

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

CENTURY
THEATRES

Hilton
Garden Inn

LARKSPUR
LANDING

FOLSOM
PREMIUM OUTLETS
A SIMON CENTER

intel

FOLSOM
AUTO MALL

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 traveling the intersection.

In addition, Natoma Station is strategically positioned at the primary access point to the Folsom Premium Outlets, which encompasses approximately ±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), Burger King and Chili's.

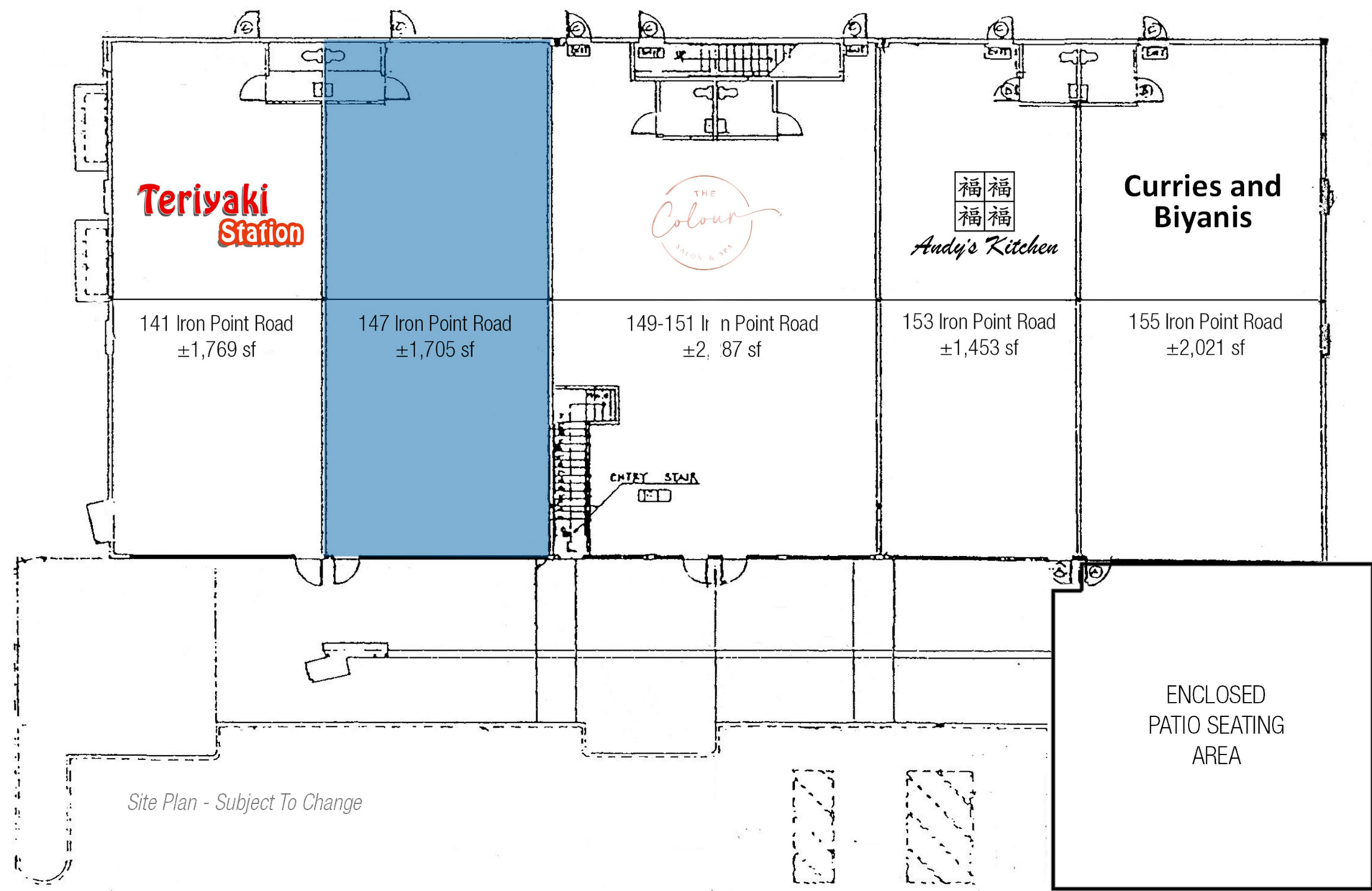
	1-Mile	3-Mile	5-Mile
 2025 Total Population	3,103	55,583	158,677
 2025 Daytime Population	9,582	62,679	166,124
 2025 Total Employees	4,869	27,332	67,030
 2025 Total Households	1,240	22,159	61,374
 2025 Average Household Income	\$184,790	\$157,854	\$160,215
	Folsom Boulevard (at Natoma Station Drive)	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



Site Plan - Subject To Change

SUITE	TENANT	SQUARE FEET
141	Teriyaki Station	1,769
147	AVAILABLE	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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