

SIZE

141,310 square feet

DEMOGRAPHICS

I 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

Josh O'Toole Mobile (801) 698-8080 jotoole@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 Bagles 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



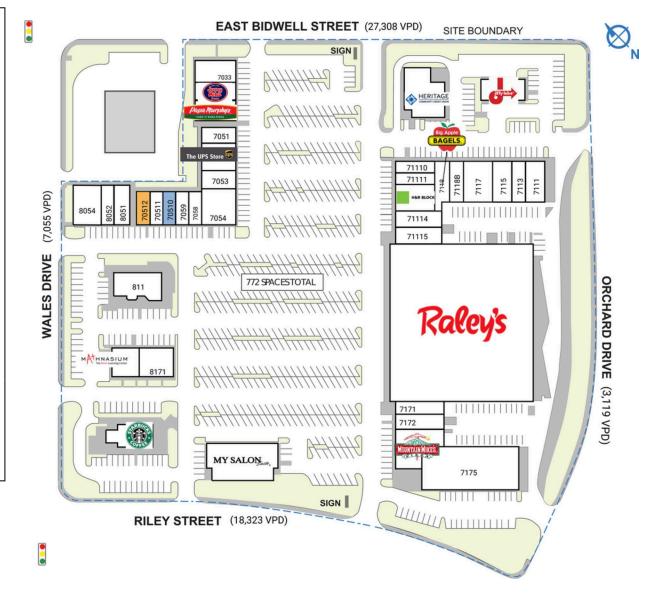
MORE INFO

www.phillipsedison.com



COMMONWEALTH SQUARE

707	Heritage Community Credit Union	4,528 SF		7119 7171	Big Apple Bagels Baker's Dozen	1,664 S
709	Jiffy Lube	3,335 SF			Lendmark Financial	1,344 3
713	Raley's	60,114 SF			Mountain Mike's Pizza	3.195 S
811	Huong Lan Sandwiches	3,080 SF		7175		,
823	Starbucks	2,733 SF		805 I	Apex Dental	1,500 S
1325	My Salon Suites	5,000 SF		8052	Embody Nutrition	1,080 S
703 I	Papa Murphy's Pizza	1,620 SF		8054	Folsom Foot Spa	2,820 S
7032	Jersey Mike's Subs	1,739 SF		8171	Malabar Indian Store	2,070 S
7033	Burma Light	2,178 SF		8172	Mathnasium	1,711 S
705 I	Park Place Cleaners	1,473 SF		70510	COMING AVAILABLE	1,300 S
7052	The UPS Store	2,000 SF		70511	The Cobblers	700 S
7053	Expert Haircuts	1.200 SF		70512	AVAILABLE	975 S
7054	The Hot Tub Store	3,000 SF		71110	Dessert Cafe	1,000 S
7058	Kabayan Resto	1.250 SF		71111	Absolute Alterations	800 S
7059	, K&V Lash Studio	1,000 SF		71113	H&R Block	2,876 S
7111	Alpha Autoworks	2.700 SF		71114	Eastern Massage	1,260 S
7113	The Cigar & Cigarette	1,200 SF		71115	Restoration Spinal Care Centers	1,540 S
7115	Thai Style	2,400 SF		TOTA	AL SQ. FT.	141,31
7117	Spring Nails Spa	2,460 SF				
SITE	LEGEND					
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<u> </u>	vailable		L	_	cupied	
	eased (not occur	oied)		J Ov	vned by Others	





Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections Calculated using TAS Retrieval Retrieval Mar 20, 2023



2027 Projected Population 18,583 97,886 169.30 2010 Census Population 14,137 77,849 138,90 2000 Census Population 12,068 63,105 115.40 1990 Census Population 7,996 41,636 81,120 1990 Census Population 7,996 41,636 81,120 1990 Census Population 7,996 41,636 81,120 1,00		monwealth Square om, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
2027 Projected Population		Q2 2022 Estimated Population	17 190	91 615	159,604
14,137 77,849 138,92 2000 Census Population 12,088 63,105 115,44 1990 Census Population 7,996 41,636 81,12 1990 Census Population 7,996 41,636 81,12 1990 Census Population 7,996 41,636 81,12 1,636 115,44 1,636 115,4		•			169,390
12,068					138,923
1990 Census Population 7,996		· · · · · · · · · · · · · · · · · · ·			115,462
Estimated Annual Growth 2010 to 2022 1.55% 1.29% 1.09	ion	· · · · · · · · · · · · · · · · · · ·			81,123
Estimated Annual Growth 2010 to 2022 1.55% 1.29% 1.09	ulat	Historical Appual Crowth 1000 to 2000	4.200/	4.250/	2 500/
Estimated Annual Growth 2010 to 2022 1.55% 1.29% 1.09	_စ				
Projected Annual Growth 2022 to 2027 1.57% 1.33% 1.20	"				
Median Age 39.2 40.0 41					1.20%
Q2 2022 Estimated Households 6,784 32,662 57,502027 Projected Households 7,355 35,049 61,132010 Census Households 5,545 27,454 49,832000 Census Households 4,676 21,510 39,840 1990 Census Households 2,880 13,154 26,930 Historical Annual Growth 1990 to 2000 4,97% 5.04% 4.000 Historical Annual Growth 2000 to 2010 1.72% 2.47% 2.250 Estimated Annual Growth 2010 to 2022 1.59% 1.37% 1.130 Projected Annual Growth 2022 to 2027 1.63% 1.42% 1.230 Population per Household 2.44 2.59 2.60		-			
2027 Projected Households 7,355 35,049 61,13		Median Age	39.2	40.0	41.4
2010 Census Households 5,545 27,454 49,83 2000 Census Households 4,676 21,510 39,86 1990 Census Households 2,880 13,154 26,93 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 2.6 2.6		Q2 2022 Estimated Households	6,784	32,662	57,508
2000 Census Households 4,676 21,510 39,86 1990 Census Households 2,880 13,154 26,93 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 2.6 White 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		2027 Projected Households	7,355	35,049	61,134
1990 Census Households 2,880 13,154 26,93		2010 Census Households	5,545	27,454	49,822
Estimated Annual Growth 2010 to 2022	v	2000 Census Households	4,676	21,510	39,868
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 2.6 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	plo	1990 Census Households	2,880	13,154	26,932
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 2.6 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	ıseh	Historical Annual Growth 1990 to 2000	4.97%	5.04%	4.00%
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 2.6 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	<u> 1</u>	Historical Annual Growth 2000 to 2010		2.47%	2.25%
Population per Household 2.44 2.59 2.6 White	_	Estimated Annual Growth 2010 to 2022	1.59%	1.37%	1.13%
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		Projected Annual Growth 2022 to 2027	1.63%	1.42%	1.23%
Black or African American Asian & Pacific Islander Other Races Hispanic Population Black or African American 2.2% 4.9% 3.5 13.1% 11.3 5.3 15.0% 13.0% 12.0 Average Household Income \$112.726 \$137.933 \$145.96		Population per Household	2.44	2.59	2.65
Black or African American Asian & Pacific Islander Other Races Hispanic Population Black or African American 2.2% 4.9% 3.5 13.1% 11.3 5.3 15.0% 13.0% 12.0 Average Household Income \$112.726 \$137.933 \$145.96		White	64.1%	63.7%	67.9%
Hispanic Population 15.0% 13.0% 12.0 Average Household Income \$112.726 \$137.933 \$145.96	io e	Black or African American			3.5%
Hispanic Population 15.0% 13.0% 12.0 Average Household Income \$112.726 \$137.933 \$145.96	llat Rac	Asian & Pacific Islander			11.3%
Hispanic Population 15.0% 13.0% 12.0 Average Household Income \$112.726 \$137.933 \$145.96	opr by	Other Races		5.4%	5.3%
Average Household Income \$112,726 \$137,933 \$145,96	-				12.0%
Average Household Income \$112,726 \$137,933 \$145,96		Average Have the left because	#440.700	\$407.000	¢445.000
Median Household Income \$88,084 \$116,210 \$118,69	- DIME	3	, ,		
	ncc				\$118,658 \$52,832
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Elementary 4.3% 2.4% 1.8		Elementary	4.3%	2.4%	1.8%
Some High School 4.5% 5.5% 4.2		Some High School	4.5%	5.5%	4.2%
Example 14.6% 14.6	tiol 25+	High School Graduate		14.6%	14.4%
1 3 m l	uca ge 2	_			20.1%
ਰੁੱ ਵੱ Associates Degree Only 10.0% 9.9% 10.2	\$ E	I			10.2%
Bachelors Degree Only 29.3% 29.1% 29.9					29.9%
Graduate Degree 16.6% 19.5% 19.3		Graduate Degree	16.6%	19.5%	19.3%
Number of Businesses 835 2,745 3,8	s,	Number of Businesses	835	2.745	3,876
Total Number of Employees 11,564 34,831 47,39	nes				47,391
	usir				12.23
Residential Population per Business 20.59 33.37 41.	ā				41.17

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