

FOLSOM POINT

NOW LEASING PRIME MIXED-USE RETAIL CENTER



Folsom Point is a retail, restaurant and hotel center currently under construction. The center is ideally located at the intersection of Highway 50 and East Bidwell Street in the city of Folsom, California. The center features excellent freeway visibility (including freeway pylon signage) and easy access from Highway 50, East Bidwell Street and Old Placerville Road. Folsom Point is located directly adjacent to the Palladio at Broadstone lifestyle center, currently under construction.



A Mixed Use Development By:

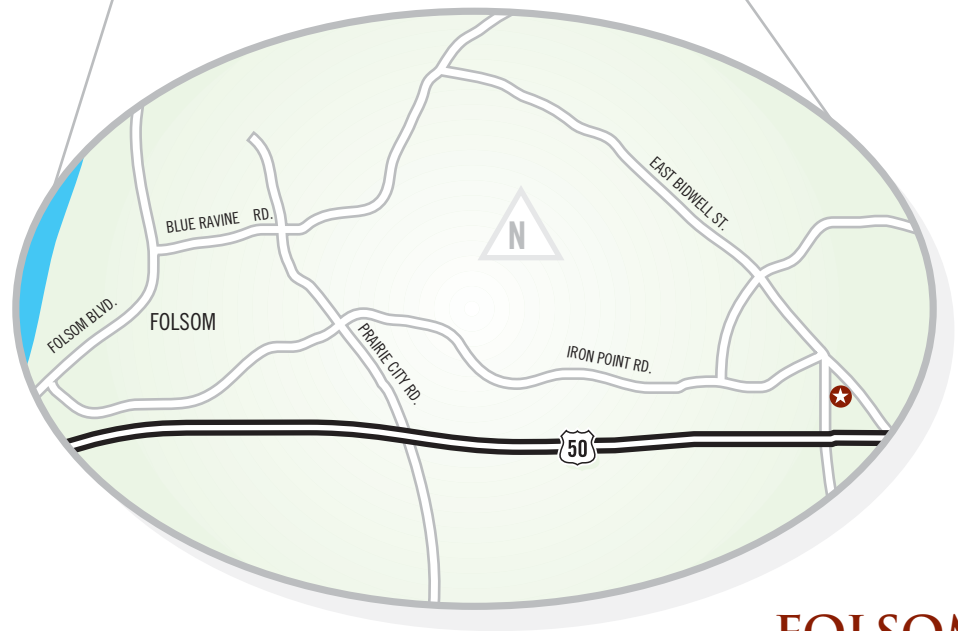


916.443.4618

1112 11th Street
Sacramento, CA 95814

Jim Cordano III
Mark Cordano

SACRAMENTO REGIONAL MAP



FOLSOM VICINITY

TRAFFIC COUNTS (ADT)

East Bidwell	49,870
Highway 50	106,000

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Population (2007)	39,759	87,808	317,105
Avg. Household Income	115,216	112,898	97,267
Med. Household Income	98,445	94,324	76,228

Estimated Trade Area Population: 357,000

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SITE MAP

Palladio at Broadstone Mall

- B** Retail Pad 'B' Available 4,300 SF
- D** Restaurant Pad 'D' Available 8,000 SF
- E** Restaurant Pad 'E' Available 8,000 SF
- F** Retail Pad 'F' Available 18,200 SF

New Traffic Light

In 'N Out Burger

Starbuck's Coffee

Monument Sign

Chevron

Hampton Inn

Old Placerville Road continues south under Highway 50

Full 4-way Interchange

Freeway Pylon Sign

RETAIL LEASING BY

CORDANO COMPANY
commercial real estate

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

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AREA TENANTS

1. Costco
2. FOLSOM GATEWAY - Sam's Club, REI, Best Buy, Staples, Olive Garden, Beverages & More, Fat's Asian Bistro
3. PALLADIO AT BROADSTONE lifestyle center, (under construction)
4. BROADSTONE MARKETPLACE: Longs, Bel Air, BJ's Restaurant
5. BROADSTONE PLAZA: Home Depot, PetsMart, Michael's, Linens N' Things, Marshall's, Ross, Old Navy, Borders, Pier One, Famous Footwear, Babies R Us, Bath & Baby, Cost Plus, Sportmart, Men's Warehouse, Aaron Brothers, ULTA 3 Cosmetics, Black Angus, Macaroni Grill, Mimi's Cafe
6. Future Folsom Annexation (application pending)