OLD



68%

HOME OWNERSHIP RATE



24%

SALES AND OFFICE OCCUPATIONS



25%

YOUNGER THAN 18



PARKS

46 DEVELOPED PARKS TOTALING 261 ACRES



51.5%

TECH JOBS



49%

FEMALE



51%

MALE



TRAILS

MORE THAN 50 MILES OF PAVED TRAILS



102,621

TRAFFIC VOLUME
HWY 50 & E. BIDWELL ST.



WEATHER

FOLSOM IS IN ONE OF THE TOP 10 SUNNIEST METRO AREAS IN THE COUNTRY WITH 285 DAYS OF SUNSHINE PER YEAR.

source:
Esri
censusreporter.org/
folsom.ca.us



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