

available for lease

# FOLSOM CORNERS

NWC PRAIRIE CITY ROAD & WILLARD DRIVE - FOLSOM, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



**MATT GOLDSTEIN**  
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GALLELLI REAL ESTATE  
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www.GallellIRE.com



## SEE YOURSELF HERE.

Folsom Corners is a ±109,991 square feet “mixed use” project which features approximately 20,112 SF of retail space in the heart of one of Folsom’s most upscale neighborhoods. A convenient office and high impact retail destination for residents and employees of the City of Folsom, the center is located at the northwest corner of Prairie City Road and Willard Drive just minutes from Highway 50.

The center benefits from its proximity to the adjacent Safeway anchored center. Residents of the area are proud to support the local businesses that have called Folsom Corners home for years. These restaurants and service retailers have found success catering to the diverse community surrounding this shopping center.

In addition, Folsom Corners is located within close proximity to Intel, Folsom’s largest employer, which employs over 17% of Folsom or 6,318 people. Other large employers include, California State Prison with 1,469 employees, Folsom Cordova Unified School District with 1,112 employees, and Mercy Hospital of Folsom with 755 employees.

SQUARE FEET

±109,991

NOTABLE TENANTS

MYLAPORE, QUEST DIAGNOSTICS,  
SALSA'S TAQUERIA, CHICAGO'S  
PIZZA WITH A TWIST

GET TO KNOW  
YOUR NEIGHBORS.

Belle NAILS & Spa  
Professional Nail Care for Women, Men & Children

Chantrel Cafe

CHICAGO'S  
PIZZA  
With A Twist

More Than  
A Mailbox

Mylapore

Quest  
Diagnostics

SALSAS TAQUERIA



# SURROUNDED BY AFFLUENCE

 **Mercy Medical Group**  
A Service of Dignity Health Medical Foundation

 **BLUE RAVINE**  
Animal Hospital

 **SALSA'S TAQUERIA**

 **Mylapore**

 **CHICAGO'S PIZZA**  
With A Twist

 **Quest**  
Diagnostics

 **STEVE'S PIZZA**

 **PANDA EXPRESS**

**PRAIRIE CITY RD**

 **Starbucks**

 **Mercy Medical Group**  
A Service of Dignity Health Medical Foundation

 **Kids inc.**  
A Division of Spectrum Health

**WILLARD RD**

 **SAFeway**  
Ingredients for life..

# TRADE AREA & DEMOGRAPHICS

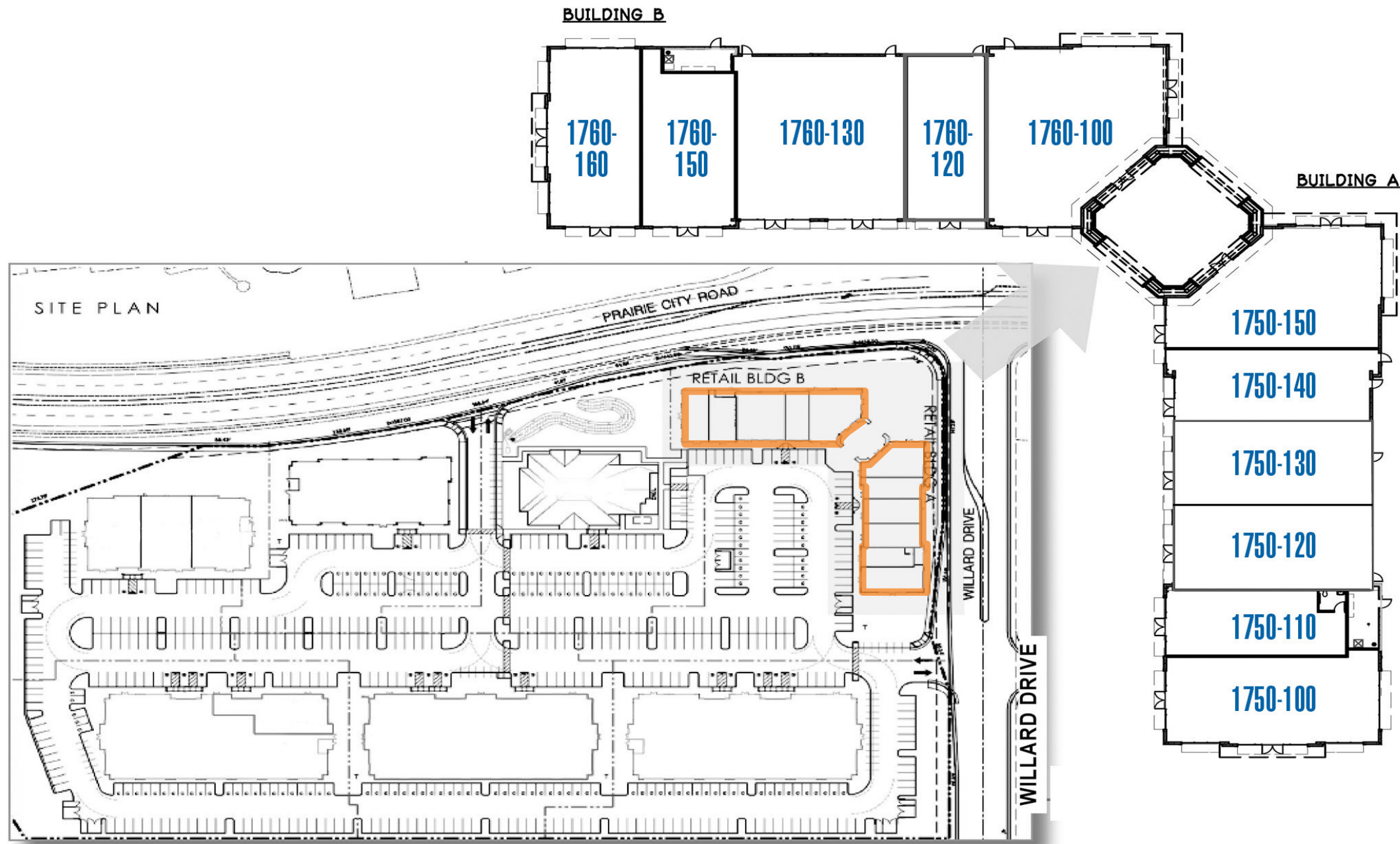


	1-Mile	3-Mile	5-Mile
 2023 Total Population	13,201	67,788	138,088
 2023 Daytime Population	21,831	84,849	146,593
 2023 Total Employees	8,662	44,740	61,598
 2023 Total Households	4,883	24,804	51,103
 2023 Average Household Income	\$169,655	\$147,621	\$156,579
		Prairie City Rd	Willard Dr
 Traffic Counts		19,459	5,818

# SITE PLAN & LEASING

# FOLSOM CORNERS

NWC PRAIRIE CITY ROAD & WILLARD DRIVE, FOLSOM, CA



SUITE	TENANT	SQUARE FEET
1750-100	Quest Diagnostics	1,916
1750-110	Belle Nail Spa	1,176
1750-120	Massage Therapy	1,536
1750-130	More Than A Mailbox	1,711
1750-140	Chicago's Pizza With A Twist	1,489
1750-150	Chant'el Cafe	2,226
1760-100	Mylapore Indian Restaurant	2,779
1760-120	Belly BBQ	1,293
1760-130	Salsa's Taqueria	2,812
1760-150/60	Mylapore Cloud Kitchen	3,161



Gary B. Gallelli, Broker  
CA DRE #00811881

## GALLELLI RETAIL TEAM

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## CONTACT US

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# FOLSOM RETAIL TRADE AREA



## FOR MORE INFORMATION PLEASE CONTACT

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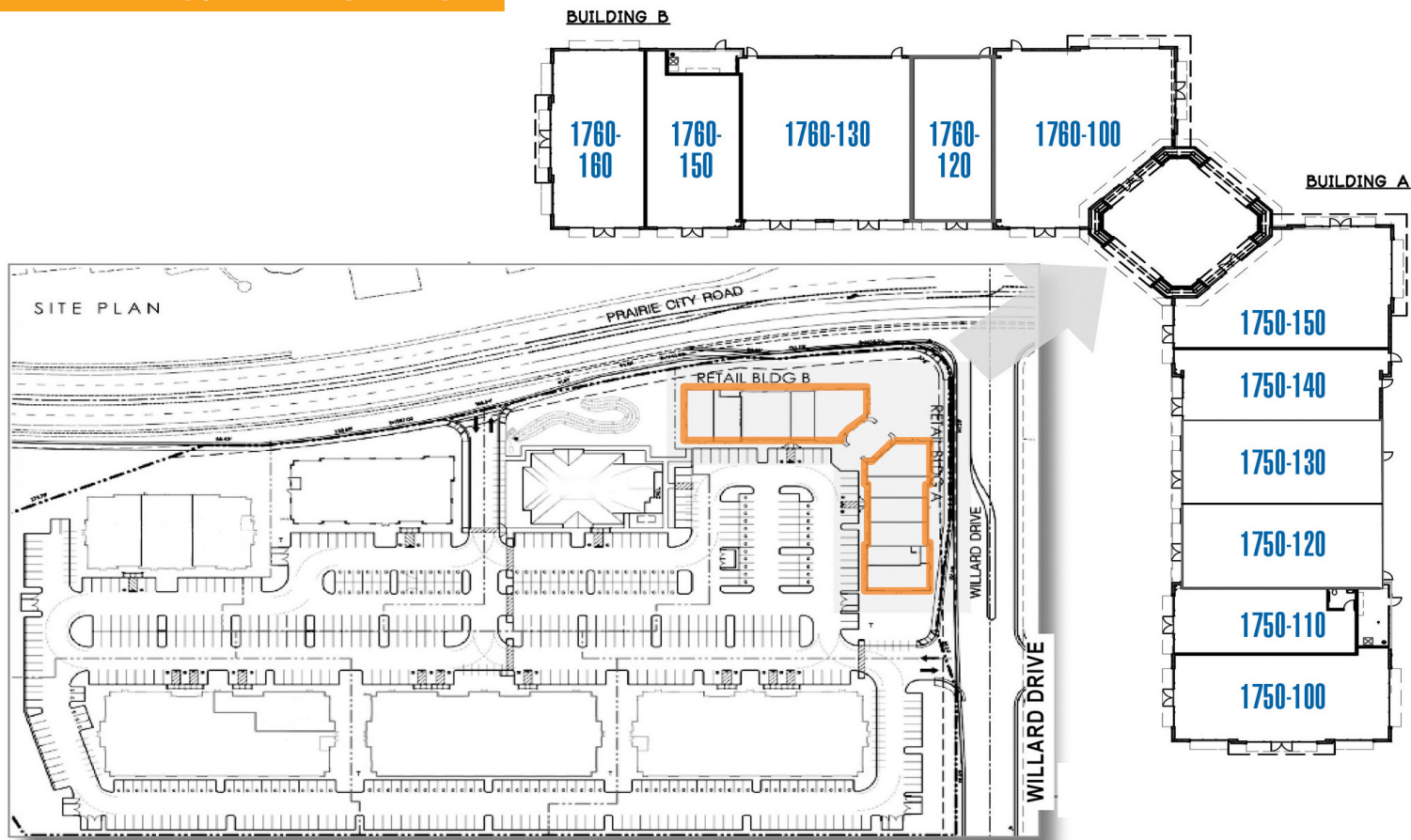
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