

RETAIL, RESTAURANT, & ENTERTAINMENT OPPORTUNITIES AT FOLSOM RANCH



ALDER CREEK MARKETPLACE

A New 3,585 Acre Master Planned Development

NOW LEASING

ALDER CREEK

UC DAVIS HEALTH
UNDER CONSTRUCTION

Dignity Health
UNDER CONSTRUCTION

UNDER CONSTRUCTION
114 Units

UNDER CONSTRUCTION
265 Units

UNDER CONSTRUCTION
1,025 Units

450 Homes
BUILT & SOLD

GRADING &
UNDER CONSTRUCTION
1,450 Units

UNDER CONSTRUCTION

UNDER CONSTRUCTION
700 Units

1000 Units
CURRENTLY OCCUPIED

Mangini Ranch
Elementary School

425 Bungalows
UNDER CONSTRUCTION

265 Apartments
UNDER CONSTRUCTION

1,130 Units
UNDER CONSTRUCTION

Mixed-Use Site
PROPOSED

VIDEO TOUR

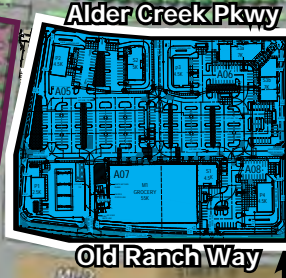
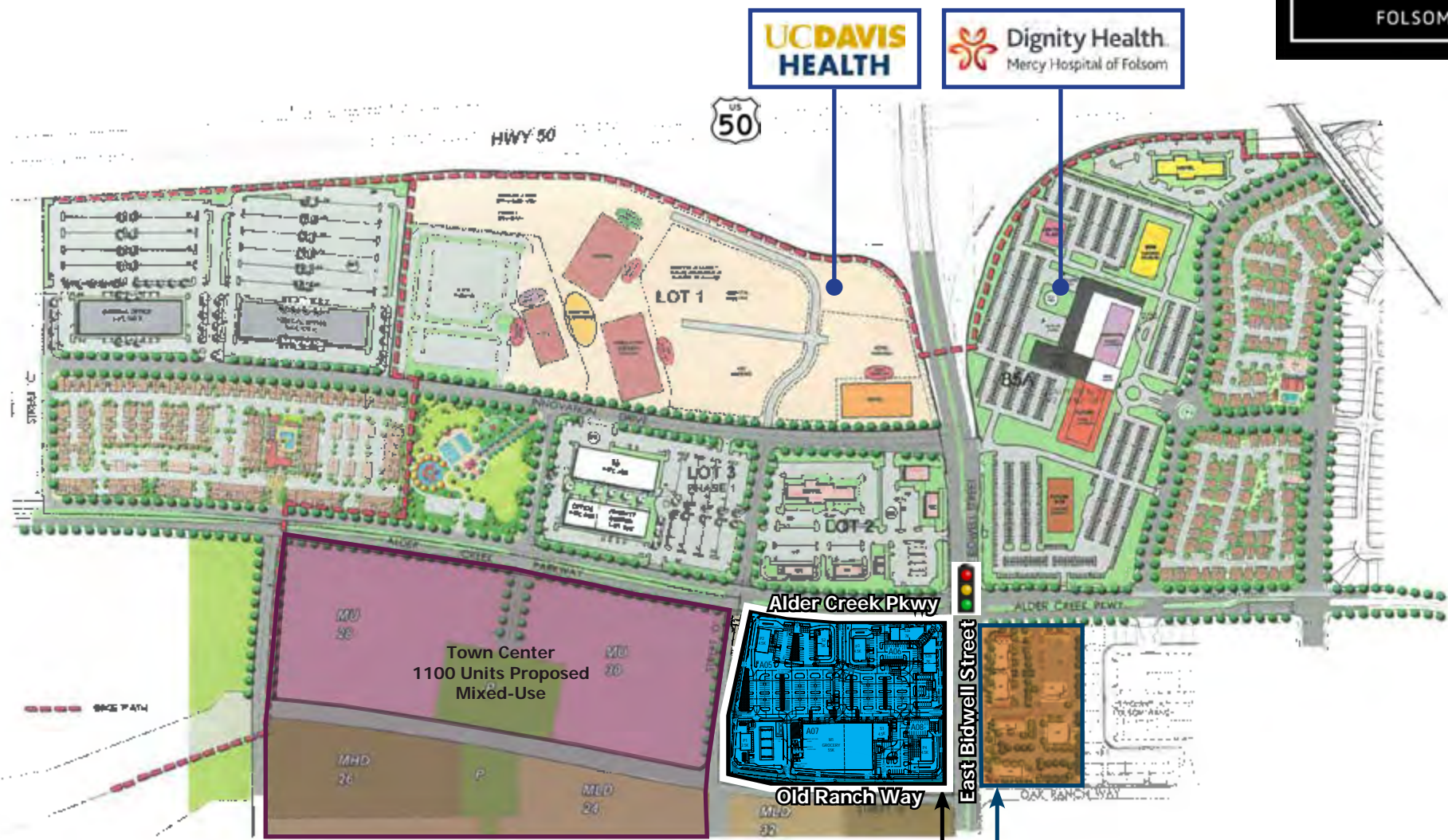


COMING SOON

[View Folsom Ranch Growth Article](#)
www.FolsomRanch.com

PARTNER **XTEAM**
RETAIL ADVISORS

FOLSOM RANCH MASTER SITE PLAN



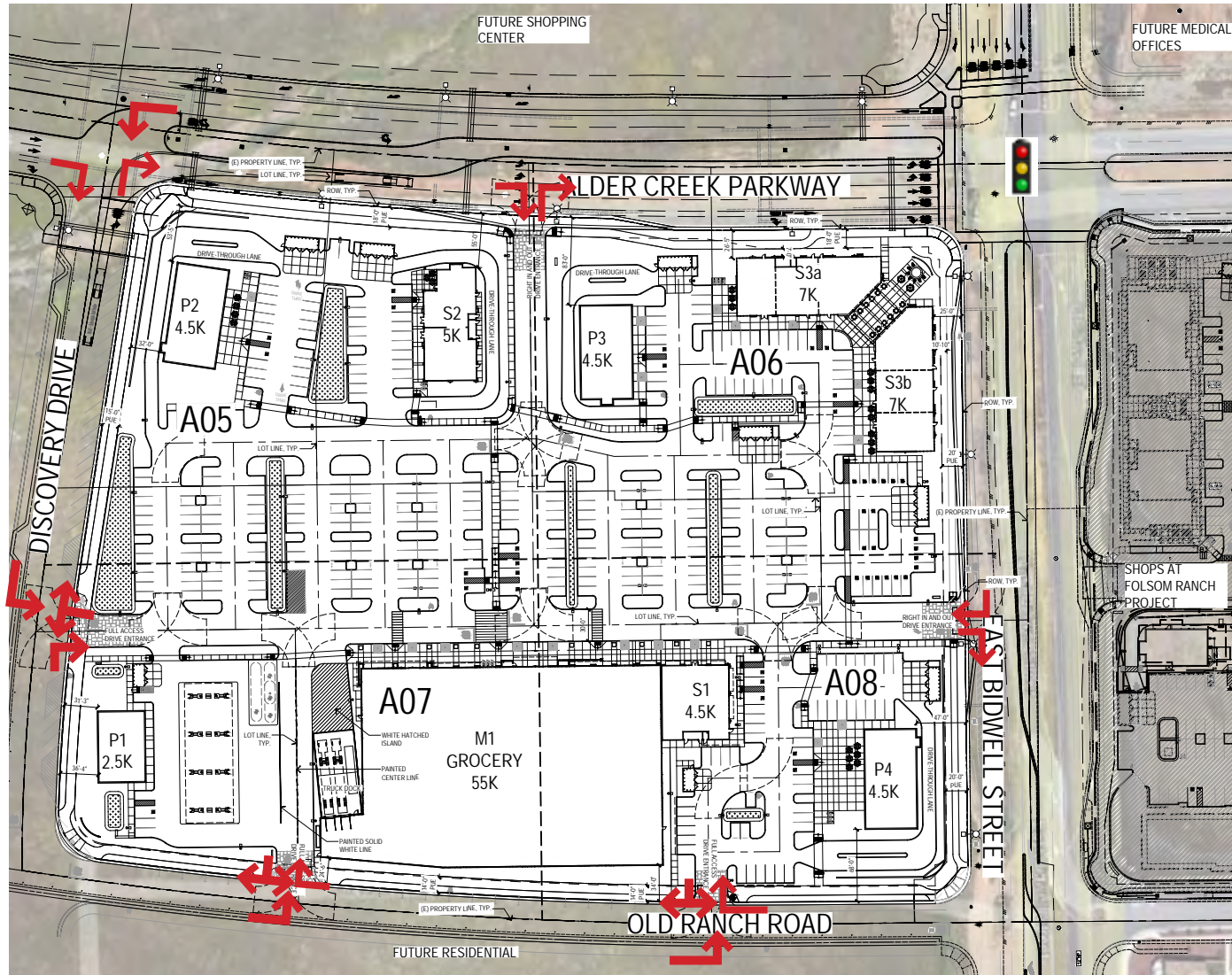
*site plan subject to change

ALDER CREEK CONCEPTUAL SITE PLAN



ALDER
CREEK

MARKETPLACE
FOLSOM • CA

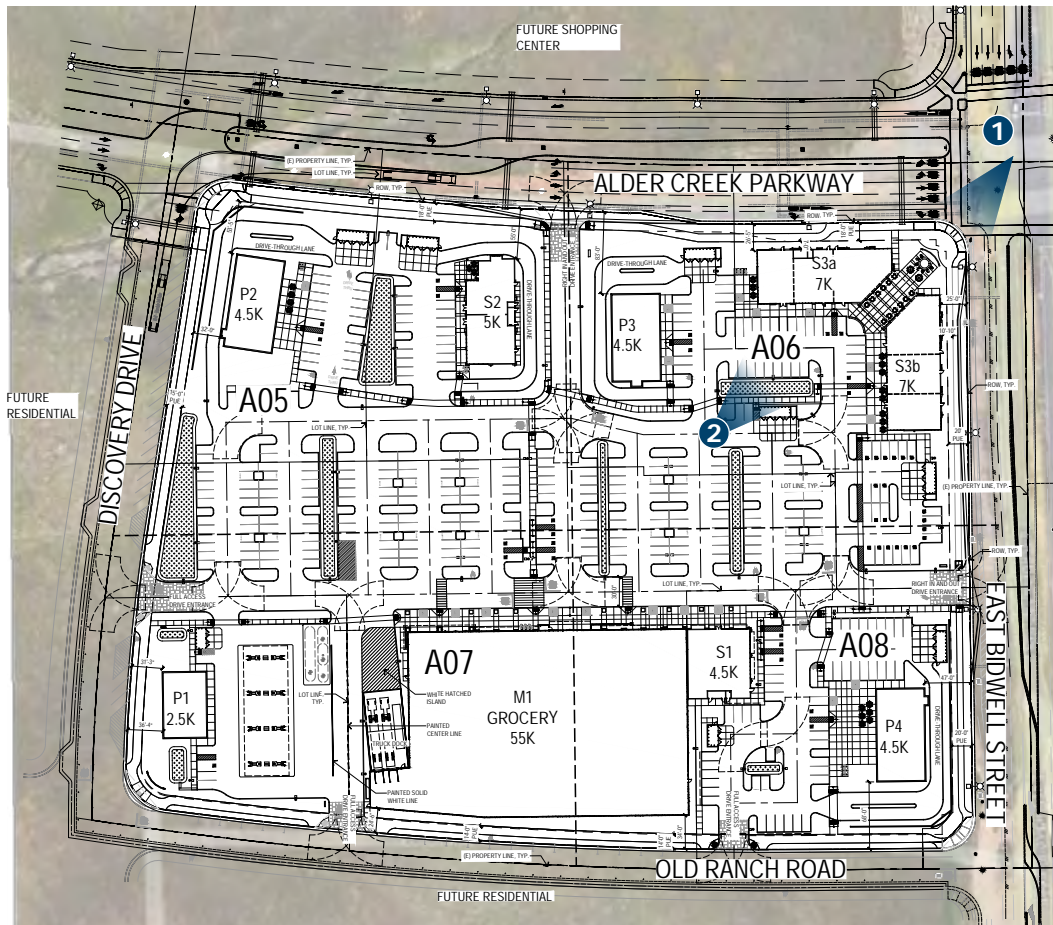


RENDERINGS

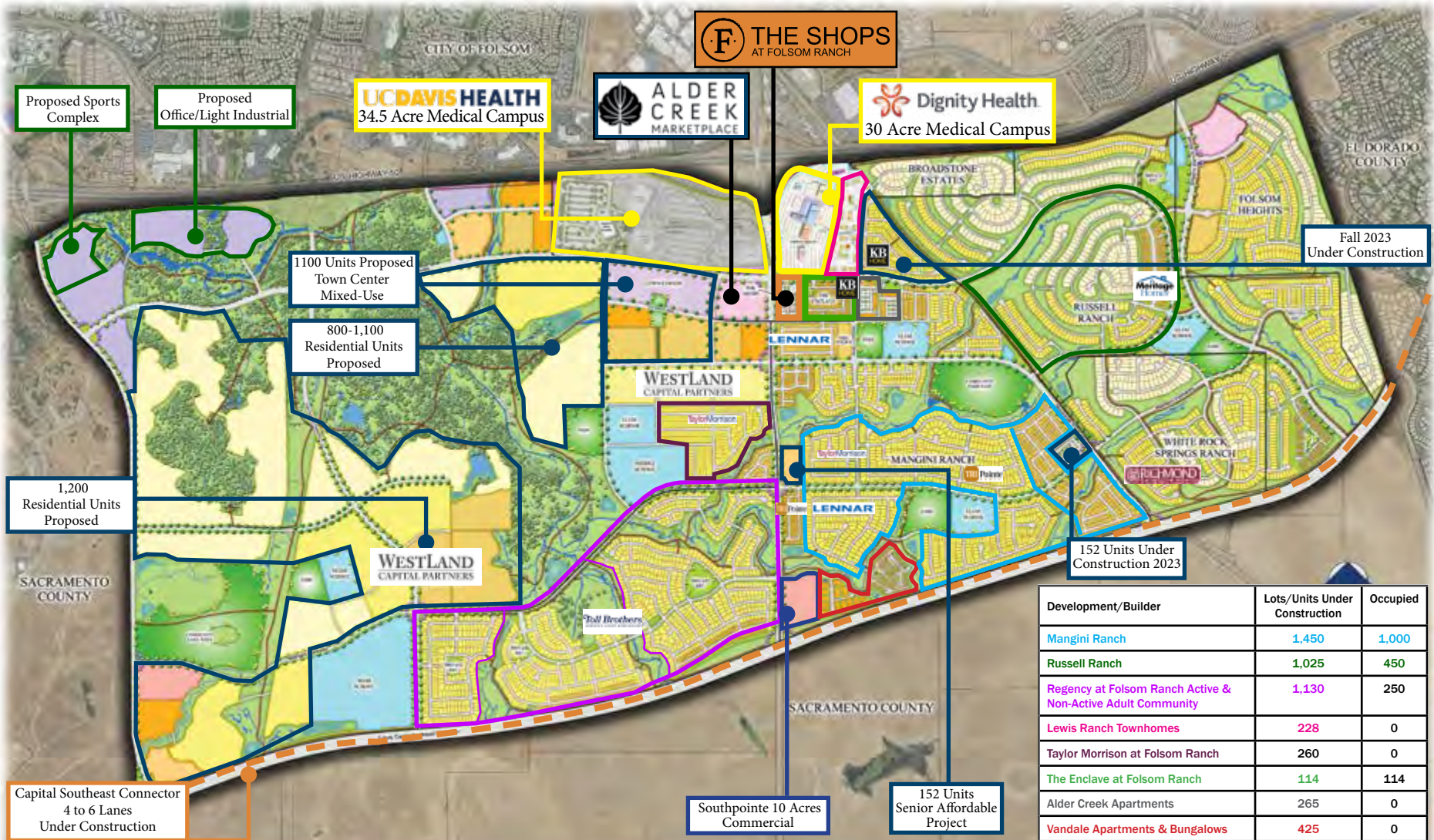


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RESIDENTIAL PLANS



Development/Builder	Lots/Units Under Construction	Occupied
Mangini Ranch	1,450	1,000
Russell Ranch	1,025	450
Regency at Folsom Ranch Active & Non-Active Adult Community	1,130	250
Lewis Ranch Townhomes	228	0
Taylor Morrison at Folsom Ranch	260	0
The Enclave at Folsom Ranch	114	114
Alder Creek Apartments	265	0
Vandale Apartments & Bungalows	425	0

MEDICAL CAMPUS PLANS



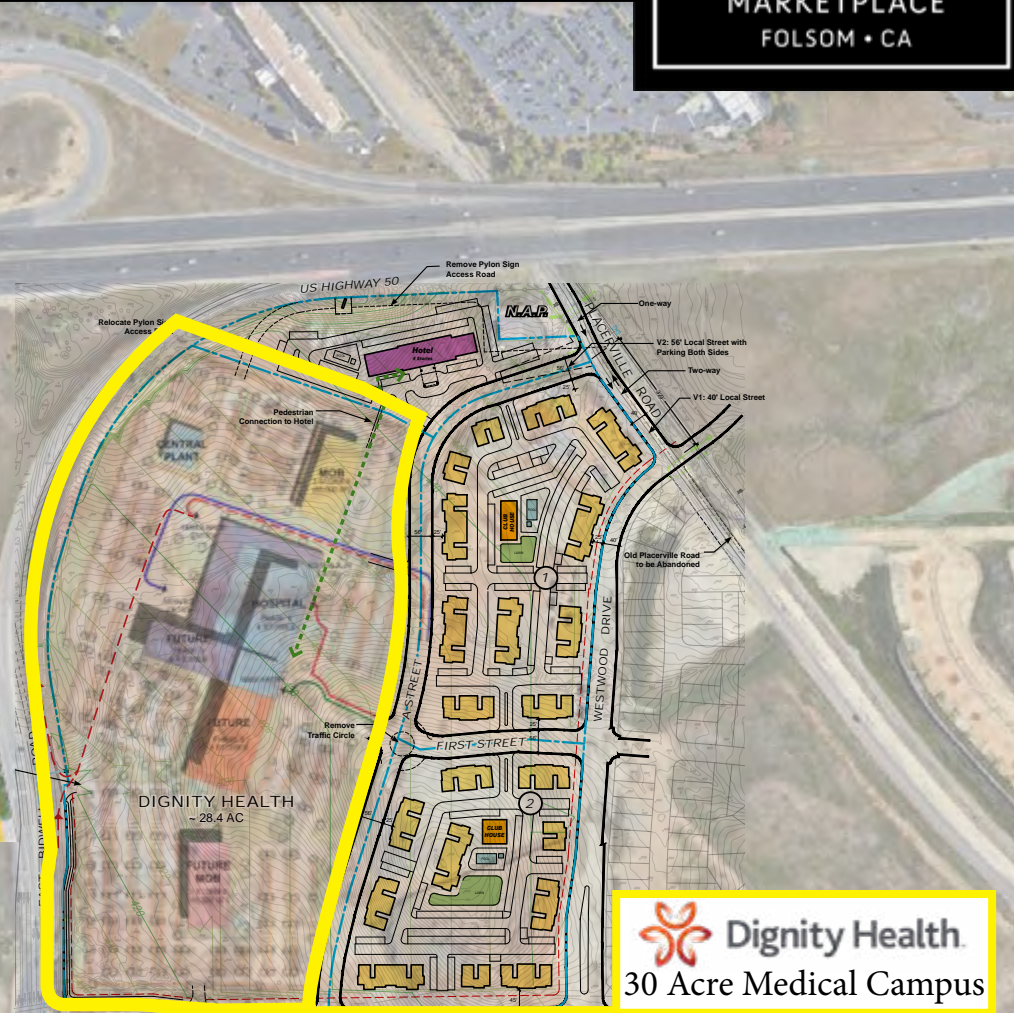
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UC DAVIS HEALTH

34.5 Acre Medical Campus



 **Dignity Health.**

30 Acre Medical Campus



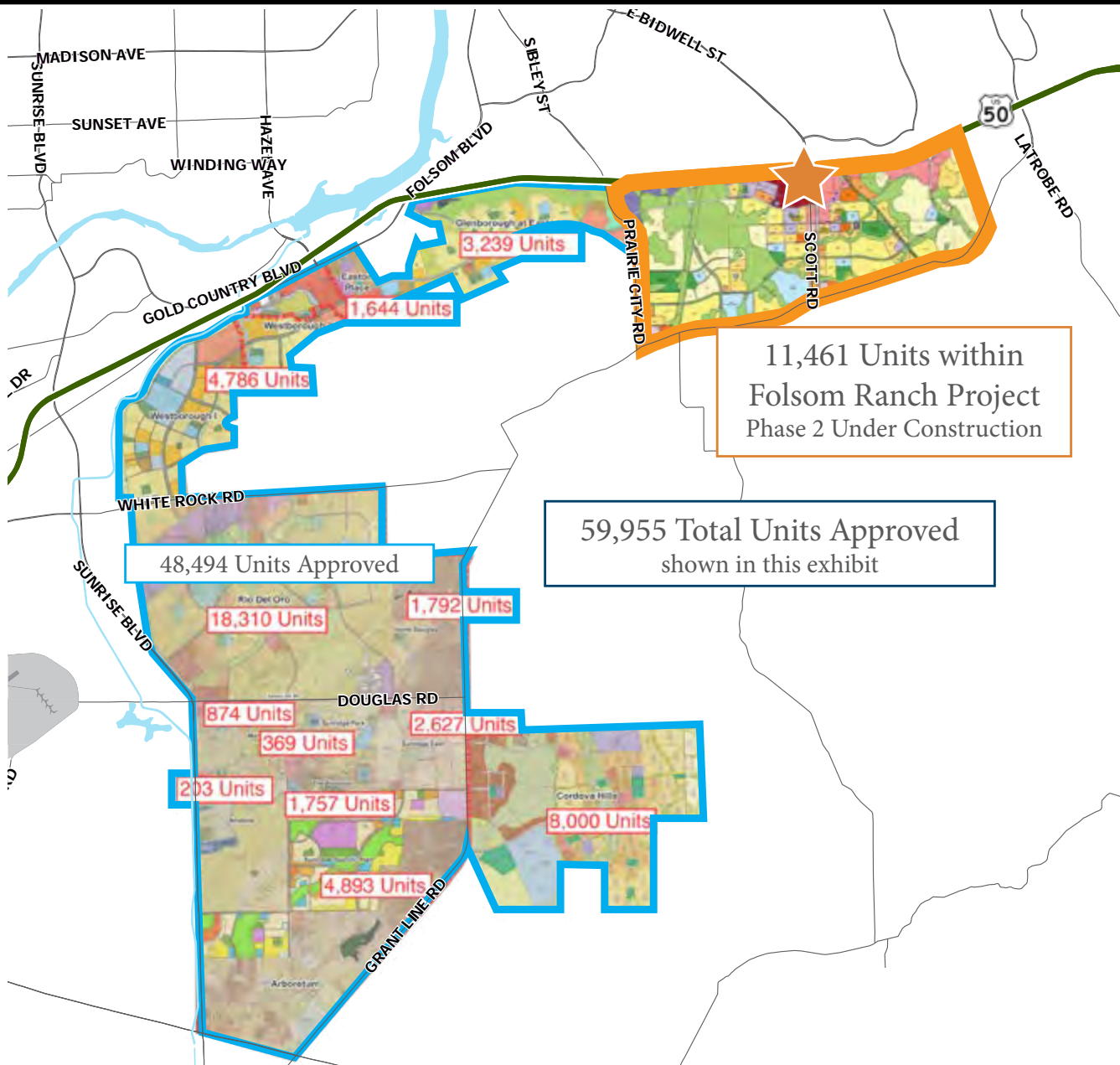
THE SHOPS
AT FOLSOM RANCH

HOUSING GROWTH



ALDER
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MARKETPLACE
FOLSOM • CA



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

RETAIL, RESTAURANT, & ENTERTAINMENT OPPORTUNITIES AND CORPORATE CENTER

- 240 acres of freeway developable land
- 2.5 million square feet of mixed-used commercial space
- 2 miles of freeway frontage
- Immediate access to Hwy 50 at the East Bidwell Street or Prairie City Road Interchanges
- Flexible zoning: office or medical campuses, hotels, retail, and multi family

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

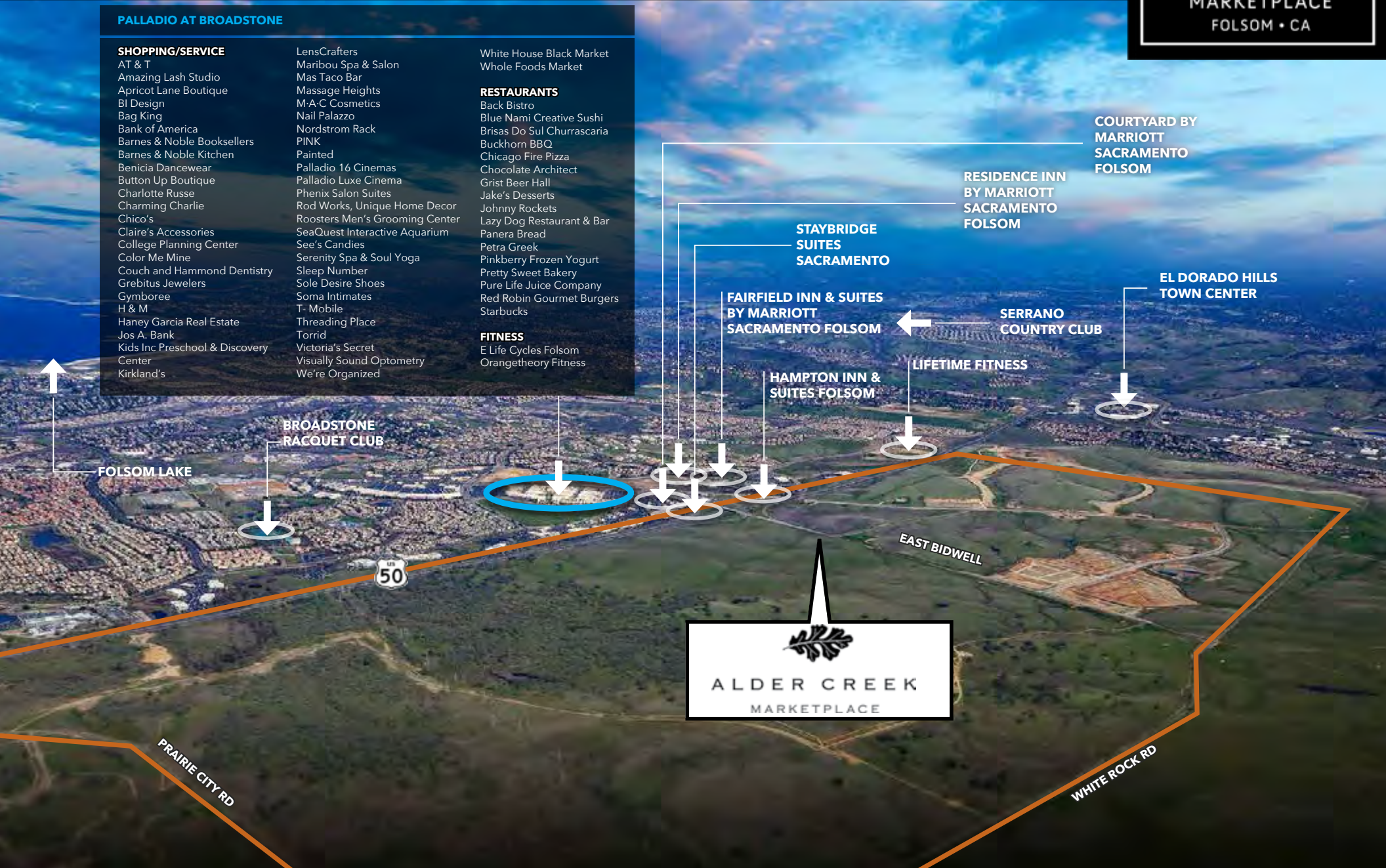
White House Black Market
 Whole Foods Market

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

FAIRFIELD INN & SUITES BY MARRIOTT SACRAMENTO FOLSOM

HAMPTON INN & SUITES FOLSOM

LIFETIME FITNESS

SERRANO COUNTRY CLUB

EL DORADO HILLS TOWN CENTER

FOLSOM LAKE

BROADSTONE RACQUET CLUB

EAST BIDWELL

50

PRAIRIE CITY RD

WHITE ROCK RD



MAJOR EMPLOYERS



PRIVATE SECTOR EMPLOYERS	NUMBER OF EMPLOYEES
INTEL	6,000
SAFE CREDIT UNION	750
MERCY FOLSOM	720
CAL ISO	600
MAXIMUS	600
VOXPRO	500
VSP ONE	475
POWERSCHOOL	425
MICRON	425
KAISER PERMANENTE FOLSOM	410
PROUNLIMITED	250
BRMS	230
SUTTER HEALTH	208
TAX AUDIT.COM	200
AGILENT	170
INDUCTIVE AUTOMATION	120
L3 TECHNOLOGIES	120
AGREEYA SOLUTIONS	110

DEMOGRAPHICS



3 Mile Radius

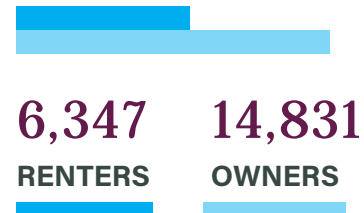
57,526
POPULATION

2.7
AVE HH SIZE

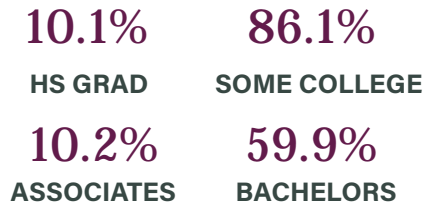
\$182,544
AVE HH INCOME

38.7
MEDIAN AGE

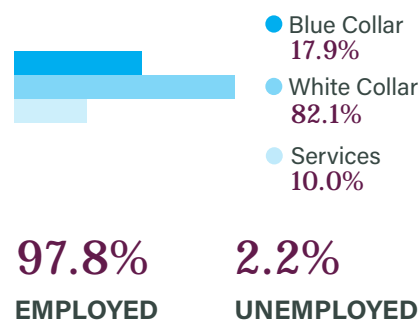
HOME OWNERSHIP



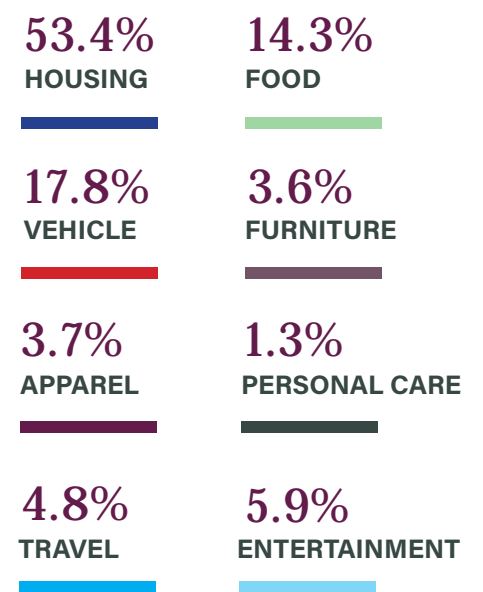
EDUCATION



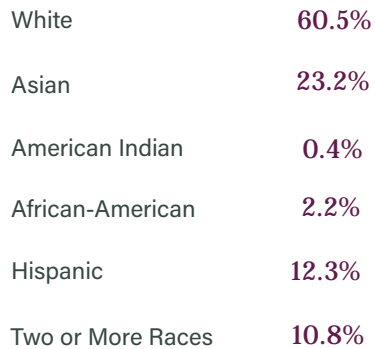
EMPLOYMENT



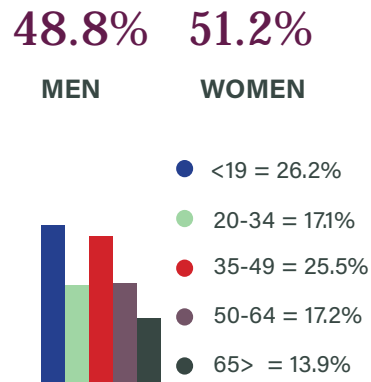
AVERAGE MONTHLY HOUSEHOLD SPENDING



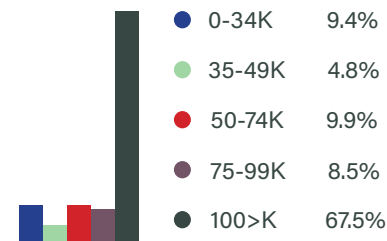
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD



DEMOGRAPHICS



5 Mile Radius

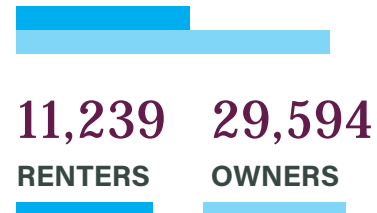
115,624
POPULATION

2.7
AVE HH SIZE

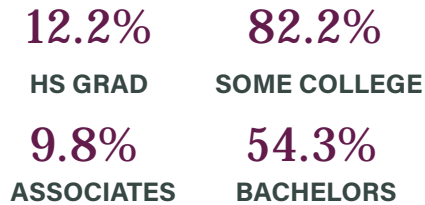
\$187,086
AVE HH INCOME

39.3
MEDIAN AGE

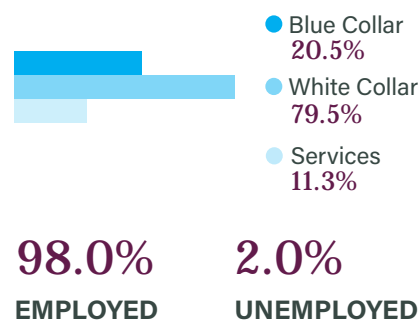
HOME OWNERSHIP



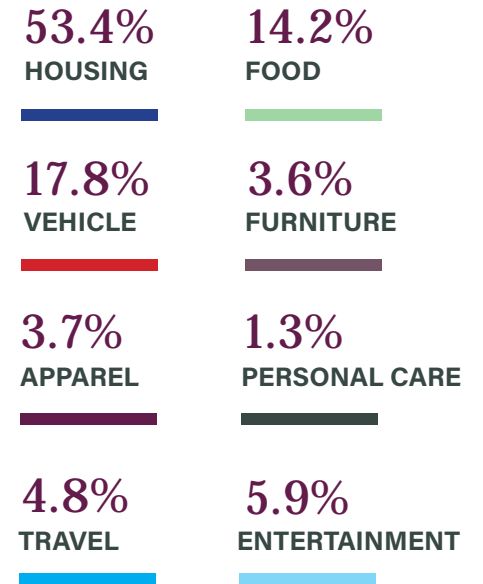
EDUCATION



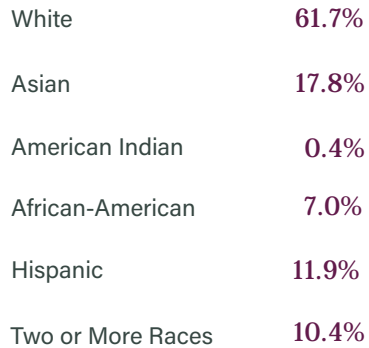
EMPLOYMENT



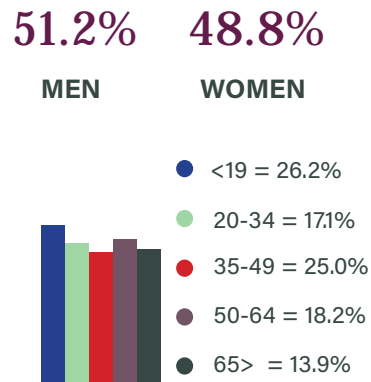
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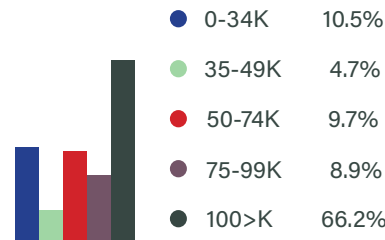
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD





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