

KEVIN SOARES

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GALLELLI REAL ESTATE (916) 772-1700 www.GallelliBE.com

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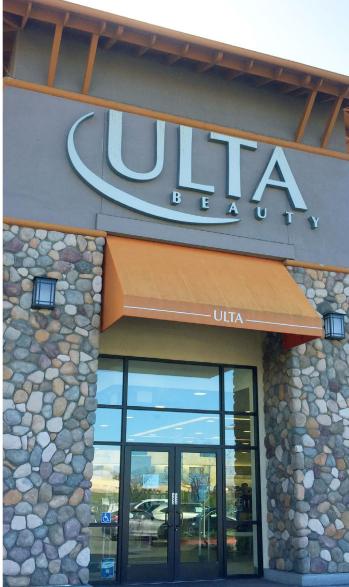














SEE YOURSELF HERE.

Folsom Gateway II reflects its location in its name located at what is truly the "Gateway to Folsom". This $\pm 115,188$ 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 $\pm 65,600$ 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



SITE PLAN & LEASING



DSW Shoes

AVAILABLE

AVAILABLE

Folsom Thai Cuisine

Cascade Chiropractor

Lucas Orthodontics

Dave's Hot Chicken

Mattress Firm

The Lazi Cow

Eyeglass World

Chipotle

ULTA

Petsmart

FEET

15,298

35,000

27,762

3,202

1,388

2,646

3,125

4,725

1,900

3,267

11,000

5,087

864





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GALLELLI RETAIL TEAM

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CONTACT US

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		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



FOR MORE INFORMATION PLEASE CONTACT

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