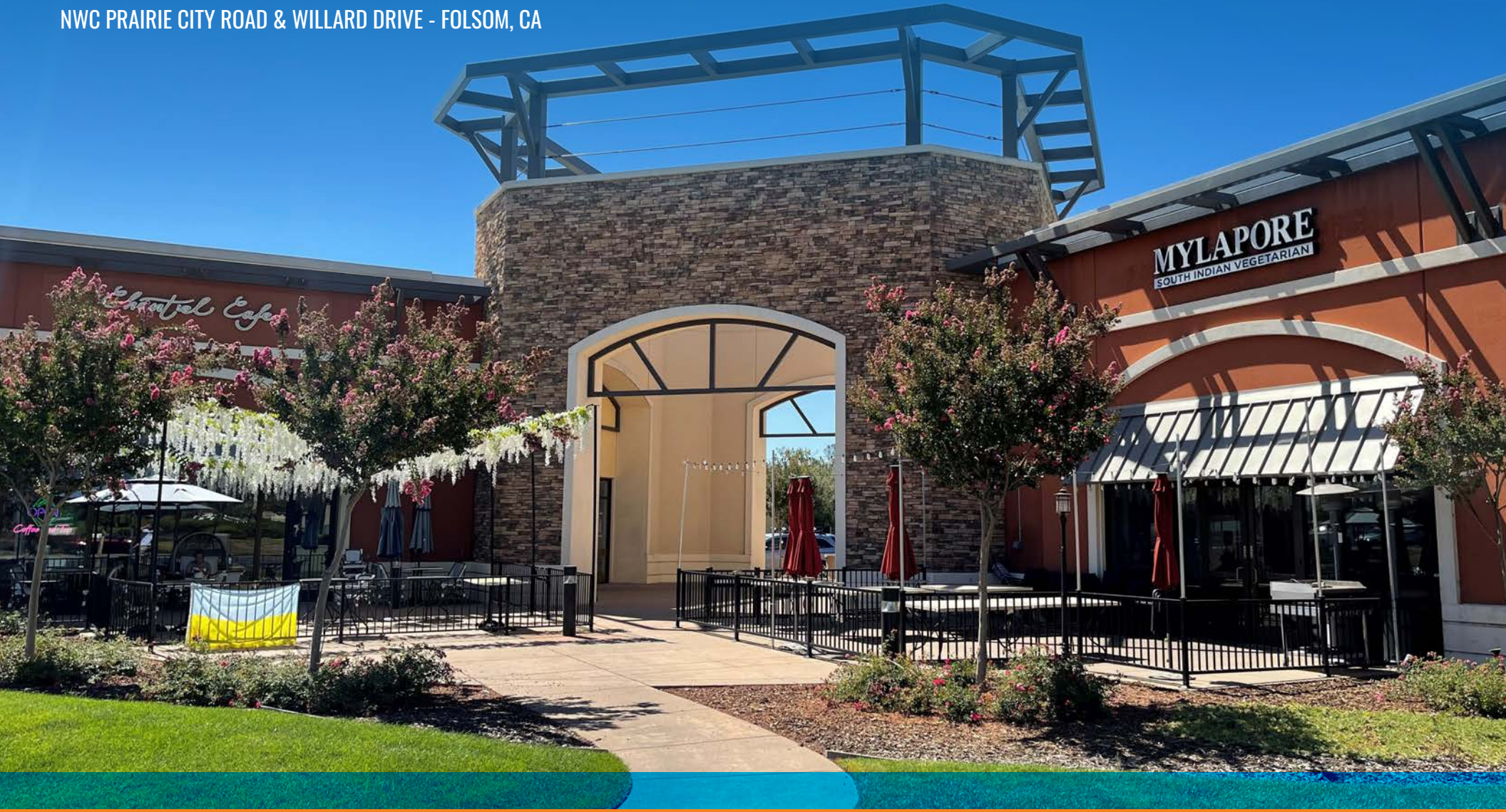


available for lease

FOLSOM CORNERS

NWC PRAIRIE CITY ROAD & WILLARD DRIVE - FOLSOM, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallellire.com



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



SEE YOURSELF HERE.

Folsom Corners is a ±109,991 square feet “mixed use” project which features approximately 20,112 SF of retail space in the heart of one of Folsom’s most upscale neighborhoods. A convenient office and high impact retail destination for residents and employees of the City of Folsom, the center is located at the northwest corner of Prairie City Road and Willard Drive just minutes from Highway 50.

The center benefits from its proximity to the adjacent Safeway anchored center. Residents of the area are proud to support the local businesses that have called Folsom Corners home for years. These restaurants and service retailers have found success catering to the diverse community surrounding this shopping center.

In addition, Folsom Corners is located within close proximity to Intel, Folsom’s largest employer, which employs over 17% of Folsom or 6,318 people. Other large employers include, California State Prison with 1,469 employees, Folsom Cordova Unified School District with 1,112 employees, and Mercy Hospital of Folsom with 755 employees.

SQUARE FEET

±109,991

NOTABLE TENANTS

MYLAPORE, QUEST DIAGNOSTICS,
SALSA’S TAQUERIA, CHICAGO’S
PIZZA WITH A TWIST

GET TO KNOW
YOUR NEIGHBORS.

Belle NAILS & Spa
Professional Nail Care for Women, Men & Children

Chantrel Cafe

CHICAGO'S
PIZZA
With A Twist

More Than
A Mailbox

Mylapore

Quest
Diagnostics

SALSAS TAQUERIA



SURROUNDED BY AFFLUENCE

Mercy Medical Group
A Service of Dignity Health Medical Foundation

BLUE RAVINE
Animal Hospital

SALSA'S AQUERIA

Mylapore

CHICAGO'S PIZZA
With A Twist

Quest
Diagnostics

STEVE'S PIZZA

PANDA EXPRESS

Starbucks

Mercy Medical Group
A Service of Dignity Health Medical Foundation

Kids inc.

WILLARD RD

PRAIRIE CITY RD

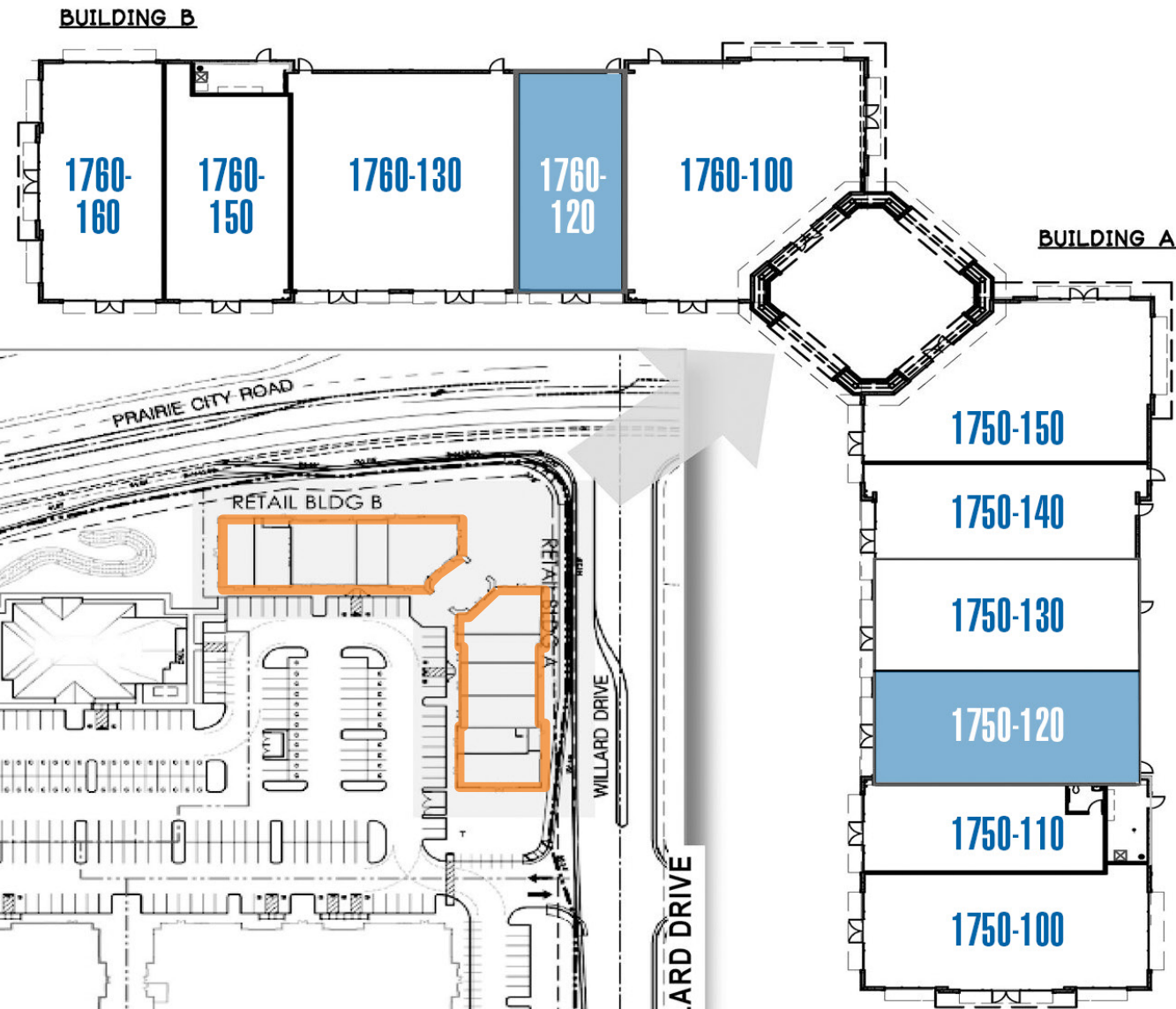
SAFeway
Ingredients for life..

TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2022 Total Population	13,502	69,044	144,428
 2022 Daytime Population	18,262	83,225	142,422
 2022 Total Employees	10,647	41,981	55,089
 2022 Total Households	4,553	24,334	51,665
 2022 Average Household Income	\$165,855	\$141,982	\$150,067
		Prairie City Rd	Willard Dr
 Traffic Counts		19,459	5,818

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
1750-100	Quest Diagnostics	1,916
1750-110	Belle Nail Spa	1,176
1750-120	AVAILABLE	1,536
1750-130	More Than A Mailbox	1,711
1750-140	Chicago's Pizza With A Twist	1,489
1750-150	Chant'el Cafe	2,226
1760-100	Mylapore Indian Restaurant	2,779
1760-120	AVAILABLE	1,293
1760-130	Salsa's Taqueria	2,812
1760-150/60	Mylapore Cloud Kitchen	3,161



Gary B. Gallelli, Broker
CA DRE #00811881

GALLELLI RETAIL TEAM

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallellire.com

CONTACT US

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

FOR MORE INFORMATION PLEASE CONTACT

MATT GOLDSTEIN

Vice President
CA DRE #01886233
mgoldstein@gallellire.com

GALLELLI REAL ESTATE

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



Gary B. Gallelli, Broker
CA DRE #00811881