

FOR LEASE

2600 EAST BIDWELL STREET

Folsom, CA



±1,881 - 3,743 RSF
Space Available

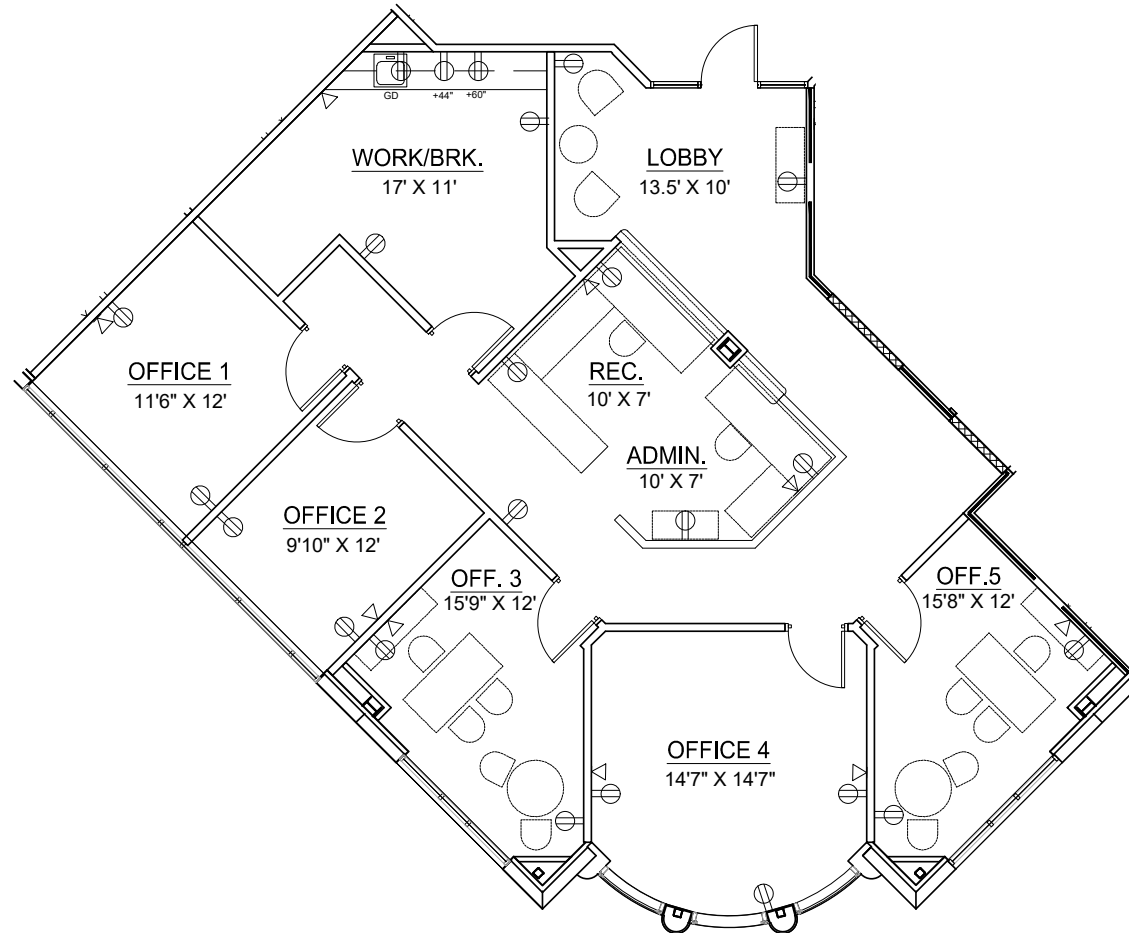
PROPERTY FEATURES

- Two story $\pm 40,000$ SF multi-tenant office building located 1 mile north of Highway 50 off East Bidwell Street in Folsom
- Parking ratio of 4 per 1,000 SF
- Numerous nearby restaurants, banking & shopping options
- Common-area break room on second floor



2600 EAST BIDWELL STREET

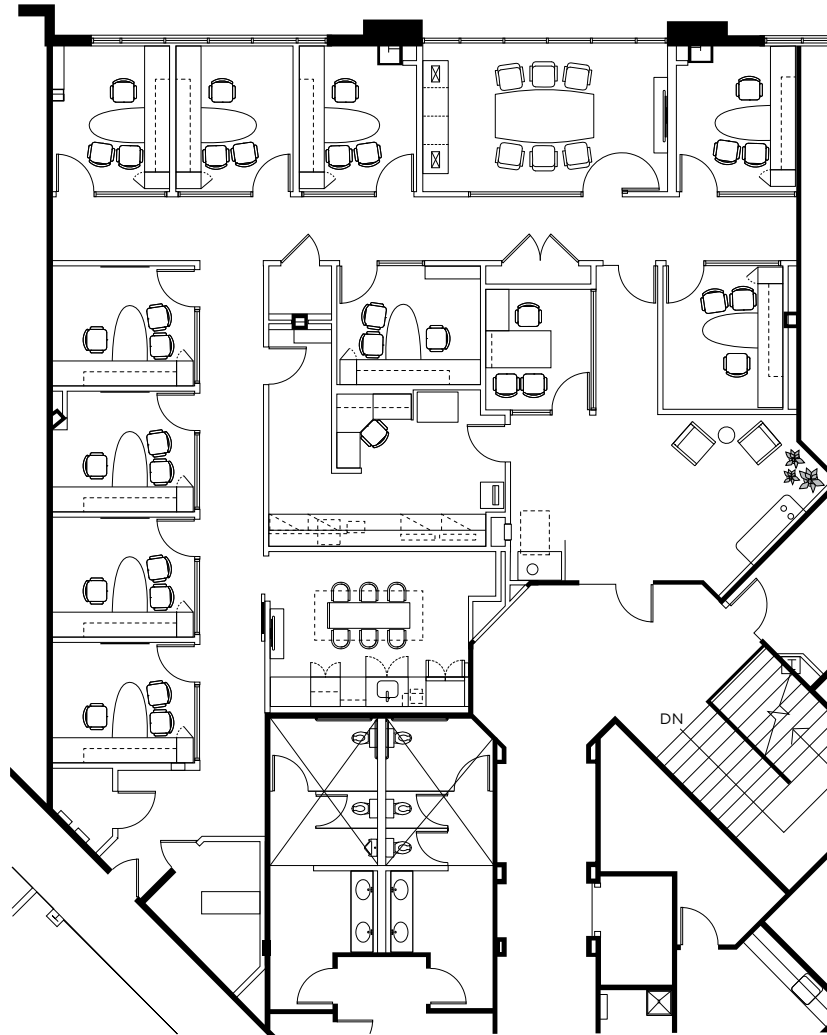
FOLSOM, CA



FLOOR
PLAN

SUITE 240 | ±1,881 RSF

**2600 EAST
BIDWELL STREET**
FOLSOM, CA

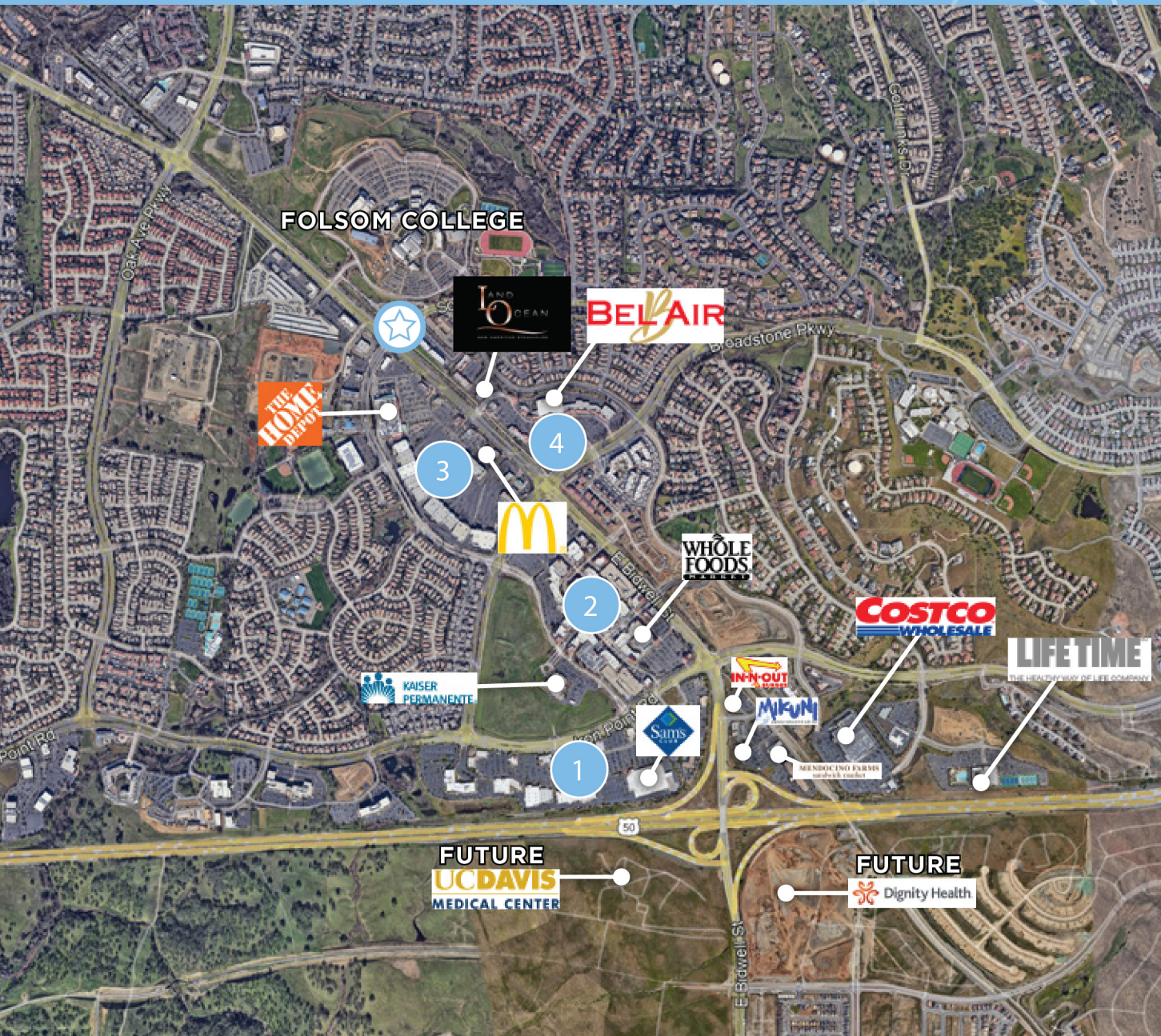


**FLOOR
PLAN**

Suite 200 | ±3,743 RSF

2600 EAST BIDWELL STREET

FOLSOM, CA



AMENITY MAP

1

FOLSOM GATEWAY

Courtyard by Marriott
Staples
Leatherby's
REI
Ulta Beauty
PetSmart
Olive Garden

2

PALLADIO SHOPPING CENTER

Mas Taco Bar
Panera Bread
Barnes & Noble
Dave & Busters
Buckhorn BBQ & Grill
Nordstrom Rack
Iron Horse Tavern

3

BROADSTONE PLAZA

Michaels
Marshalls
Ross
Old Navy
Five Below
Chick-fil-A
Buffalo Wild Wings

4

BROADSTONE MARKETPLACE

CVS Pharmacy
Party City
European Wax Center
Jack's Urban Eats
Thai Paradise
Temple Coffee Roasters
BJ's Restaurant & Brewhouse



KRIS KALMBACH
Managing Director
+1 916 288 4421
kris.kalmbach@cushwake.com
LIC #1436668

400 CAPITOL MALL, SUITE 1800
Sacramento, CA 95814
+1 916 288 4800
cushmanwakefield.com
LIC #00950620



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-215980-V1