

# FOLSOM GATEWAY II

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

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



**KEVIN SOARES**  
Executive Vice President  
CA DRE #01291491  
ksoares@gallellire.com

**JEFF HAGAN**  
Senior Vice President  
CA DRE #01494218  
jhagan@gallellire.com

**REALTY INCOME**  
The Monthly Dividend Company®



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



## 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.

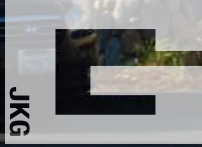
SQUARE FEET

±115,188

NOTABLE TENANTS

DSW, PETSMART,  
ULTA, CHIPOTLE

GET TO KNOW  
YOUR NEIGHBORS.



# SURROUNDED BY AFFLUENCE

SIERRA GARDENS DR



# TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2022 Total Population	5,730	65,873	124,063
 2022 Daytime Population	11,038	69,105	136,501
 2022 Total Employees	7,712	29,180	60,220
 2022 Total Households	2,172	22,784	43,208
 2022 Average Household Income	\$168,237	\$169,410	\$165,424
	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

# 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



Gary B. Gallelli, Broker  
CA DRE #00811881

## GALLELLI RETAIL TEAM

**KEVIN SOARES**  
Executive Vice President  
CA DRE #01291491  
ksoares@gallire.com

**JEFF HAGAN**  
Senior Vice President  
CA DRE #01494218  
jhagan@gallire.com

## CONTACT US

**GALLELLI REAL ESTATE**  
3005 Douglas Boulevard, Suite 200  
Roseville, CA 95661  
(916) 772-1700 | gallire.com



# FOLSOM RETAIL TRADE AREA



## FOR MORE INFORMATION PLEASE CONTACT

### KEVIN SOARES

Executive Vice President  
CA DRE #01291491  
ksoares@gallellire.com

### JEFF HAGAN

Senior Vice President  
CA DRE #01494218  
jhagan@gallellire.com

### GALLELLI REAL ESTATE

3005 Douglas Boulevard, Suite 200  
Roseville, CA 95661  
916-772-1700  
GallelliRE.com

REALTY  INCOME  
The Monthly Dividend Company®



Gary B. Gallelli, Broker  
CA DRE #00811881