

GRADING & OFF SITE
WORK HAS COMMENCED

CLICK HERE TO VIEW
PROPERTY VIDEO

OFFICE, RETAIL, & MEDICAL
BUILDINGS FOR SALE OR LEASE

SOUTHPOINTE AT FOLSOM RANCH

UC DAVIS HEALTH
Closed Escrow 34.5 Acre
Medical Campus

DIGNITY HEALTH
30 Acre Medical Campus

UNDER CONSTRUCTION
111 Units

UNDER CONSTRUCTION
700 Units

UNDER CONSTRUCTION
265 Units

UNDER CONSTRUCTION
394 Units

48 Homes
BUILT & SOLD

MANGINI PKWY

GRADING &
UNDER CONSTRUCTION
1,009 Units

420 Units
CURRENTLY OCCUPIED

UNDER CONSTRUCTION
Mangini Ranch
Elementary School

1,130 Units
UNDER CONSTRUCTION

278 Apartments
PLANNED

160 Bungalows
PLANNED

SOUTHPOINTE
AT FOLSOM RANCH

Future Southpointe Drive

SOUTHEAST CONNECTOR (under construction)

EBIDWELL ST

US 50



www.SouthpointeFolsomRanch.com

NEWMARK

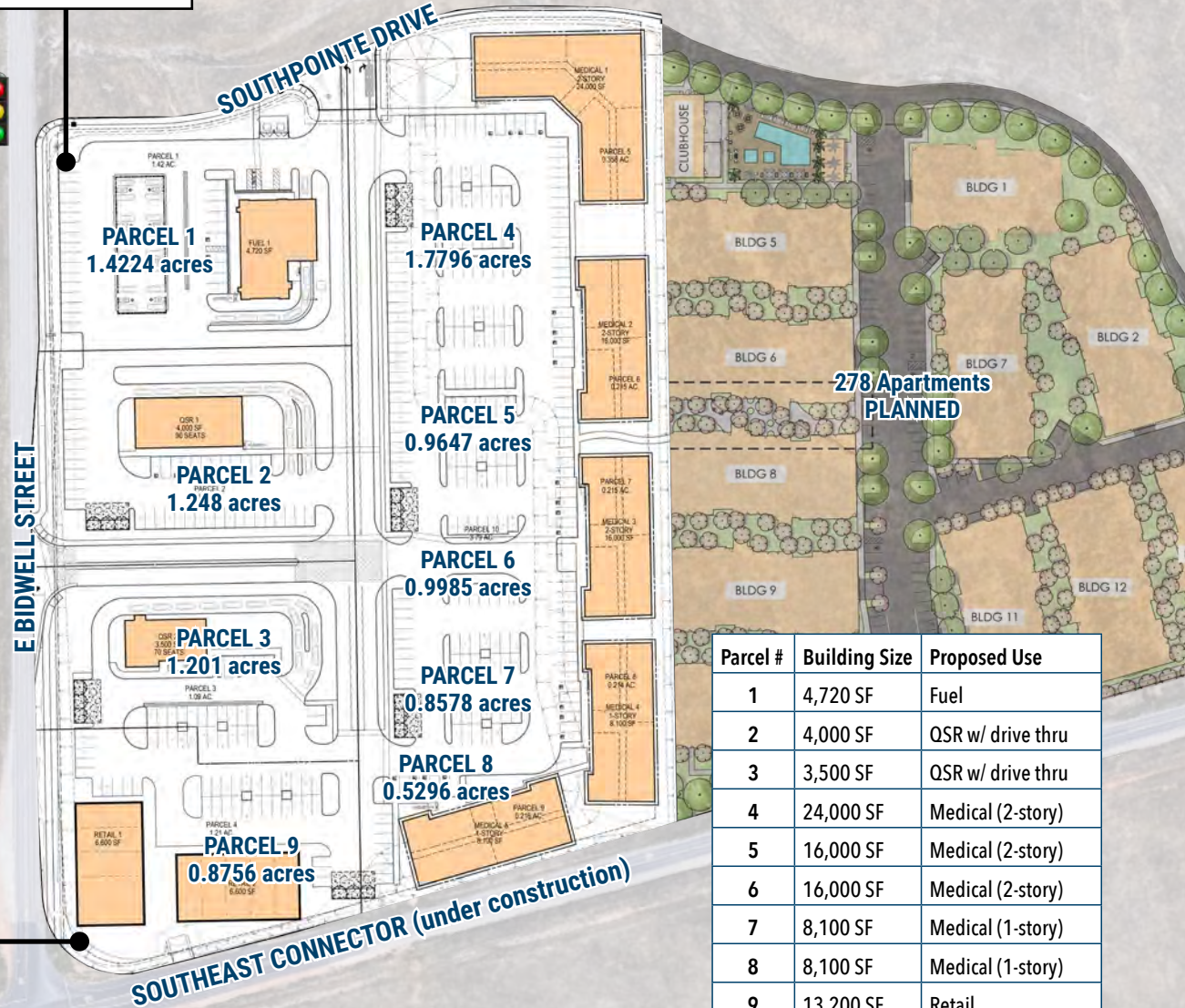
CONCEPTUAL SITE PLAN

PROPERTY HIGHLIGHTS

- Southpointe at Folsom Ranch will be a High-End Office/Medical/Retail and Senior Housing Complex
- 4,250 SF to 34,000 SF Medical/Dental/Office in Campus Setting
- Double Drive-thru Pads
- Gas Station, C-Store & Car Wash
- 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

PROPOSED PYLON SIGN



PROPOSED PYLON SIGN

Parcel #	Building Size	Proposed Use
1	4,720 SF	Fuel
2	4,000 SF	QSR w/ drive thru
3	3,500 SF	QSR w/ drive thru
4	24,000 SF	Medical (2-story)
5	16,000 SF	Medical (2-story)
6	16,000 SF	Medical (2-story)
7	8,100 SF	Medical (1-story)
8	8,100 SF	Medical (1-story)
9	13,200 SF	Retail

CONCEPTUAL ELEVATIONS

MEDICAL OFFICE (2-STORY)



MEDICAL OFFICE (1-STORY)



RETAIL (1-STORY)



QSR (1-STORY)



FOLSOM RANCH MASTER PLAN

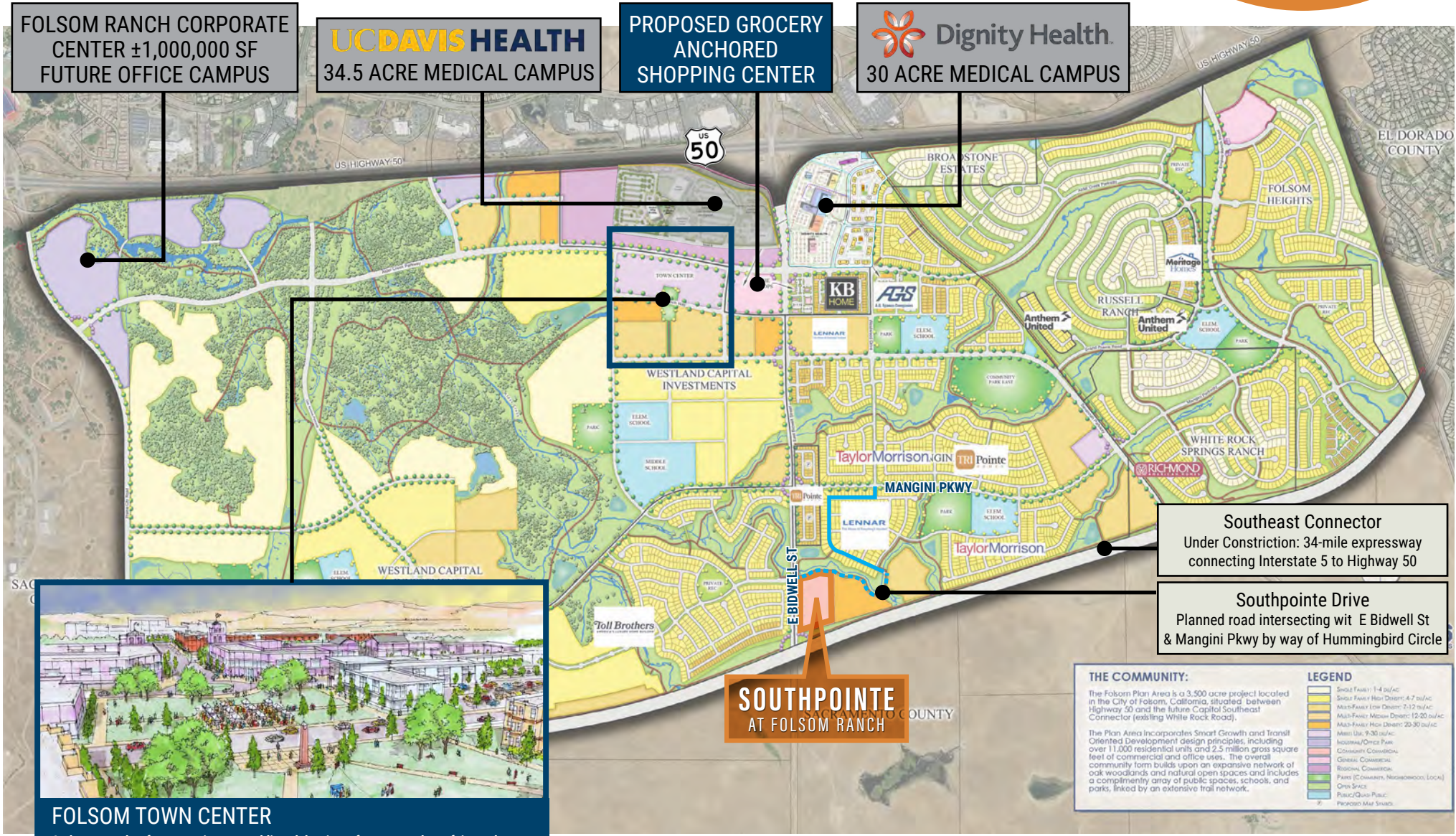


FOLSOM RANCH CORPORATE CENTER ±1,000,000 SF FUTURE OFFICE CAMPUS

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.

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	
[Yellow Box]	Single Family: 1-4 du/ac
[Orange Box]	Single Family High Density: 4-7 du/ac
[Light Orange Box]	Multi-Family Low Density: 2-12 du/ac
[Light Green Box]	Multi-Family Medium Density: 12-20 du/ac
[Dark Green Box]	Multi-Family High Density: 20-30 du/ac
[Blue Box]	Office Use: 9-30 du/ac
[Light Blue Box]	Regional/Office Park
[Green Box]	Community Commercial
[Yellow-Green Box]	General Commercial
[Light Green Box]	Regional Commercial
[Dark Green Box]	Park (Community, Neighborhood, Local)
[Light Green Box]	Open Space
[Blue Box]	Park/Quasi Park
[Light Green Box]	Proposed MAP Shaded

LOCATION

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



SOUTH LAKE TAHOE

SACRAMENTO

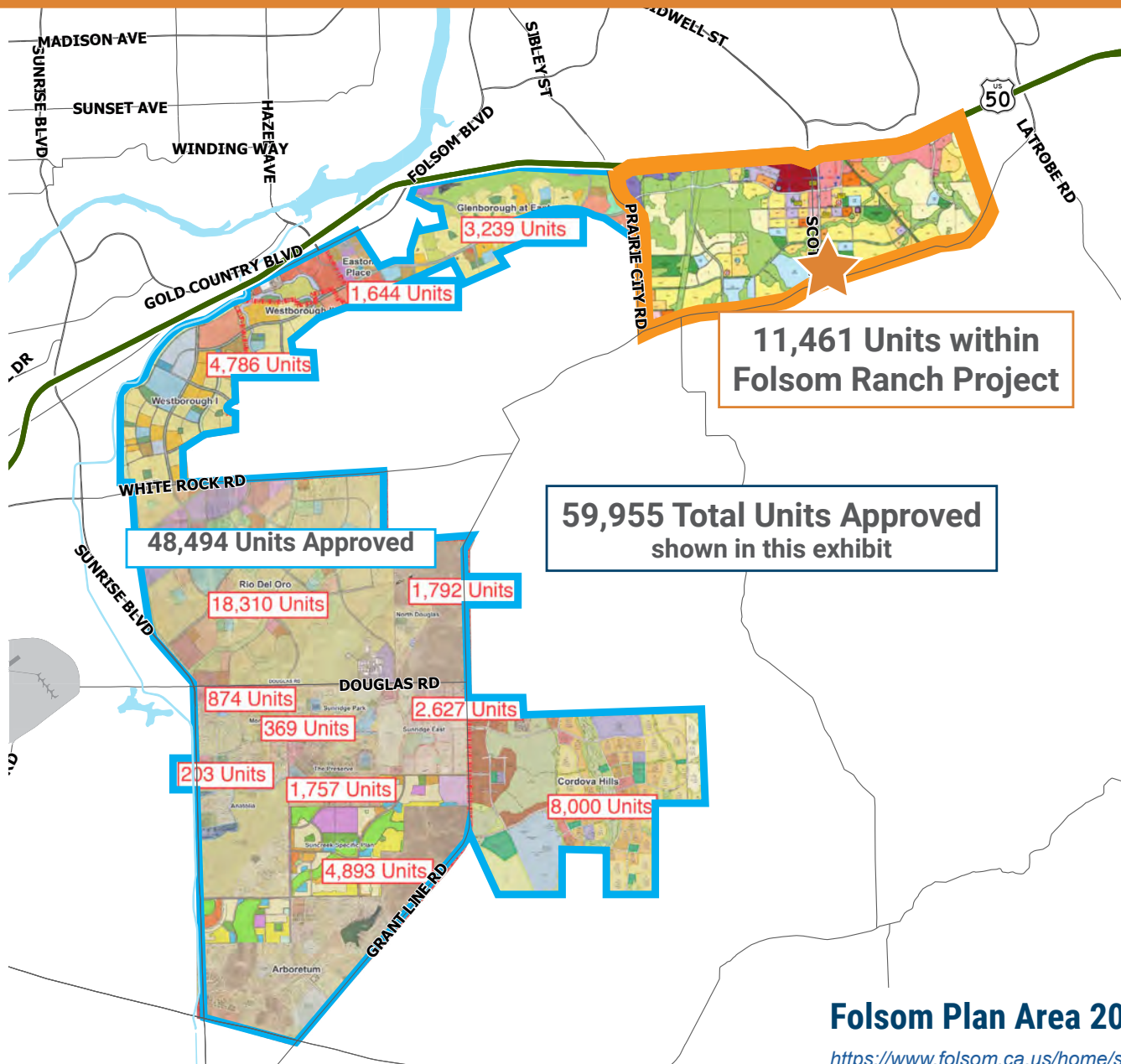
NAPA

SAN FRANCISCO

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

- SITE TO SACRAMENTO - 24.5 MILES - 30 MIN
- SITE TO NAPA - 84.9 MILES - 1.5 HRS
- SITE TO LAKE TAHOE - 86.1 MILES - 1.5 HRS
- 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 2021 Q3 Update

<https://www.folsom.ca.us/home/showpublisheddocument/8102/637709244317330000>

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

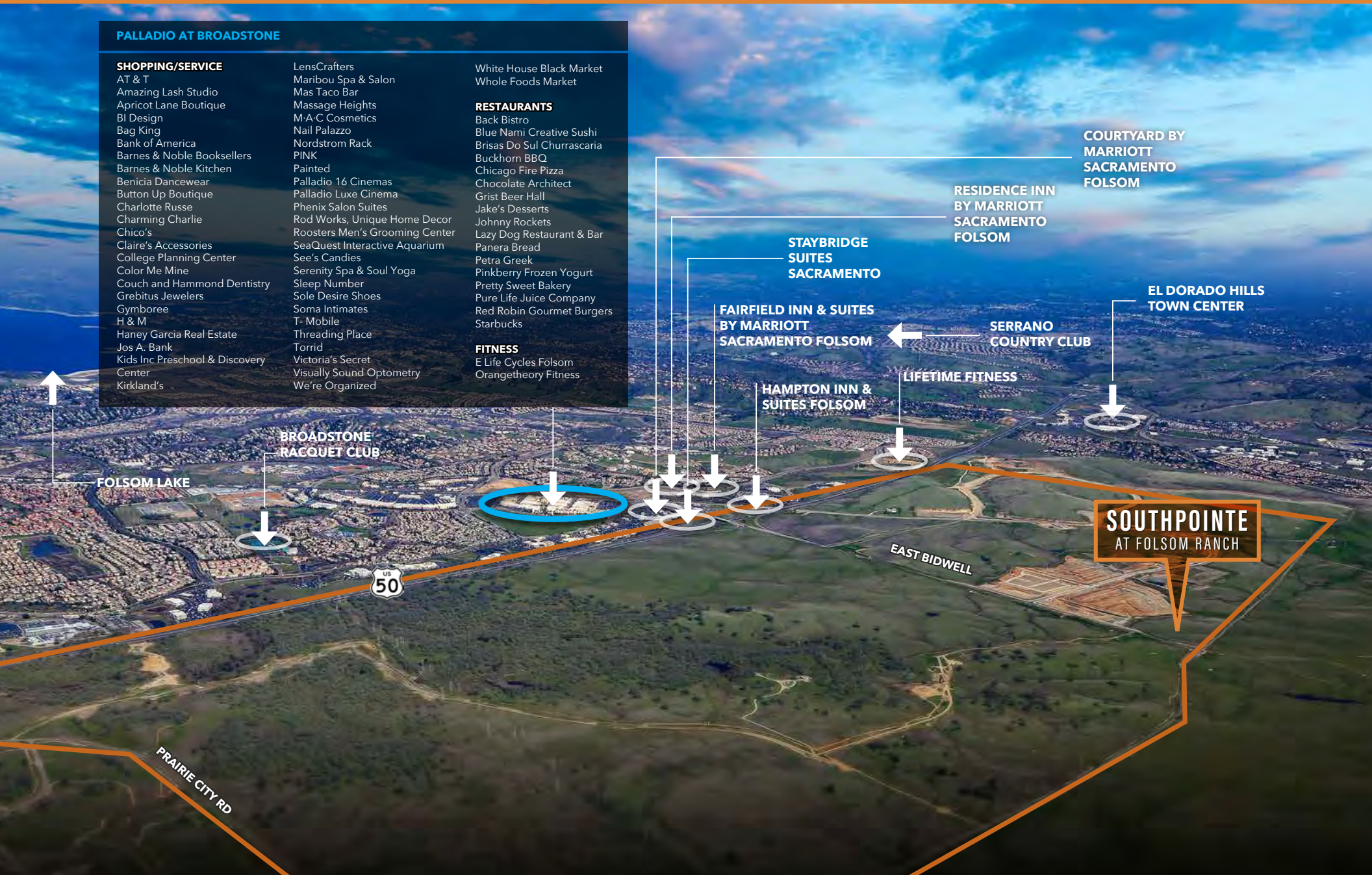
White House Black Market
 Whole Foods Market

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

BROADSTONE RACQUET CLUB

FOLSOM LAKE

SOUTHPOINTE AT FOLSOM RANCH

US 50

EAST BIDWELL

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



78,585

CURRENT POPULATION

2.4 MILLION (SACRAMENTO REGION)



FOLSOM

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



89%

HIGH SCHOOL GRADUATE OR HIGHER



\$117,678

MEDIAN HOUSEHOLD INCOME
(HIGHEST IN SACRAMENTO REGION)



FOLSOM

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



46%

BACHELOR DEGREE OR HIGHER



2.4%

CITY OF FOLSOM UNEMPLOYMENT



60%

19-64 YEARS OLD



72%

HOME OWNERSHIP RATE



24%

SALES AND OFFICE OCCUPATIONS



24%

YOUNGER THAN 18



PARKS

46 DEVELOPED PARKS TOTALING 261 ACRES



51.5%

% OF TECH JOBS



47%

FEMALE



53%

MALE



TRAILS

MORE THAN 52 MILES OF PAVED TRAILS



95,000

AVERAGE DAILY TRAFFIC
FRONTING PROPERTY



WEATHER

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



CONTACT US TODAY

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