



SIZE

141,310 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
17,190	91,615	159,604
Households		
6,784	32,662	57,508
Median HH Income (\$)		
88,084	116,210	118,658

MAJOR TENANT(S)

Raley's
Mountain Mike's Pizza
Starbucks
Jersey Mike's Subs

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

713-817 E. Bidwell Street | Folsom, CA 95630

PROPERTY HIGHLIGHTS

- Anchored by Raley's, the number one grocer by market share in the Sacramento metro area
- Additional national tenants include Starbucks, The UPS Store, H&R Block and Papa Murphy's Pizza, Mathnasium, Big Apple Bagels and Jersey Mike's Subs
- Located in Folsom, California, a growing suburb of Sacramento, with a population exceeding 91,600 in a three-mile radius with an average household income greater than \$137,900
- The center is located at the intersection of East Bidwell Street and Orchard Drive which benefits from over 55,800 vehicles per day



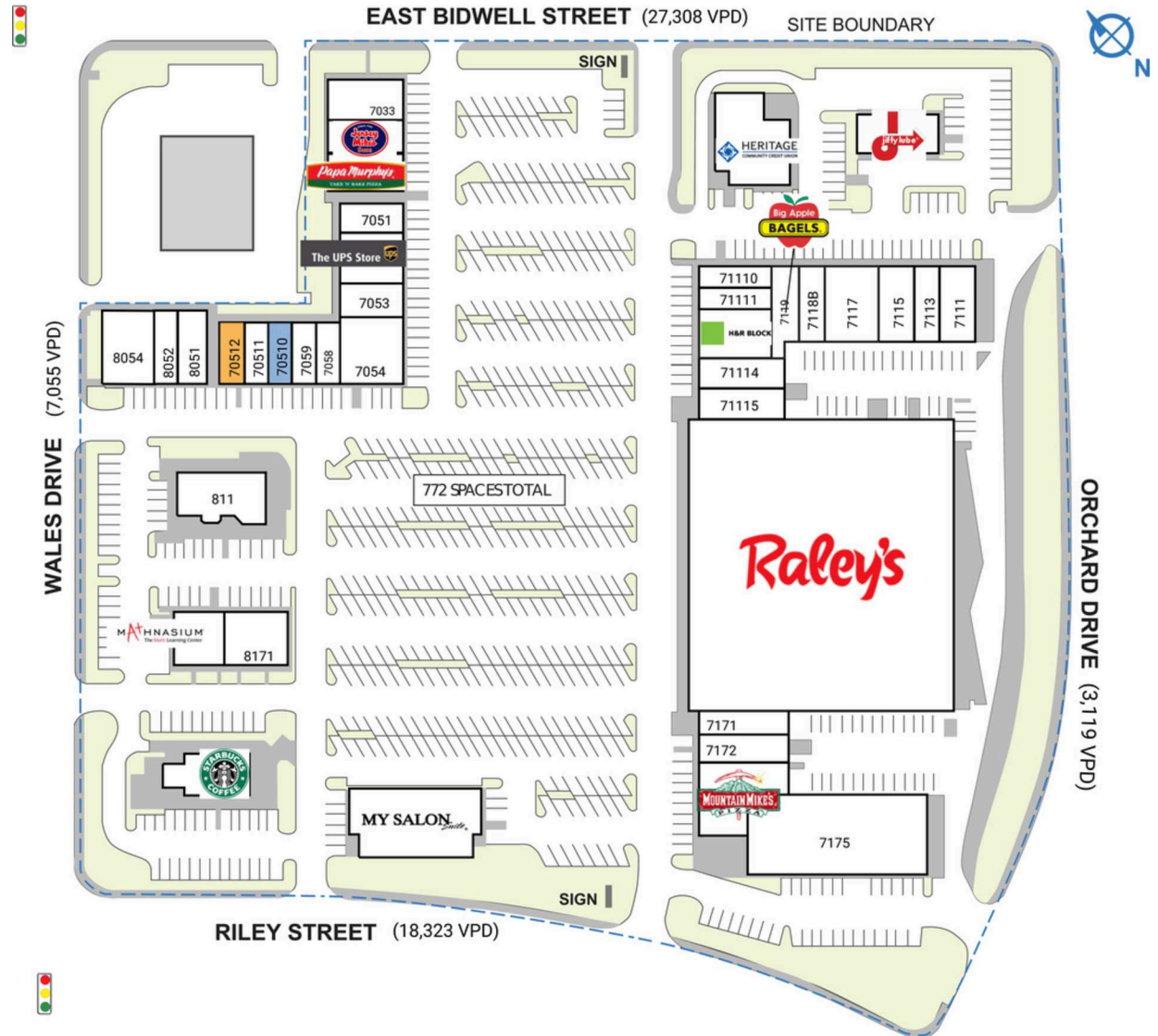
COMMONWEALTH SQUARE

713-817 E. Bidwell Street | Folsom, CA 95630

SPACE	TENANT	SQ. FT.	
707	Heritage Community Credit Union	4,528 SF	7118B Folsom Lock & Security 1,440 SF
709	Jiffy Lube	3,335 SF	7119 Big Apple Bagels 1,664 SF
713	Raley's	60,114 SF	7171 Baker's Dozen 1,344 SF
811	Huong Lan Sandwiches	3,080 SF	7172 Lendmark Financial 1,400 SF
823	Starbucks	2,733 SF	7173 Mountain Mike's Pizza 3,195 SF
1325	My Salon Suites	5,000 SF	7175 Leighton Dance Project 9,625 SF
7031	Papa Murphy's Pizza	1,620 SF	8051 Apex Dental 1,500 SF
7032	Jersey Mike's Subs	1,739 SF	8052 Embody Nutrition 1,080 SF
7033	Burma Light	2,178 SF	8054 Folsom Foot Spa 2,820 SF
7051	Park Place Cleaners	1,473 SF	8171 Malabar Indian Store 2,070 SF
7052	The UPS Store	2,000 SF	8172 Mathnasium 1,711 SF
7053	Expert Haircuts	1,200 SF	70510 COMING AVAILABLE 1,300 SF
7054	The Hot Tub Store	3,000 SF	70512 AVAILABLE 975 SF
7058	Kabayan Resto	1,250 SF	70511 The Cobblers 700 SF
7059	K&V Lash Studio	1,000 SF	71110 Dessert Cafe 1,000 SF
7111	Alpha Autoworks	2,700 SF	71111 Absolute Alterations 800 SF
7113	The Cigar & Cigarette City	1,200 SF	71113 H&R Block 2,876 SF
7115	Thai Style	2,400 SF	71114 Eastern Massage 1,260 SF
7117	Spring Nails Spa	2,460 SF	71115 Restoration Spinal Care Centers 1,540 SF
		TOTAL SQ. FT.	141,310

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



COMMONWEALTH SQUARE

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Commonwealth Square Folsom, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	17,190	91,615	159,604
	2027 Projected Population	18,583	97,886	169,390
	2010 Census Population	14,137	77,849	138,923
	2000 Census Population	12,068	63,105	115,462
	1990 Census Population	7,996	41,636	81,123
	Historical Annual Growth 1990 to 2000	4.20%	4.25%	3.59%
	Historical Annual Growth 2000 to 2010	1.60%	2.12%	1.87%
	Estimated Annual Growth 2010 to 2022	1.55%	1.29%	1.09%
	Projected Annual Growth 2022 to 2027	1.57%	1.33%	1.20%
	Median Age	39.2	40.0	41.4
Households	Q2 2022 Estimated Households	6,784	32,662	57,508
	2027 Projected Households	7,355	35,049	61,134
	2010 Census Households	5,545	27,454	49,822
	2000 Census Households	4,676	21,510	39,868
	1990 Census Households	2,880	13,154	26,932
	Historical Annual Growth 1990 to 2000	4.97%	5.04%	4.00%
	Historical Annual Growth 2000 to 2010	1.72%	2.47%	2.25%
	Estimated Annual Growth 2010 to 2022	1.59%	1.37%	1.13%
	Projected Annual Growth 2022 to 2027	1.63%	1.42%	1.23%
	Population per Household	2.44	2.59	2.65
Population by Race	White	64.1%	63.7%	67.9%
	Black or African American	2.2%	4.9%	3.5%
	Asian & Pacific Islander	12.2%	13.1%	11.3%
	Other Races	6.5%	5.4%	5.3%
	Hispanic Population	15.0%	13.0%	12.0%
Income	Average Household Income	\$112,726	\$137,933	\$145,966
	Median Household Income	\$88,084	\$116,210	\$118,658
	Per Capita Income	\$44,938	\$49,459	\$52,832
Education (Age 25+)	Elementary	4.3%	2.4%	1.8%
	Some High School	4.5%	5.5%	4.2%
	High School Graduate	14.6%	14.6%	14.4%
	Some College	20.6%	19.1%	20.1%
	Associates Degree Only	10.0%	9.9%	10.2%
	Bachelors Degree Only	29.3%	29.1%	29.9%
	Graduate Degree	16.6%	19.5%	19.3%
Business	Number of Businesses	835	2,745	3,876
	Total Number of Employees	11,564	34,831	47,391
	Employees per Business	13.85	12.69	12.23
	Residential Population per Business	20.59	33.37	41.17

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.