

±\$35,000 Prime Jr. Anchor Available

BED BATH & BEYOND

FOLSOM GATEWAY II

SWQ Iron Point Road & E. Bidwell Street at Highway 50 - Folsom, CA

A PROUD MEMBER OF
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REALTY INCOME
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GET TO KNOW
YOUR NEIGHBORS.

DSW

PETSMART



FOLSOM THAI Cuisine

MATTRESS FIRM
Save Money. Sleep Happy.

ULTA
BEAUTY



EYEGLASS
WORLD





SEE YOURSELF HERE.

Folsom Gateway II reflects its location in its name located at what is truly the “Gateway to Folsom”. This ±115,188 square foot regional center is the centerpiece of a mile-long corridor of retail fronting Highway 50 on Iron Point Road at E. Bidwell Street in Folsom, California.

This major retail hub is well positioned within the busiest most affluent part of the city with a surrounding population of young affluent families growing at twice the national average. With more than ±65,600 residents, Folsom is a first class city with all the character and charm of a small town.

There are an estimated 10,000-11,150 employees along the Iron Point Road corridor in several major companies such as Intel Corporation, Cal ISO and Kaiser Permanente. Other major employers that are located in Folsom include Kikkoman, Maximus Insurance, Agilent Technologies, California State Prison and Verizon Wireless.

SQUARE FEET

±115,188

NOTABLE TENANTS

DSW, PETSMART,
ULTA, CHIPOTLE

SURROUNDED BY AFFLUENCE



NORDSTROM
rack

PALLADIO
LUXE CINEMA

PALLADIO
LUXE CINEMA

Palladio
16
CINEMAS

WHOLE
FOODS
MARKET

KAISER PERMANENTE

STAYBRIDGE
SUITES

IN-N-OUT
BURGER

crumbl
cookies

FAIRFIELD
INN & SUITES
Marriott

IRON POINT RD

COURTYARD
Marriott

Mikuni
Japanese restaurant & sushi bar

Residence
Inn
Marriott

crumbl
cookies

ULTA

KREI

BEST
BUY

PETSMART

Sam's
CLUB

DSW

Staples

COSTCO
WHOLESALE

GREEN
ACRES
RECREATION

Hampton
Inn & Suites

US
50

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major E	DSW Shoes	15,298
Major F	AVAILABLE	35,000
Major G	Petsmart	27,762
2371-100	Folsom Thai Cuisine	3,202
2371-120	AVAILABLE	1,388
2371-130	Cascade Chiropractor	2,646
2371-140	Lucas Orthodontics	3,125
2371-180	Mattress Firm	4,725
2379-100	Chipotle	1,900
2379-110	The Lazi Cow	864
2379-120	Dave's Hot Chicken	3,267
2381	ULTA	11,000
2395-100	Eye Glass World	5,087

Site Plan - Subject To Change



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GALLELLI RETAIL TEAM

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TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2023 Total Population	4,957	59,687	118,752
 2023 Daytime Population	10,419	64,750	136,204
 2023 Total Employees	8,555	28,134	65,009
 2023 Total Households	1,981	21,768	42,654
 2023 Average Household Income	\$177,915	\$172,302	\$170,640
	Highway 50 (at E. Bidwell St)	Iron Point Rd (at E. Bidwell St)	E. Bidwell St (at Iron Point Rd)
 Traffic Counts	99,000	18,124	39,929

FOLSOM RETAIL TRADE AREA



FOR MORE INFORMATION PLEASE CONTACT

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