

NATOMA STATION

141 - 155 IRON POINT ROAD - FOLSOM, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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SUITE 147

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.

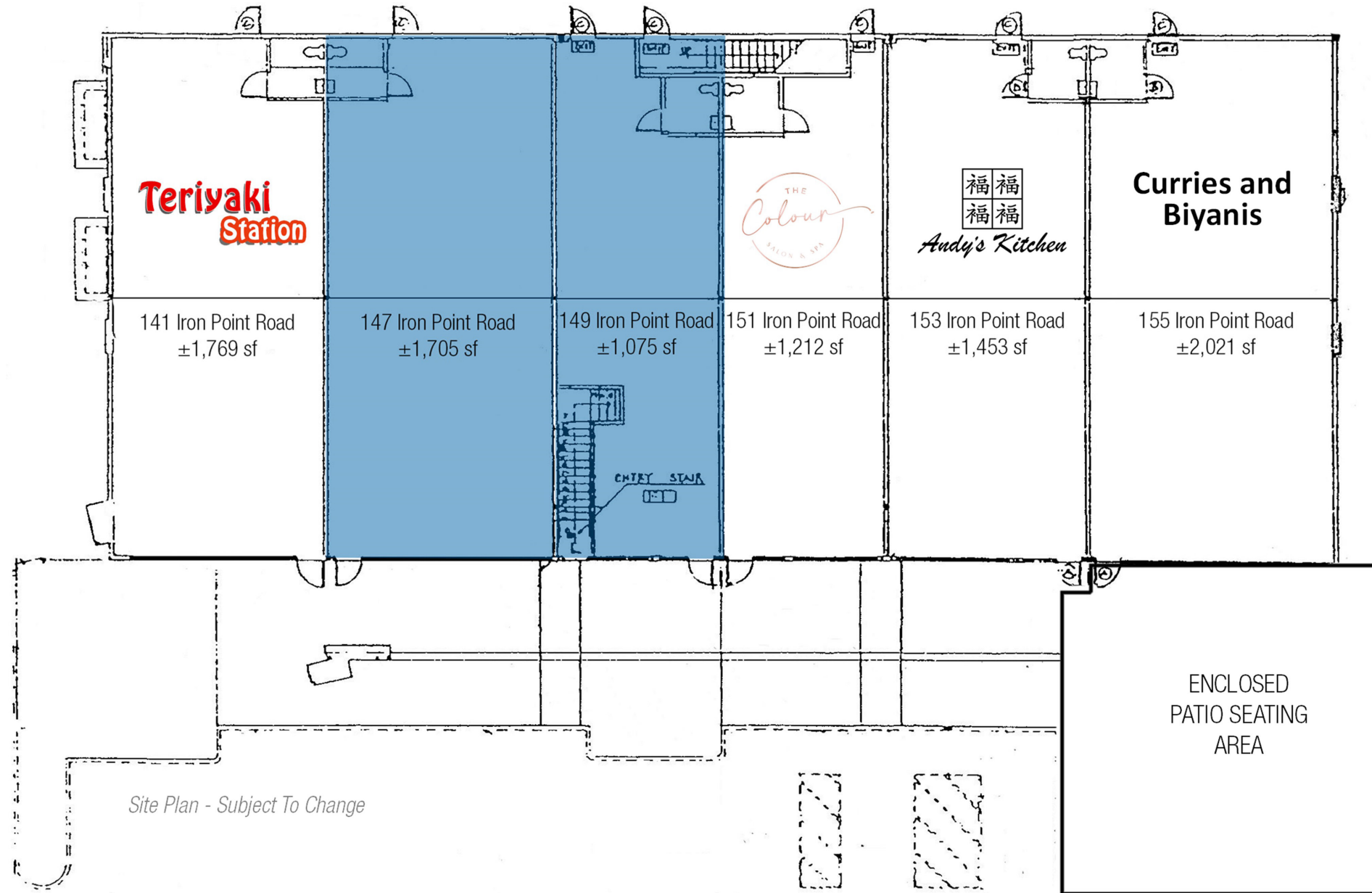
	1-Mile	3-Mile	5-Mile
2023 Total Population	2,924	54,549	154,466
2023 Daytime Population	9,576	65,038	170,865
2023 Total Employees	4,960	33,227	82,770
2023 Total Households	1,175	21,790	59,910
2023 Average Household Income	\$159,141	\$142,259	\$142,833
	Folsom Boulevard (at Natoma Station Drive)	Iron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

SURROUNDED BY AFFLUENCE

The City of Folsom is a full-service city widely known for their high-ranking schools, low crime rate, strong employer base, natural amenities, and abundant variety of recreational opportunities.



SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
141	Teriyaki Station	1,769
147	Available (do not disturb tenant)	1,705
149	Available	1,075
151	The Colour Chemistry Salon	1,212
153	Andy's Kitchen	1,453
155	Curries and Biyanis	2,021



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GALLELLI RETAIL TEAM

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