

# NATOMA STATION

141 - 155 IRON POINT ROAD - FOLSOM, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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SQUARE FEET  
±9,235

NOTABLE NEARBY TRAFFIC GENERATORS



## SEE YOURSELF HERE.

Natoma Station is located at the southwest quadrant of Folsom Boulevard and Iron Point Road in Folsom, California.

The subject property at 155 Iron Point Road is part of a ±9,235 square foot high profile strip center that is visible to more than 36,000 cars per day travelling the intersection.

In addition, Natoma Station is situated at the primary access point of the Folsom Premium Outlets, which is ±857,893 square feet of retail space.

Notable traffic generators within close proximity include Intel, Cal ISO, Kaiser Permanente, Folsom Auto Mall and Folsom High School.

Traffic generators within the immediate vicinity are Century Folsom 14, Larkspur Landing (84-rooms), Hilton Garden Inn (100-rooms), Taco Bell, Burger King, and Chili's.

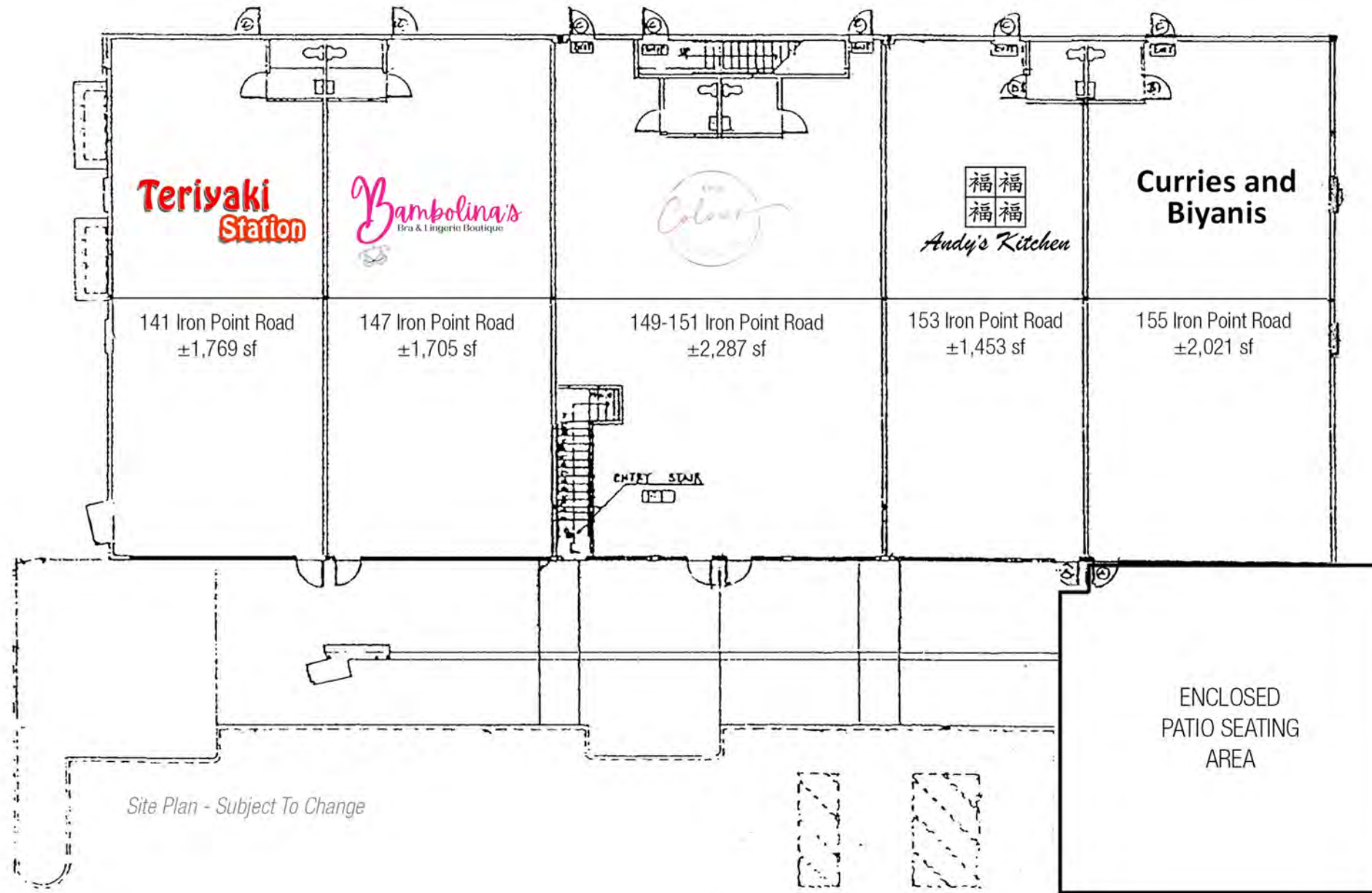
|                               | 1-Mile  | 3-Mile                                   | 5-Mile                                 |
|-------------------------------|---|--|--|
| 2023 Total Population         | 2,924   | 54,549                                   | 154,466                                |
| 2023 Daytime Population       | 9,576   | 65,038                                   | 170,865                                |
| 2023 Total Employees          | 4,960   | 33,227                                   | 82,770                                 |
| 2023 Total Households         | 1,175   | 21,790                                   | 59,910                                 |
| 2023 Average Household Income | \$159,141                                     | \$142,259                                | \$142,833                              |
|                               | Folsom Boulevard<br>(at Natoma Station Drive) | Iron Point Road<br>(at Folsom Boulevard) | US Highway 50<br>(at Folsom Boulevard) |
| Traffic Counts                | 34,082  | 12,532                                   | 94,000                                 |







# SITE PLAN & LEASING



Site Plan - Subject To Change

| SUITE   | TENANT                     | SQUARE FEET |
|---------|----------------------------|-------------|
| 141     | Teriyaki Station           | 1,769       |
| 147     | Bambolina's Boutique       | 1,705       |
| 149-151 | The Colour Chemistry Salon | 2,287       |
| 153     | Andy's Kitchen             | 1,453       |
| 155     | Curries and Biyanis        | 2,021       |



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## GALLELLI RETAIL TEAM

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## CONTACT US

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